#### **ORDINANCE NO. 559**

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE AMENDING TITLE 19 OF THE UNIVERSITY PLACE MUNICIPAL CODE "ZONING", BY AMENDING CHAPTER 19.05 AUTHORITY, PURPOSE, MINIMUM REQUIREMENTS, INTERPRETATION, USER'S GUIDE; CHAPTER 19.20 ZONES, MAP DESIGNATIONS, INTERPRETATION OF BOUNDARIES; CHAPTER 19.25 USES AND ZONE CLASSIFICATION TABLES; CHAPTER 19.45 DENSITY AND DIMENSION; CHAPTER 19.50 DESIGN STANDARDS FOR MU, MU-O AND C ZONES, CHAPTER 19.60 OFF-STREET PARKING REQUIREMENTS; CHAPTER 19.65 LANDSCAPING; CHAPTER 19.70 GENERAL DEVELOPMENT STANDARDS; CHAPTER 19.85 DISCRETIONARY LAND USE PERMITS; AND CHAPTER 19.90 AMENDMENTS; AND BY ADDING NEW CHAPTER 19.53 DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT; AND CHAPTER 19.54 DESIGN STANDARDS AND GUIDELINES FOR STREETSCAPE ELEMENTS

WHEREAS, the City Council created and appointed the Planning Commission to advise the City Council on growth management and land use planning, and to hold hearings and make recommendations to the City Council on amendments to the development regulations of the City; and

WHEREAS, in December 2007, the Washington State Department of Community, Trade and Economic Development awarded the City a Competitive GMA Planning Grant to assist in the preparation and adoption of housing choice code amendments that would help the City respond to regional planning directives and more effectively implement existing comprehensive plan goals, policies, and objectives; and

WHEREAS, during 2008 and portions of 2009, the Planning Commission held a series of 39 public meetings and workshops to solicit public comment, formulate strategies for addressing housing-related challenges in the community, and draft development regulation amendments, residential design guidelines and streetscape standards and guidelines; and

WHEREAS, on March 13, 2009, copies of the draft amendments, environmental checklist and SEPA Determination of Nonsignificance were routed to city departments, the Cities of Lakewood, Tacoma and Fircrest, the Town of Steilacoom, Pierce County, and Department of Ecology for review with a comment deadline on March 27, 2009; and

WHEREAS, no comments on the environmental checklist or SEPA threshold determination, or appeals of the SEPA threshold determination, were received prior to the March 27, 2009 deadline; and

WHEREAS, the City submitted a *Notification for 60-Day Review of Development Regulations* to the Washington State Department of Community, Trade and Economic Development on March 13, 2009; and

WHEREAS, the City has not received any formal comments in response to the *Notification for 60-Day Review of Development Regulations*; and

WHEREAS, on March 18, 2009, the Planning Commission held a public hearing on the draft amendments, considered testimony presented at this hearing, and continued its review of the matter to subsequent public meetings on April 15, 2009, May 6, 2009, May 20, 2009, and June 3, 2009 to accommodate additional comment; and

WHEREAS, after considering minor revisions to the draft amendments and additional public input at its June 17, 2009 meeting, the Planning Commission found that the proposed amendments would be

consistent with the goals, objectives and policies of the Comprehensive Plan and voted unanimously to recommend the housing choice amendments to the City Council for adoption; and

WHEREAS, the City Council reviewed the recommendations of the Planning Commission at a public study session on July 20, 2009; and

WHEREAS, on September 16, 2009 the Planning Commission, after considering minor revisions to the previously recommended amendments pertaining to Design Standards and Guidelines for Small Lot and Multifamily Development, Design Standards and Guidelines for Streetscape Elements, and supporting Title 19 Zoning amendments, voted unanimously to recommend the revised housing choice amendments to the City Council for adoption; and

WHEREAS, the City Council conducted a public review and considered public comment on the Planning Commission-recommended housing choice amendments on September 28, 2009; and

WHEREAS, the City Council finds that these housing choice amendments and provisions would be consistent with the goals, objectives and policies of the Comprehensive Plan, as outlined below:

Policy HS1A: Use zoning regulations to help support the stability of established residential neighborhoods;

GOAL HS2: Achieve a mix of housing types to meet the needs of diverse households at various income levels;

Policy HS2A: Maintain and enhance the affordable housing that already exists;

Policy HS2B: Ensure that codes and development regulations do not create barriers to affordable housing opportunities;

Policy HS2C: Promote home ownership opportunities for people at various income levels;

Policy HS2D: Encourage residential development in areas which are already adequately served by utilities and transportation;

Policy HS2E: Encourage increased density residential development in mixed-use and town center zones, subject to appropriate development and design standards. Discourage new single-family development in commercial areas to promote more effective use of commercial and mixed-uses;

Policy HS2G: Permit accessory dwelling units in conjunction with single-family structures;

Policy LU1B: Create a well-balanced, well-organized combination of land uses, which includes residential, commercial, industrial, recreational, public use, and open space. Make protection and preservation of residential neighborhoods a priority;

Policy LU1G: Plan for a gradual transition to a less automobile intensive transportation system;

Policy LU2A: Preserve the residential character of single-family neighborhoods;

Policy LU2B: Locate greater density residential development in the town center and maintain moderate density residential development in the existing multifamily and mixed-use areas along or close to major arterial and transit routes;

Policy LU2D: Ensure that multifamily residential development is designed and scaled in a manner that is compatible with abutting single-family neighborhoods;

Policy LU2E: Provide for a range of residential densities based on existing development patterns, community needs and values, proximity to facilities and services, immediate surrounding densities, and protection of natural environmental features;

Policy TR1A: Develop and adopt street design standards that will reduce street maintenance requirements, increase safety and improve street aesthetics;

Policy TR1B: Classify streets and arterials to reflect their desired use. Classification should be based on present and future traffic volumes and the type of land uses along the streets;

Policy TR2A: Require sidewalk facilities on all public streets;

Policy TR2C: Encourage installation of pedestrian pathways in new and existing developments;

Policy TR4A: Require through connections in new developments;

Policy EN11: Require new developments to minimize areas of impervious surface and restrict runoff from new developments to pre-development rates;

Policy EN3I: Encourage landscaping with a mix of plants and trees that attract wildlife, are drought-resistant, and can achieve healthy growth in the Puget Sound environment; and

WHEREAS, the City Council finds that the proposed amendments, as recommended by the Planning Commission, will be in the best interests of the citizens and property owners of the city, in that the proposal will implement existing comprehensive plan goals, objectives and policies relating to land use, housing, transportation and environmental management; and

WHEREAS, the City Council finds that the proposed amendments, as recommended by the Planning Commission, will enhance the public health, safety, comfort, convenience or general welfare by allowing a greater choice of high quality housing to be constructed within the community at appropriate locations while ensuring that public streetscape, park and open space facilities are provided and potential impacts on surrounding properties are mitigated; NOW, THEREFORE,

### THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

- Section 1. <u>Title 19 Zoning -- Chapter 19.05 Authority, Purpose, Minimum Requirements, Interpretation, User's Guide.</u> Section 19.05.060 of the University Place Municipal Code is hereby amended as set forth in Exhibit "A" attached.
- Section 2. <u>Title 19 Zoning -- Chapter 19.20 -- Zones, Map Designations, Interpretation of Boundaries.</u> Section 19.20.035 of the University Place Municipal Code is hereby amended as set forth in Exhibit "A" attached.
- Section 3. <u>Title 19 Zoning -- Chapter 19.25 Use and Zone Classification Tables.</u> Section 19.25.110 and Section 19.25.120 of the University Place Municipal Code are hereby amended as set forth in Exhibit "A" attached.
- Section 4. <u>Title 19 Zoning -- Chapter 19.45 -- Density and Dimension.</u> -- Section 19.45.040, Section 19.45.060, Section 19.45.070, Section 19.45.080, Section 19.45.090, and Section 19.45.100 of the University Place Municipal Code are hereby amended as set forth in Exhibit "A" attached.
- Section 5. <u>Title 19 Zoning -- Chapter 19.50 Design Standards for Mixed Use, Mixed Use Office, and Commercial Zones.</u> Section 19.50.040, Section 19.50.050, and Section 19.50.070 of the University Place Municipal Code are hereby amended as set forth in Exhibit "A" attached.

- Section 6. <u>Title 19 Zoning a new Chapter 19.53 Design Standards and Guidelines for Small Lot and Multifamily Development</u> is hereby adopted and added to the University Place Municipal Code as set forth in Exhibit "A" attached.
- Section 7. <u>Title 19 Zoning a new Chapter 19.54 Design Standards and Guidelines for Streetscape Elements</u> is hereby adopted and added to the University Place Municipal Code as set forth in Exhibit "A" attached.
- Section 8. <u>Title 19 Zoning--Chapter 19.60 Off-Street Parking Requirements.</u> Section 19.60.120 and Section 19.60.140 of the University Place Municipal Code are hereby amended as set forth in Exhibit "A" attached.
- Section 9. <u>Title 19 Zoning -- Chapter 19.65 Landscaping/Trees.</u> Section 19.65.095, Section 19.65.110, Section 19.65.120, Section 19.65.140, and Section 19.65.150 of the University Place Municipal Code are hereby amended, and new Section 19.65.125 is hereby adopted and added to Chapter 19.65 of the University Place Municipal Code, as set forth in Exhibit "A" attached.
- Section 10. <u>Title 19 Zoning -- Chapter 19.70 -- General Development Standards.</u> Section 19.70.010 of the University Place Municipal Code is hereby amended as set forth in Exhibit "A" attached.
- Section 11. <u>Title 19 Zoning -- Chapter 19.85 -- Discretionary Land Use Permits.</u> Section 19.95.040 and Section 19.85.050 of the University Place Municipal Code are hereby amended, and new Section 19.85.060, Section 19.85.070, Section 19.85.080, Section 19.85.090, and Section 19.85.100 are hereby adopted and added to Chapter 19.85 of the University Place Municipal Code, as set forth in Exhibit "A" attached.
- Section 12. <u>Title 19 Zoning -- Chapter 19.90 -- Amendments.</u> Section 19.90.010, Section 19.90.020, Section 19.90.030 and Section 19.90.040 of the University Place Municipal Code are hereby amended as set forth in Exhibit "A" attached.
- Section 13. <u>Copy to be Available.</u> One copy of this ordinance shall be available in the office of the City Clerk for use and examination by the public.
- Section 14. <u>Severability.</u> If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.
- Section 15. <u>Publication and Effective Date.</u> A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON SEPTEMBER 28, 2009.

Linda Bird, Mayor

ATTEST:

Emelita Genetia, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Date of Publication: 09/30/09 Effective Date: 10/05/09

## **CITY OF UNIVERSITY PLACE**

# UPMC TITLE 19 ZONING HOUSING CHOICE AMENDMENTS

Exhibit "A" to Ordinance No. 559 Effective October 5, 2009

University Place Planning and Community Development Department

#### Chapter 19.05 AUTHORITY, PURPOSE, MINIMUM REQUIREMENTS, INTERPRETATION, USER'S GUIDE

#### 19.05.060 Brief user's guide.

- A. Chapters. The zoning code, UPMC Title 19, contains 21 chapters summarized as follows:
- **19.05** Introduction. Establishes the purpose, title and basic rules for using the zoning code.
- **19.10 Definitions.** Provides definitions for words used throughout the title. Words or terms used only in one chapter may be defined in that chapter.
- 19.15 Penalties and Enforcement. Provides guidelines for the enforcement and penalties in the administration of the zoning code.
- **19.20 Zones, Map Designations, Interpretation of Boundaries.** Lists the zoning classifications, describes potential and overlay zones, and adopts the zone map and discusses the interpretation of map boundaries.
- 19.25 Zone Classifications and Use Tables. Lists and describes the zoning classifications, allowed uses for each zone, and categorization of uses.
- 19.30 Accessory Uses. Lists and identifies accessory uses allowed in the city of University Place.
- 19.35 Temporary Uses. Lists allowable temporary uses and associated standards.
- 19.40 Essential Public Facilities. Provides a process for the siting of essential public facilities.
- 19.45 Density and Dimension Standards. Provides development standards such as density, setbacks, height and lot width.
- 19.50 Design Standards for the Mixed Use, Mixed Use Office and Commercial Zones. Provides design standards and guidelines for development in these zoning districts.
- 19.52 Design Standards and Guidelines for Town Center Zone. Provides design standards and guidelines for development in this zoning district.
- **19.53 Design Standards and Guidelines for Small Lot and Multi-family Development.** Provides design standards and guidelines that apply to small lot and multi-family development in the R1, R2, MF-L and MF-H zoning districts.

- 19.54 Design Standards and Guidelines for Streetscape Elements. Provides streetscape standards and guidelines, including sidewalk, landscaping and street tree requirements, for neighborhood collector arterial, local, neighborhood and access lane streets, alleys and paseos.
- 19.55 Overlay Zones. Provides regulations for special overlay zones within the city including, for example, Town Center, Chambers Creek properties and transition overlay zones.
- 19.60 Off-Street Parking and Loading Requirements. Provides development standards for off-street parking and access.
- 19.65 Landscape and Buffering. Provides development standards for landscaping, buffering, significant tree preservation, irrigation and other requirements.
- **19.70 Other General Development Standards.** Includes additional standards to address general and specific uses and standards such as home occupations, accessory dwelling units, agricultural uses, adult entertainment, improvements and secure community transition facilities.
- 19.75 Signs. Includes the size, placement and other design criteria required for signs in the city of University Place.
- 19.80 Nonconforming Lots, Uses and Structures. Establishes standards for the expansion, continuation and discontinuation of nonconforming lots, uses and structures.
- 19.85 Discretionary Land Use Permits and Decision Criteria. Establishes the permit processes and criteria for permits provided by this title, e.g., administrative use permits, conditional use permits, administrative design review approvals and variances; provides procedures for amending, revoking or modifying discretionary land use permits; and establishes time limitations on permit approvals and refiling of applications.
- **19.90 Zoning Code Amendments.** Specifies the administrative rules and process for amending the zoning code and zoning map.

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B. Numbering Scheme. The numbering scheme used in this title operates as shown below:

Title of Chapter	Section	Paragraphs
Authority and 19.05	.010	(A)(1)(a)(i)(A)

### Chapter 19.20 ZONES, MAP DESIGNATIONS, INTERPRETATION OF BOUNDARIES

#### 19.20.035 Zones.

A. Single-Family Residential (Residential 1). Single-family neighborhoods comprise a large percentage of the city's land area and the community wants to retain a primarily single-family character in its housing mix. Protection of single-family residential neighborhoods is a priority in the comprehensive plan. To protect the character of single-family neighborhoods, those areas of the city that are primarily single-family in nature are designated single-family residential (R1). A base density of four dwelling units to the acre is allowed, with up to six units per acre permitted for small lot development through the administrative design review process, when designed consistent with the small lot design standards and guidelines adopted by reference in Chapter 19.53. These standards and guidelines are intended to ensure that new development is integrated into the community and compatible with the surrounding context while providing functional, safe, vibrant and desirable neighborhoods. Duplexes may be developed at a base density of 5.0 dwelling units to the acre. Uses allowed include attached and detached single-family housing, duplexes, attached and detached accessory dwelling units, schools, public parks, community and cultural services, home-operated day care, religious assembly, appropriate home occupations, and minor utility distribution facilities. The character of single-family neighborhoods shall be protected and enhanced by eliminating and disallowing inappropriate uses; limiting traffic impacts; requiring buffering and design standards for adjacent high density residential, commercial and industrial development; preserving and protecting the physical environment; and providing interconnecting pedestrian and bicycle facilities, including sidewalks and trails to schools, shopping, services, and recreational facilities.

B. Two-Family Residential (Residential 2). To achieve a mix of housing types and densities while maintaining healthy residential neighborhoods, the two-family residential (R2) designation includes areas of the City that have had a historic mix of single-family attached and detached housing. A base density of six dwelling units per acre is allowed, with up to nine units per acre permitted for small lot development through the administrative design review process, when designed consistent with the small lot design standards and guidelines adopted by reference in Chapter 19.53. These standards and guidelines are intended to ensure that new development is integrated into the community and compatible with the surrounding context while providing functional, safe, vibrant and desirable neighborhoods. Uses allowed include attached and detached single-family housing, attached and detached accessory dwelling units, schools, homeoperated day care, assisted living and nursing homes, religious assembly, public parks, community and cultural services, appropriate home occupations, and minor utility distribution facilities. The character of the two-family residential neighborhoods shall be protected and enhanced by eliminating and disallowing inappropriate uses; limiting traffic impacts; requiring buffering and design standards for adjacent high density residential, commercial and industrial development; preserving and protecting the physical environment; providing opportunities for a wide range of high quality housing choices; and providing interconnecting pedestrian and bicycle facilities, including sidewalks and trails to schools, shopping, services, and recreational facilities.

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C. Multifamily (MF). Higher density residential development shall be located in the multifamily low density (MF-L) and multifamily high density (MF-H) zones along major arterials and transit routes, close to shopping, public facilities and services, and in areas of existing higher density residential development. In the multifamily low density zone, a base density of 25 dwelling units per acre is allowed through the administrative design review process, when a project is designed consistent with the multifamily design standards and guidelines adopted by reference in Chapter 19.53. Density may be increased to a maximum of 30 units per acre when an affordable housing component is included in a development. In the multifamily high density zone, a base density of 35 dwelling units to the acre is allowed through the administrative design review process, when a project is designed consistent with the multifamily design standards and guidelines adopted by reference in Chapter 19.53. Density may be increased to a maximum of 40 units per acre when an affordable housing component is included in a development. Uses allowed in the multifamily designation include multifamily housing, attached and detached single-family housing, nursing homes and assisted living facilities, schools, public and private parks, community and cultural services, home-operated day care, religious assembly, appropriate home occupations, and minor utility distribution facilities. Buffers, open space, landscaping, and appropriate architectural design shall be incorporated into all development to provide a smooth transition between different densities and land uses. Pedestrian sidewalks and trails and bicycle facilities shall be provided for access to schools, shopping, services, and recreational facilities.

D. Mixed Use – Office (MU-O). It is the city's intent to create a well-balanced, well-organized combination of land uses, which recognizes historic development patterns, protects residential neighborhoods, and discourages a continuous retail strip along Bridgeport Way. The mixed use – office (MU-O) designation serves as a transition zone providing separation between more intense commercial activities and residential areas, and between the neighborhood commercial area at 27th Street West and Bridgeport Way, and the Town Center beginning at 35th Street West and Bridgeport Way. A base density of 30 dwelling units per acre is allowed through the administrative design review process, when a project is designed consistent with the design standards provided in Chapter 19.50. Density may be increased to a maximum of 35 units per acre when an affordable housing component is included in a development. Uses allowed include multifamily housing, attached and detached single-family housing, nursing homes and assisted living facilities, day care, religious assembly, professional offices, limited retail uses, public parks, community and cultural services, administrative government services, and minor utility distribution facilities. New multifamily will be allowed only in conjunction with other permitted commercial uses. Buffers, landscaping, and appropriate architectural design shall be incorporated into all development to provide a smooth transition between different densities and land uses. Sidewalks and small open public spaces shall be provided to encourage a pedestrian-friendly atmosphere and connections with transit stops, schools, shopping, services, and recreational facilities.

E. Mixed Use (MU). The mixed use (MU) designation is an area of compatible residential and commercial uses along major arterial streets and a transition between the more intense Town Center (TC) zone and the single-family residential (R1) zone. The historic commercial center of University Place along 27th Street West, west of Bridgeport Way, is the primary mixed use area. A base density of 30 dwelling units per acre is allowed through the administrative design review process, when a project is designed consistent with the design standards provided in Chapter

- 19.50. Density may be increased to a maximum of 35 units per acre when an affordable housing component is included in a development. Uses allowed include multifamily housing, attached and detached single-family housing, nursing homes and assisted living facilities, day care, religious assembly, professional offices, general retail, personal services, restaurants, small food stores, lodging, family entertainment businesses, public and private parks, community and cultural services, administrative government and safety services, and minor utility distribution facilities. Developments that include a mix of retail, personal services, offices, and residential uses are encouraged. New multifamily will be allowed only in conjunction with other permitted commercial uses. Buffers, landscaping, and appropriate architectural design shall be incorporated into all developments to provide a smooth transition between different densities and land uses. Sidewalks, bicycle facilities, and open public spaces shall be provided to encourage a pedestrian-friendly atmosphere and connections with transit stops, schools, shopping, services, and recreational facilities.
- F. Neighborhood Commercial (NC). To help achieve a mix of commercial uses that primarily serves the needs of local residents and businesses, neighborhood commercial (NC) designations are located at the intersections of 27th Street West and Bridgeport Way, at Cirque Drive and Bridgeport Way, and at Cirque Drive and Orchard Street. The neighborhood commercial areas are small compact centers that provide a mix of neighborhood scale retail shopping, personal services, banks, professional offices, public parks, community and cultural services, administrative government and safety services, and gas stations that serve the daily needs of the portion of the city where they are located. Single-family dwellings are also permitted. Buffers, landscaping, and appropriate architectural design shall be incorporated into all development to provide a smooth transition between the neighborhood commercial zones and adjoining residential and mixed use zones. Landscaping, sidewalks, and small open public spaces shall be provided to encourage a pedestrian-friendly atmosphere.
- G. Town Center (TC). The Town Center serves as a focal point for the city and provides a sense of community and civic pride. The Town Center (TC) is located between 35th Street West and 44th Street West along Bridgeport Way. The Town Center is a pedestrian-oriented area where new drive-through establishments are prohibited. Wide sidewalks, pedestrian connections to adjacent residential areas, landscaping, public open spaces, and public art will be an integral part of the Town Center. Public facilities in the Town Center include City Hall, the public safety building, a public park, and the library. Public facilities and services, retail stores, personal services, professional offices, restaurants, some entertainment uses, and mixed uses are encouraged to locate in the Town Center. A base density of 12 dwelling units per acre is allowed through the administrative design review process, when a project is designed consistent with the design standards provided in Chapter 19.52. Density may be increased to a maximum of 60 units per acre when located within the Town Center Overlay if Town Center design standards and guidelines are met. New multifamily development will be allowed only when specific design standards are met, when additional amenities are provided and in conjunction with a permitted commercial use. Design standards for new development and public/private development partnerships help promote a dynamic and healthy economic environment.
- H. Commercial (C). Meeting the goal of concentrating commercial development in locations which best serve the community and protect existing residential areas, the historical commercial

development area in the northeast corner of the city is designated as commercial (C). Uses in this area include general retail, family entertainment, recreation, restaurants, personal services, professional offices, public and private parks, community and cultural services, administrative government services, and safety services. The commercial zone is primarily auto-oriented with customers drawn from more than just the adjacent neighborhoods. Although the commercial zone is auto-oriented, sidewalks, bicycle facilities, and landscaping provide a safe and friendly pedestrian environment with easy pedestrian access between uses in the zone and adjacent neighborhoods. Design standards for new development and public/private development partnerships help promote a dynamic and healthy economic environment.

I. Light Industrial – Business Park (IB). Clean light industrial and business park uses are encouraged in the city in appropriate locations. Although the city is primarily a residential community and not a major employment center, the community wants to attract a variety of businesses to provide local employment opportunities. The area, which has historically been used for light manufacturing and light industrial uses, is located south of 27th Street West between Morrison Road on the west, 67th Avenue on the east, and Morrison Pond on the south. Additional light industrial and business park uses are located along the east side of 70th Avenue West. The light industrial – business park (IB) designation recognizes many of the existing uses in these areas as appropriate, while maintaining a separation from residential uses. Uses allowed in the light industrial - business park designation include light and clean industries, storage and warehousing, automotive repair, contractor yards, and limited retail, restaurants, offices, and entertainment uses, public and private parks, community and cultural services, administrative government and safety services, utility and public maintenance facilities, and public transportation services. Inappropriate uses will be disallowed or eliminated over time. Residential uses are only permitted in the light industrial – business park zone as an accessory use. Development and redevelopment in the light industrial – business park zone shall include features such as sidewalks, bicycle facilities, open space, landscaping, attractive signs, traffic control and overall management and maintenance. Buffers and design standards shall be incorporated into all developments to provide a compatible transition to adjacent zones and land uses.

# **Chapter 19.25 USES AND ZONE CLASSIFICATION TABLES**

#### 19.25.110 Use Tables

- A. The following use tables indicate which uses are permitted in which zones. Zones are shown across the horizontal axis and use category and type are shown down the vertical axis.
- B. Symbols. The following symbols are employed in the use tables:
- 1. A blank cell on the table indicates that the use type is not allowed in the zone listed at the top of the column.
- 2. A "P" in a cell on the table indicates that the use type is permitted subject to applicable standards in this code in the zone listed at the top of the column.
- 3. A "C" in a cell on the table indicates that the use type is permitted subject to the conditional use provisions specified in UPMC 19.85.020, Conditional use permits.
- 4. A "D" in a cell on the table indicates that the use type is permitted subject to design review under the provisions specified in UPMC 19.85.050, Design Review.
- 5. An "A" in a cell on the table indicates that the use type is permitted subject to administrative review under the provision specified in UPMC 19.85.010, Administrative use permits.
- 6. A number accompanying a "P", "C", "D" or "A" in a cell refers to the level of the use type allowed in the zone listed at the top of the column. If a letter is not accompanied by a number, all levels of that use type are permitted, subject to appropriate review. The description of levels for each use type is contained in this chapter.

#### Residential Uses Zone Classification Table

		<u></u>		ZONE CLA	SSIFICA	TIONS				
	RESIDENTIAL USES	One-Family Residential	Two-Family Residential	Multifamily	Mixed Use – Office (14)	Neighborhood Commercial	Town Center	Mixed Use	Commercial (14)	Light Industrial – Business Park
		R1	R2	MF	MU-O	NC	TC	MU	<b>C</b> _	LI-BP
1	Adult family home (6 or fewer)	P	P	P	P	P		P		
2	Assisted living facility		P1, C2	P3	Р3		P3	P3		
3	Bed and breakfast (2)	P	P	P	P	P				
4	Level I group home	P	P	P	P			P		
5	Mobile/manufactured home (3)			P						
6	New manufactured home (4)	P	P	P						
7	Mobile home park			C						
8	Multifamily housing			D(16)	D(5)		D(5)	D(5)		
9	Nursing home		P1, C2	Р3	Р3		Р3	Р3		
10	Single-family housing (attached)	P1	P1	P2	P2	P2		P2		
11	Single (detached) and two-family housing	P	P	P						
	Small lot housing	D(17)	D(17)							

See notes following all tables.

Ord. 455 § 1 (Exh. A), 2005; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 371 § 3, 2003).

#### Civic and Recreation Uses Zone Classification Table

Г			7	ONE CLAS	SIFICA	TIONS		·		·
	CIVIC AND RECREATION USES	One-Family Residential	Two-Family Residential	Multifamily	Mixed Use – Office (14)	Neighborhood Commercial	Town Center (15)	Mixed Use (14)	Commercial (14)	Light Industrial – Business Park
		R1	R2	MF	MU-O	NC	TC	MU	C	LI-BP
1	Administrative government services				P	P	P	P	P	P
2	Animal control (animals kept)									С
3	Cemeteries/mortuaries	С	C	7						
4	Community centers	С	С	C	P	P	P	P	P	P
5	Community clubs	С	C	C	P	P	P	P	P	P
6	Courthouse						С			
7	Cultural services (museums, libraries)				С	P	P	P	P	
8	Day care centers (exceeds 12)	С	С	P	P	P	P	P	P	С
9	Education	P1	P1	P1	P1	P1 (6), 4, C2	P1 (6), 4, C2, 3	P1 (6), 4, C2, 3	C1, 3, P2, 4	P4
10	Hospital/24-hour medical clinics				P, C2	P, C2	P, C2	P, C2	P, C2	С
11	Holding cells						P1	P1		С
12	Postal services					P1	P1	P1	P1	P1, 2
13	Private clubs and lodges					P	P	P	P	
14	Public safety services	С	С	С	P	P	P	P	P	P
15	Recreation – Public	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1

16 Recreation – Nonprofit		С	С	· ·	С	С	С	С	
17 Religious assembly	P1, C3	P1, C3	P1, C3	P1, C2	P	P	P	С	
18 Transportation	P1	P1	P1	P1, C2	P1				
19 Utility and public maintenance facilities	11,					P1, C2	P1, C2	P1, C2	P

See notes following all tables.

(Ord. 455 § 1 (Exh. A), 2005; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003).

#### Utilities/Essential Public Facilities Uses Zone Classification Table

				NE CLASS		IONS		<u> </u>		
	UTILITIES/ESSENTIAL PUBLIC FACILITIES USES	One-Family Residential	Two-Family Residential	Multifamily	Mixed Use – Office (14)	Neighborhood Commercial	Town Center (15)	Mixed Use (14)	Commercial (14)	Light Industrial – Business Park
		R1	R2	MF	MU-O	NC	TC	MU	С	LI-BP
U'	FILITIES USE			·						
1	Commercial and personal wireless telecommunications facilities (7)	C1, 2, 3	C1, 2, 3	C1, 2, 3, 4,	C1, 2, 3, 4	C1, 2, 3, 4	C1, 2, 3, 4		P1, A2, 3, C4	P1, A2, 3, C4
2	Electric facilities	С	С	C	P	P	P	P	P	P
3	Electrical generation, accessory on-site only				•					
4	Natural gas facilities	P1	P1	P1	P1, 2	P1, 2		P1, 2	P1, 2	P
5	Recycling collection facilities	P	P	P	P	P	P	P	P	P
6	Sewage collection facilities	P	P	P	P	P	P	P	P	P
7	Stormwater facilities	P	P	P	P	P	P	P	P	P
8	Water supply facilities	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2
ES	SSENTIAL PUBLIC FACIL	ITIES USE (	8)							
9	Level II group home			C	C			C		С
10	Organic waste processing facilities									C
11	Correctional institutions				-					C
12	Recycling processor		·							
13	Sewage treatment facilities									
14	Waste disposal facilities									
15	Waste transfer facilities									C1, 2, 3

RESOURCE USE							
16 Agricultural sales			P	P	P	P	P2
17 Crop production P	P	P					
18 Fish enhancement				<u></u>			
19 Limited horse boarding P	P						

See notes following all tables.

(Ord. 455 § 1 (Exh. A), 2005; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 371 § 3, 2003).

#### Commercial Uses Zone Classification Table

		<u></u>	Z	ONE CLAS	SSIFICA	TIONS				
	COMMERCIAL USES	One-Family Residential	Two-Family Residential	Multifamily	Mixed Use – Office (14)	Neighborhood Commercial	Town Center (15)	Mixed Use (14)	Commercial (14)	Light Industrial – Business Park
		R1	R2	MF	MU-O	NC	TC	MU	C	LI-BP
1	Administrative and professional offices				P	P	P	P	P	P
2	Veterinary clinics/animal hospitals				C1	P1	P1	P1	P1	P
Re	etail/Services/Entertainmen	nt						·•		
3	Adult entertainment									C (9)
4	Amusement and recreation (private)					P	P	P	P	P
5	Beauty salon/barber				P (10)	P	P	P	P	
6	Building materials (11)					P1	P1, C2	P1, C2	P1, C2	P
7	Business support services				P	P	P	P	P	P
8	Commercial centers					С	P1, C2 (12)	С	С	
9	Eating and drinking establishment				P4	P1, 2, 3	P1, 3	P1, 3, C2	P1, 2, 3	
10	Food stores (11)					P1, C2	P	P1, C2	P	
11	Garden center (11)					P	P1	P1	P	С
12	Health club (a.k.a. fitness center)					P	P	P	P	С
13	Kennels								C	P
14	Limited accessory retail (MU-O only)				P (13)					

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	Lodging – Hotels and motels (no RV)				С	P	P	P	
16	Marinas, existing only	P							
17	Mini casinos			· · · · · · · · · · · · · · · · · · ·					
	Movie theaters (indoor only)				P	P		P	
	Mobile, manufactured, and modular home sales								С
	Vehicle sales, repair, service				P1, 2		P1, C2	P1, 2	P1, 2, C3, 4
21	Pawn shops							P	С
22	Personal services (other)		7	P1 (10)	P1, C2	P1, C2	P1, C2	P1, C2	P
23	Rental and repair				P1, C2	P1, C2	P1, C2	P1, C2	P
	Sales of general merchandise (11)				P1, C2				
25	Tattoo parlors							С	
26	Video rental				P	P	P	P	P
27	Wholesale trade (11)						C1	C1	P1, C2

See notes following all tables (Ord. 455 § 1 (Exh. A), 2005; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003).

#### Industrial Uses Zone Classification Table

			<del></del>	ZONE CL	ASSIFIC	CATIONS				
	INDUSTRIAL USES	One-Family Residential	Two-Family Residential	Multifamily	Mixed Use – Office (14)	Neighborhood Commercial	Town Center (15)	Mixed Use (14)	Commercial (14)	Light Industrial – Business Park
		R1	R2	MF	MU-O	NC	TC	MU	С	LI-BP
1	Bulk fuel dealers									C
2	Buy-back recycling									
3	Contractor yards								C1	P
4	Food and related products				7					P
5	Industrial services and repair									С
6	Limited manufacturing									P
7	Motion picture, TV and radio production studios					0			C1	P
8	Printing, publishing and related industries					6				P
9	Salvage yards			-						P1, C2
10	Storage units									P
11	Vehicle impound yards									P
12	Warehousing, distribution and freight movement									C1

#### **19.25.120 Use Table Notes**

- (1) Repealed by Ord. 455.
- (2) Breakfast is the only meal served.
- (3) In approved mobile/manufactured home parks only.
- (4) Permitted subject to standards in UPMC 19.70.120.
- (5) Only permitted in conjunction with a permitted commercial use and subject to compliance with the design standards and guidelines for the Town Center zone per UPMC 19.52 or the design standards for the Mixed Use, Mixed Use Office, and Commercial zones per UPMC 19.50.
- (6) Kindergarten and primary school only.
- (7) Allowed in R1 and R2 zones only in conjunction with selected nonresidential uses in accordance with UPMC Title <u>23</u>.
- (8) Subject to essential public facility review.
- (9) Subject to adult entertainment siting criteria.
- (10) Permitted only at 1,000 square feet gross floor area or less.
- (11) Establishments over 80,000 square feet are considered commercial centers.
- (12) Commercial centers greater than 200,000 square feet are permitted outright in the Town Center overlay zone subject to the Town Center overlay design standards (Ord. 409).
- (13) Retail uses that are related to a use in an office building are limited to 750 square feet each. Total retail uses in a building shall not exceed 20 percent of the building's leasable square footage.
- (14) Certain categories of development, including new construction on vacant land, major redevelopment and major improvement, are subject to administrative design review approval to ensure compliance with the design standards and guidelines in UPMC 19.50.
- (15) Certain categories of development, including new construction on vacant land, major redevelopment and major improvement, are subject to administrative design review approval to ensure compliance with the design standards and guidelines in UPMC 19.52.
- (16) Allowed in MF-L and MF-H zones subject to compliance with multifamily design standards and guidelines per UPMC 19.53.

(17) Allowed in R1 and R2 zones subject to compliance with small lot design standards and guidelines per UPMC 19.53.

(Ord. 455 § 1 (Exh. A), 2005; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003).



# **Chapter 19.45 DENSITY AND DIMENSION**

#### Sections:

19.45.010 Purpose.

19.45.020 Tables.

19.45.030 Density standards.

19.45.040 Setback standards.

19.45.050 Height standards.

19.45.060 General development standards.

19.45.070 Fences, bulkheads, retaining walls.

19.45.080 Floor area ratio (FAR) standards.

19.45.090 Compliance with density and minimum lot size standards.

19.45.100 Density and dimension table notes.

#### 19.45.030 Density standards.

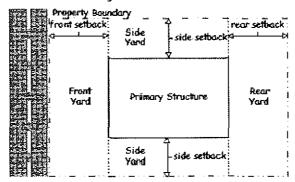
All density provisions shall be calculated in dwelling units per acre (du/ac). The calculation shall be based upon the net acreage, subtracting out land that, by city, state or federal regulation, is unbuildable. This would include any areas such as, but not limited to, wetlands, wetland buffers, floodways, steep slopes, and streets (except as provided in Chapter 17.35 UPMC), lands below the ordinary high water mark, and lands set aside (by dedication or easement) for public or private streets, excluding alleys. Land that may be difficult or expensive to build upon, but where development is not prohibited, would still count as buildable acreage. (See also Chapter 19.10 UPMC, Definitions, "Density.") When calculating density no rounding is used.

#### 19.45.040 Setback standards.

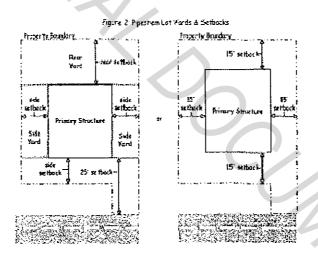
A. Setback Measurement. A setback is measured from the edge of a street. Where there is no street, a setback is measured from the property line. Setbacks are not measured from driveways unless the driveway is built on an access easement in which case a minimum eight-foot setback measured from the edge of the access easement is required. An eight-foot setback is required from portions of hammerhead turnarounds used only for emergency vehicle access. A setback is measured to the leading edge of a structure or the foundation of a building. Once setbacks have been established by the placement of structures on the lot, the established setbacks shall be maintained. See Figure 1.

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Figure 1: Interior Lot Yards & Setbacks



- B. Pipestem Lots. The owner of a pipestem where the pipestem is either part of the lot or an easement to the lot may select one of the following setbacks.
- 1. Minimum 15 feet from all property lines for both principal and accessory structures.
- 2. A 25-foot setback from a line drawn parallel to the street, at the street end of the pipestem, with all other applicable side and rear yard setbacks for the zone. See Figure 2.



- C. Where the city has acquired easements for right-of-way purposes for property in the Mixed Use, Mixed Use Office, Commercial and Town Center zones, the city may reduce the minimum required setback to 10 feet from the edge of the right-of-way or easement.
- D. Where the city has acquired easements for right-of-way purposes for property in the Neighborhood Commercial zone, the city may reduce the minimum required setback to 15 feet from the edge of the right-of-way or easement.
- E. Designation of Required Setbacks. All lots must contain at least one front yard setback except pipestem lots. A front yard setback shall be required abutting each street. Corner

lots and through lots may have two or more front yards. All lots must contain one rear yard setback except for through and pipestem lots. All other setbacks will be considered side yard setbacks.

1. Corner Lots Exception. If a lot abuts the intersection of two or more streets, the front yard setback on one side of the lot may be reduced to 15 feet, provided the reduced yard does not abut an arterial street and garages and carports are set back at least 25 feet. See Figure 3.

Frant Primary Structure 7*5*23 front front setback

Figure 3: Conser Lat Yards & Setbacks

F. Through Lots. In the case of a through lot, a front yard setback is required abutting each street right-of-way. However, no rear yard setback is required. See Figure 4.

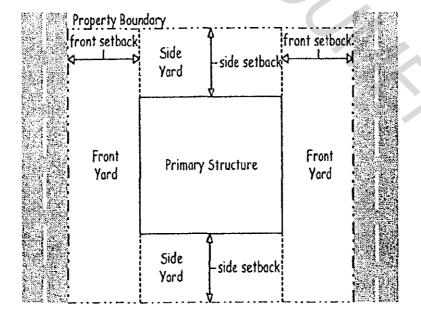
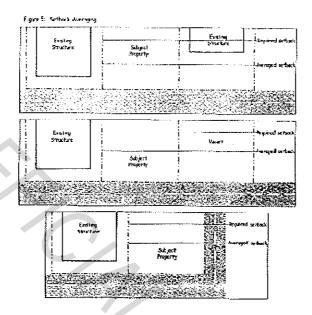
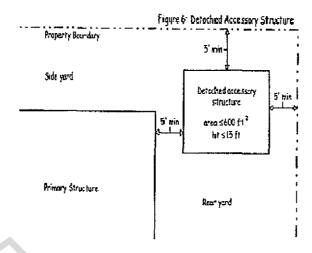


Figure 4: Through Lot Yards & Setbacks

G. Front Yard Setback Averaging. Averaging may be used to reduce a front yard setback requirement when a principal building has been legally established on an abutting lot(s) within the required yard. This provision shall not apply if the abutting lot(s) has received a reduced setback based upon a discretionary land use approval. This exception shall be calculated as follows: See Figure 5.

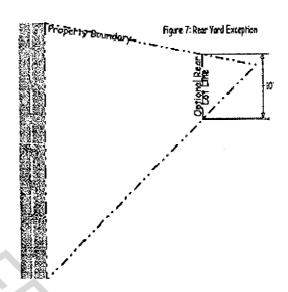


- 1. Averaging shall be calculated by adding the existing front yard setbacks of the abutting lots together and dividing that figure by two.
- 2. In the case of a corner lot or when an abutting lot is vacant, averaging shall be calculated by adding the front yard setback of the abutting developed lot with the minimum front yard setback of the zone in which the construction is proposed and dividing that figure by two.
- H. Slopes. If the topography of a lot is such that the minimum front yard setback line is eight feet or more above the street grade, and there is no reasonable way to construct a driveway up to the dwelling unit level, a garage/carport may be built into the bank and set at least five feet back from the right-of-way.
- I. Detached Accessory Structures Exceptions.
- 1. Detached accessory structures including, but not limited to, garages, carports, garden sheds, and other accessory buildings may be placed in the required side and/or rear yard setback or a front yard which abuts an alley subject to the following requirements: See Figure 6.



- a. The total area of structures shall be no larger than 600 square feet in gross floor area;
- b. Maintain five-foot minimum side and rear yard setbacks;
- c. Have no portion of the structure, such as eaves, closer than three feet from any property line;
- d. Be no greater than 15 feet in height; and
- e. Be no closer than five feet to the primary structure.
- 2. Large children's play equipment such as swing sets, big toys, and swimming pools (above and in-ground) shall be set back a minimum of five feet from a side and/or rear property boundary.
- 3. Children's play equipment, excluding swimming pools, may be placed in the required front yard; provided, that a minimum 15-foot front yard setback is maintained.
- 4. Detached accessory structures located within a small lot or multifamily development shall comply with the "Design Standards and Guidelines <u>for Small Lot and Multifamily Development</u>" adopted pursuant to UPMC 19.53.
- J. Bus Shelters. School district or transit authority bus shelters may be located within a front yard setback when located on private property if they do not exceed 50 square feet of floor area and one story in height; provided, all applicable site distance requirements are met.
- K. Projection Exception

- 1. Projections including, but not limited to, fireplace structures, bay or garden windows, enclosed stair landings, or covered but unenclosed porches may project into any setback; provided such projections are:
- a. Limited to two per required yard.
- b. Not wider than 10 feet.
- c. Not more than two feet into an interior or rear yard setback.
- d. Not more than three feet into a front yard setback.
- 2. Uncovered decks which do not exceed 30 inches (not including railings) from finished lot grade may project into any setback; provided, such projections do not extend more than five feet into a front yard setback, three feet into a side yard setback, and 15 feet into a rear yard setback. In no case shall a deck encroach further into a yard than 50 percent of the setback.
- 3. Wheelchair ramps may project into any required setback.
- 4. Eaves may extend 24 inches into a required setback.
- 5. Patios, paved walkways and driveways may extend to property lines.
- 6. Projection exceptions for small lot or multifamily development shall comply with the "Design Standards and <u>Guidelines for Small</u> Lot and Multifamily <u>Development</u>" adopted pursuant to UPMC 19.53.
- L. Rear Yards Exception. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line may be considered the "rear lot line" at the owner's discretion. See Figure 7.



M. Exemption for Personal Wireless Telecommunication Facilities. Setback exemptions for personal wireless telecommunication facilities are provided in Chapter 23.45 UPMC.

N. Variances to exceptions are not permitted. An exception is not allowed when a variance has already been granted for the same purpose. For example a side yard projection exception may not be used if a side yard variance as been granted to extend the same structural component into the required side yard setback.

(Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

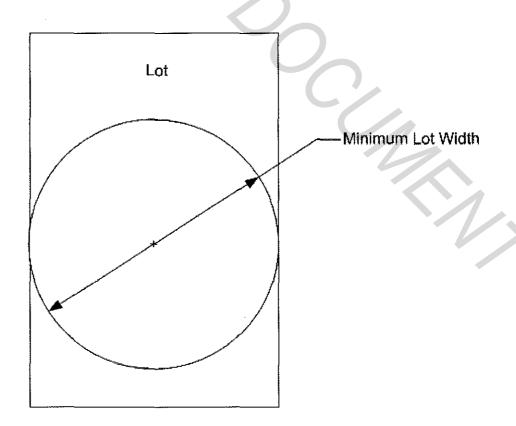
#### 19.45.060 General development standards.

A. Existing Lot – Single-Family Dwelling Permitted. In any zone that permits a single-family dwelling unit, a single-family dwelling unit and permitted accessory structures may be constructed or enlarged on one lot which cannot satisfy the density and minimum lot dimension requirements of the zone where the lot was legally created prior to the effective date of this regulation. This section shall not waive the requirements for setbacks and height of the zone in which the lot is located. Single-family dwellings located on substandard lots shall comply with the maximum height, FAR and impervious surface coverage standards specified for small lot development in the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to UPMC 19.53.

- B. Repealed by Ord. 394.
- C. Legally Created Lots Development Permitted Proof.
- 1. Development shall be permitted only on legally created lots.

- 2. To establish that a lot has been legally created, the applicant must provide one of the following:
- a. A copy of formal plat, short plat, or large lot subdivision approved by Pierce County or the city of University Place separately describing the lot.
- b. A copy of the boundary line adjustment or lot combination separately describing the lot.
- c. Documentation that the creation of the lot was exempt from the provisions of the applicable subdivision regulations.
- d. A deed, contract of sale, mortgage, recorded survey, or tax segregation executed prior to August 13, 1974, that separately describes the lot.
- D. Newly created lots shall be of such shape that a circle with a diameter equal to the minimum lot width specified in the density and dimensions table in UPMC 19.45.080 can fit within the boundary of the lot. See Figure 8.

Figure 8
Minimum Lot Dimension

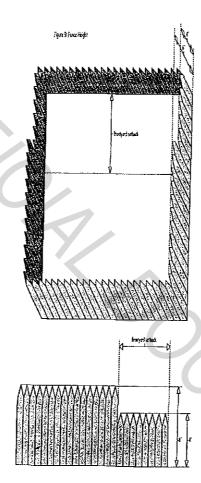


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#### 19.45.070 Fences, bulkheads, retaining walls.

A. Fences. Any artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas may be erected within required setbacks as follows; provided, that all applicable site distance requirements are met: See Figure 9.



- 1. Side and rear setbacks to a maximum height of six feet.
- 2. Front yard setbacks to a maximum height of four feet.
- 3. Except that in required front yard setbacks for houses fronting on and facing an arterial street, the maximum height shall be six feet.
- B. The total height of a fence located on a retaining wall or berm shall not exceed a height of 12 feet within a required setback area. Fences on the high side of the wall or berm located a horizontal distance less than or equal to the height of the fence from the face of the wall or berm shall be considered to be located on the wall or berm. The height

shall be measured from the top of the fence to the grade on the low side of the retaining wall or berm.

The total height of the fence itself, measured from the top of the fence to the top of the retaining wall or berm, shall not exceed six feet.

Fences located on a retaining wall or berm outside required setback areas shall not exceed the building height of the zone; provided, that the fence itself shall not exceed six feet.

C. Fences located within a small lot or multifamily development shall comply with the "<u>Design Standards and Guidelines for</u> Small Lot and Multifamily Development" adopted pursuant to UPMC 19.53.

(Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

#### 19.45.080 Floor Area Ratio (FAR) standards.

A. The intent of FAR standards is to ensure the size of new homes in small lot and cottage developments and on existing substandard lots of record will be scaled proportionally to the size of the lots on which they are situated so that new infill development will be generally consistent in scale and proportion with previously constructed homes and neighborhoods in the city. FAR standards should be used in conjunction with other bulk requirements and design standards and guidelines to be effective in achieving this intent.

B. FAR is the ratio of the total floor area of buildings on a site to the size of the land at that location. FAR is the total building square footage divided by the total site area square footage, except as noted below.

C. Floor area for purposes of calculating FAR and maximum floor area does not include the following:

- 1. Attic floor area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof, and attics with structural roof trusses and usable attic space that is completely contained within the roof area (excluding dormers)
- 2. Basement floor area with a ceiling height less than four feet above the average finished grade, as defined in UPMC 19.10.030. Ceiling height will be measured to the top of the structural members of the floor above.
- 3. The first 600 square feet of detached accessory building floor area on a lot.
- 4. Uncovered and covered decks, porches, and walkways.

D. Floor area with a ceiling height greater than 16 feet shall be calculated at twice the actual floor area toward allowable FAR.

- E. FAR is calculated using a site's buildable area, including private street area, and excluding critical areas and their required associated buffers.
- F. FAR shall not exceed the standards established in section 19.45.100.

#### 19.45.090 Compliance with Density and Minimum Lot Size Standards.

Base densities are established in section 19.45.100 for each zoning district that allows residential use. In R1 and R2 districts, these densities may be achieved outright in short plats and conventionally platted subdivisions when newly established lots meet the specified minimum lot size. R1 and R2 developments that meet minimum lot size standards are assumed to comply with base density requirements.

For small lot developments that achieve reduced lot sizes in exchange for the provision of open space and greater amenities, densities may be increased above the specified base density to the limit specified in 19.45.100. For these types of projects, compliance with density standards instead of minimum lot size standards is required.

Base densities are also provided for residential development in the MF-L, MF-H, MU-O, MU, NC and TC districts. Compliance with density standards instead of minimum lot size standards is required for multifamily units in these districts.

#### 19.45.100 Density and Dimension Table Notes

- 1. Base Density: These densities may be achieved outright by following the applicable development and design standards.
- 2. Mixed Use Development: Multifamily residential development is only permitted in conjunction with a permitted commercial use and subject to applicable design standards.
- 3. Maximum density in R1, R2 or specified overlay districts may only be achieved through approval of a small lot development designed in accordance with the "<u>Design Standards and Guidelines for Small Lot and Multifamily Development</u>" adopted pursuant to UPMC 19.53. Maximum density in MF-L, MF-H, MU-O, NC or MU districts may only be achieved for a multifamily project that receives Washington State Housing Finance Commission approval for a Low Income Housing Tax Credit (LIHTC) and is designed in accordance with the "<u>Design Standards and Guidelines for Small Lot and Multifamily Development</u>" adopted pursuant to UPMC 19.53.
- 4. Side and Rear Yard Setbacks: A side or rear yard setback is not required in IB, C, TC, MU, NC, and MU-O zones if the parcel does not abut an R1 or R2 zone. If abutting an R1 or R2 zone, a 30-foot setback is required along the abutting lot line(s). Unless the subject parcel is in a transition overlay in which case a 20-foot setback is required along the abutting lot line(s).

- 5. Fifteen feet is a minimum setback requirement. Maximum setback is 20 feet. However, see also design standards (Chapter 19.50 UPMC).
- 6. Refer to underlying zone.
- 7. Single-family and duplex uses in these zones may, at their option, use minimum setbacks of the R1 zone.
- 8. Single-family attached units shall meet all R1 setback requirements except for the common lot line where the side yard setback may be zero feet. The remaining side yard, if not attached, shall be set back eight feet.
- 9. Mixed use (MU) zoned properties on the north side of 27th Street West between Grandview Drive and Crystal Springs Road may increase height and density in accordance with UPMC 19.55.080.
- 10. Density and dimension standards are contained in the Chambers Creek properties design standards and guidelines.
- 11. Detached one-story garages may be set back a minimum of five feet providing sight distance is maintained.
- 12. The front yard setback shall be the distance between the existing house and the railroad right-of-way or 20 feet, whichever is less.
- 13. Town Center Overlay Zone Setbacks: 1) Front Yard, No setback is required from streets except at significant corners where a 20-foot setback is required; 2) Rear Yard, A rear yard setback is not required if the parcel does not abut a parcel in the R1 or R2 zone. If abutting a parcel in the R1 or R2 zone a 50-foot setback is required along the abutting lot lines, 3) Side Yard, A side yard setback is not required. If a side yard setback is provided, a minimum 10 feet is required.
- 14. Within the Town Center overlay zone, structures on the west side of Bridgeport Way shall not exceed 75 feet in height. Between Bridgeport Way and 74th Avenue East, height shall not exceed 120 feet. East of 74th Avenue West, height shall not exceed 55 feet. Specific height requirements and exceptions are provided in the Town Center design standards.
- 15. Newly created lots shall be of such shape that a circle with a diameter equal to the minimum specified lot width can fit within the boundary of the lot. Minimum lot widths for small lot developments shall be determined through the administrative design review process.
- 16. Minimum lot sizes for detached single-family dwelling/duplex dwelling or new lots created through a short plat or conventional preliminary plat/final plat process. Minimum lot size for small lot or multifamily developments shall be determined through the administrative design review process. A legally nonconforming duplex lot existing prior

to the effective date of this section may be subdivided into two attached single-family lots, one or both of which may contain less than the required lot area.

- 17. Lot coverage refers to the percentage of a lot covered by buildings. For small lot developments, the lot coverage standard applies to buildings, private streets, parking lots, driveways and other impervious surfaces combined.
- 18. Review UPMC 19.52 for additional information regarding setbacks, height, density and design standards for the Town Center Zone.
- 19. Setbacks for small lot developments shall be in accordance with the "<u>Design</u> <u>Standards and Guidelines for Small Lot and Multifamily Development</u>" adopted pursuant to UPMC 19.53.
- 20. See the "Design Standards and <u>Guidelines for Small</u> Lot and Multifamily <u>Development</u>" adopted pursuant to <u>UPMC 19.53</u> for additional information regarding height limits for small lot developments.
- 21. Floor area ratios for small lot development are based on the average for the entire project; FARs for individual lots may vary. See UPMC 19.45.080 for additional information concerning FAR standards.

#### Density and Dimensions Table

ZONE CLASSIFICATIONS										
DENSITY AND DIMENSIONS (SETBACKS)	R-1	R-2	MF-L	МБ-Н	MU-O	NC	тс	MU	С	LI-BF
Base Density (du/ac) (1)	4 SFD; 5 duplex	6	25	35	30 (2)	4	12(18)	30 (2)		
Maximum Density (du/ac) (3)	6 small lot housing	9 small lot housing	30	40	35	6		35		
Minimum Lot Size (16)	9,000 detached SFD, 6,750 attached SFD, and 13,500 duplex in conventional plat; none specified for small lot housing	6,000 SFD, 12,000 duplex in conventional plat; none specified for small lot housing		2,500	4,000	4,000		4,000		
Minimum Lot Width (15)	60'	55'								
Maximum Lot Coverage	50% (17)	50% (17)	50%		45%	45%		45%		
Setback, Arterial	25' (19)	25′ (19)	25′		15'/20'	25'	0'/10'	15'/20'	15'/20'	35'

Streets				Min/max (5)		min/max (18)	min/max (5)	min/max (5)	
Setback, Other Roads	25′ (19)	25′ (19)	25'	15'/20' Min/max (5)	20′	0'/10' min/max (18)	15'/20' min/max (5)	15'/20' min/max (5)	25′
Setback, Rear (4)	30' (19)	30′ (19)	0'/30' (7)	0'/30' (7)	0'/30' (7)	0'/30'	0'/30' (7)	0'/30'	0'/50'
Setback, Side (4)	8' (8)(19)	8' (8)(19)	0'/30' (7) (8)	0'/30' (7) (8)	0'/30' (7) (8)	0'/30'	0'/30' (7) (8)	0'/30'	0'/50'
Maximum Height	35' SFD or duplex, 30' small lot (20)	35' SFD or duplex, 30' small lot (20)	45'	45'	40′	40'(18)	45'	45'	40′
Floor Area Ratio (FAR)	small lot housing; .40 maximum for	.40 average and .45 maximum for small lot housing; and .40 for existing substandard lot (21)		20					

NOTE: Density and Dimension Table identifies setbacks; however, in certain instances, landscaping requirements may exceed minimum setback requirements.

Ord. 443 § 1 (Exh. A), 2005; Ord. 441 § 1, 2005; Ord. 422 § 2, 2004; Ord. 394 § 1, 2003).

#### Overlay Zones Density and Dimensions (Setbacks)

OVERLAY ZONES	Town Center	Chambers Creek Properties (10)	Public Facility (6)	Transition Properties	Day Island	Day Island South Spit	Sunset Beach
	TCO	CCPO	PFO	TPO	DI	DIS	SB
Base Density (du/ac) (1), (2)	20			(6)	4	4	4
Maximum Density (du/ac)	60			(6)	6 (3)	6 (3)	6 (3)
Setback, Arterial Streets (10)	0/20		7	(6)	NA	NA	NA
Setback, Other Roads	0/20 (13)			25'	20' (11)	0	0/20 (12)
Setback, Rear (4)	0/50 (13)			(6)	20'	0	30'
Setback, Side (4)	0/10(13)			(4)	5'	0	5 Total
Height (14)	75/120/55			(6)	35'	30'	35'

(Ord. 470 § 1 (Exh. A), 2006; Ord. 443 § 1 (Exh. A), 2005; Ord. 409 § 7, 2004; Ord.

## Chapter 19.50 DESIGN STANDARDS FOR MIXED USE, MIXED USE – OFFICE, AND COMMERCIAL ZONES

#### Sections:

19.50.010 Purpose.

19.50.020 Definitions.

19.50.030 Authority and applications.

19.50.040 Review process.

19.50.050 Approval criteria.

19.50.060 Pedestrian circulation.

19.50.070 Site planning and building orientation.

19.50.080 Open space and amenities.

19.50.090 Building design.

19.50.100 Surface parking.

19.50.110 Mixed use development.

#### 19.50.040 Review process.

Administrative design review approval is required when these standards apply (Chapter 19.85 UPMC). The city shall review such applications in accordance with section 19.85.060.

#### 19.50.050 Approval criteria.

.The director shall approve an application when any of the following findings is made:

- 1. The proposal meets all standards of this chapter and the administrative design review criteria in section 19.85.060.C, or
- 2. The proposal is unable to meet all standards of this chapter but has been determined by the director to meet or exceed the intent of the standards in this chapter and the administrative design review criteria in section 19.85.060.C.

Prior to making such a decision, the director shall seek a recommendation from the planning commission. The commission shall act as an advisory ad hoc design review committee. The commission may take public comment and shall make an advisory recommendation to the director based upon the proposal's consistency with the findings below.

a. That the departure from the design standards is consistent with both the comprehensive plan and with the intent statements of the design standards.

- b. That departure from the strict application of the design standards will not have a significant negative impact on the public, or surrounding properties or on the character of the zone.
- c. That the proposal creates an equal or better environment, results in an equal or better use of land and an equal or better design than that which could be produced through the strict application of the design standards.
- d. That the departures from the design standards are compensated by the provision of additional design features and amenities in the development plan that would not normally be required. The additional design features and amenities must be of equal or greater design benefit and function.

Based on a recommendation from the planning commission, the director may approve all or part of an applicant's request for a departure from the strict application of the design standards, approve with additional requirements above those specified in this code, or require modification of the proposal to comply with specified requirements or local conditions.

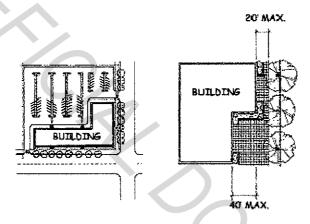
The director shall deny a request for modification from the design standards if the proposal does not meet or cannot be conditioned to meet the required findings in this section.

#### 19.50.070 Site planning and building orientation.

- A. The intent of the site planning and building orientation design standards is to:
- 1. Enhance the visibility of the commercial and retail use and to support the pedestrian character of the street;
- 2. Improve public safety;
- 3. Establish a pleasing visual character for the area between the building and the street;
- 4. Create a comprehensive set of street and pedestrian connections between parcels and streets to improve local access within an area and to adjacent areas;
- 5. Protect abutting and adjacent residential areas from potential impacts of parking, lighting, and undesirable scale of commercial building elements; and
- 6. Provide a variety of public amenities in commercial projects.
- B. Site Planning and Building Placement.
- 1. The facade (front) of a building shall be oriented toward the property line abutting the principal street, and shall have architecturally prominent entrance(s). Additional building

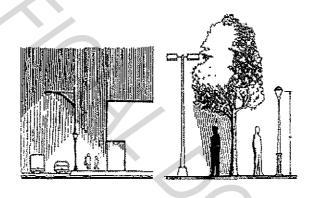
entrances may be oriented toward the rear or side of the building for access to and from parking lots.

2. All buildings, except those for single-family residential and duplex residential uses, shall have a minimum 15-foot average setback from the street property line and a maximum setback not to exceed 20 feet, for the purpose of accommodating public open space, utility structures, or recessed building drop-off/entries. At major intersections with Bridgeport Way located in the MU or MU-O zone (35th and 44th Streets), the setback from the property line shall be a minimum of 25 feet for that portion extending 25 feet along each street from the corner. Along Bridgeport Way at least 50 percent of the building front shall be located within the maximum front yard setback of 20 feet. The remaining portions of the front facade may be stepped back a maximum of 40 feet from the curb or property line of Bridgeport Way.



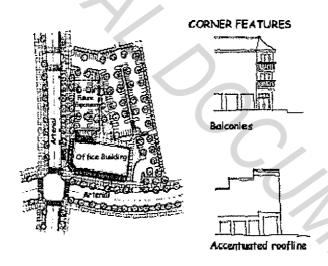
- 3. Single-family residential and duplex residential uses shall meet the setback requirements of the R1 zone (see Density and Dimension Table in Chapter 19.45 UPMC).
- 4. If the subject property abuts two city streets, except when the secondary street is a local residential street, the property owner shall either:
- a. Design a single building with entrances oriented toward both streets; or
- b. Orient one or more buildings toward the principal street with a separate building or buildings oriented toward the secondary street.
- 5. Development or redevelopment of uses not permitted in the R1 or R2 zone shall not access a local street which abuts an R1 or R2 zone except by major variance or ordinance.
- C. Exterior Lighting. Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from car and transit circulation, as well as to accent architectural features of a building, such as building entrances.

- 1. Use pedestrian-scaled lighting supports no greater than 16 feet in height to illuminate street fronts, parking areas, and pedestrian circulation paths between buildings. Light fixtures shall be sited and designed to minimize glare to residential areas and along sidewalks.
- 2. Place lighting standards as a buffer element between pedestrian pathways and driveways or parking areas.
- 3. Coordinate landscape and lighting elements to minimize potential for shadows.
- a. Use a mix of street and pedestrian lights.
- b. Minimize shadows caused by the conflict between tree and light standard locations.



- D. Front Yard Setback Pedestrian Zone.
- 1. A front yard setback pedestrian zone shall be provided abutting the public sidewalk (public right-of-way). The front yard setback pedestrian zone shall consist of a minimum five-foot-wide paving area free of physical obstructions to pedestrian movement. Paving shall be the same as the public sidewalk or shall be complementary decorative paving as approved by the director.
- 2. Site elements over four feet in height or other features that form visual barriers or block views to the street wall windows of a ground level retail, service, or commercial use are to be avoided within the front yard setback.
- 3. On 27th Street between Grandview Drive and 67th Avenue/Mildred Street, the following street furnishings shall be installed:
- a. One DuMor Bench 57PL (Cedar);
- b. One Receptacle 123PL (Cedar) with rain cover;

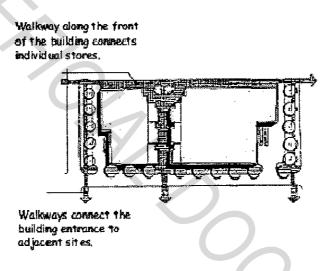
- c. When required pursuant to UPMC Title 13, King Luminaire K209 The Satellite (flat lens) light fixture shall be used in place of the city standard.
- E. Development Abutting Two or More Street Frontages.
- 1. Buildings on corner lots shall orient front facades to both the corner and abutting public street fronts. Buildings on corner lots involving three street frontages shall be oriented toward the corner formed by the street with the highest functional classification. Pedestrian entrances near or on the corner are encouraged.
- a. Development at the intersection of a major arterial with another arterial shall include architectural focal points that increase the visibility and landmark status of corner buildings; for example, one or more of the following:
- i. Transparent glazing incorporated into corner building design;
- ii. Tower elements and/or roof lines that accentuate the corner; and
- iii. Balconies or building terraces at or near the corner.



- F. Relation to Abutting Development. Proposed developments shall coordinate with existing or planned site plans and development on adjoining parcels to take advantage of opportunities to mutually improve pedestrian access to each development. Proposed connections to existing adjacent development or future developments shall be located to maximize pedestrian linkages between sites.
- 1. Abutting developments shall link open spaces, landscaping or pathways whenever possible.
- 2. Proposed developments shall provide connections to abutting residential neighborhoods via a through-block walkway or links to sidewalks. Provide stairs or

ramps where necessary when topographic barriers, such as steep slopes, inhibit direct access to surrounding development or destination points, such as transit stops.

- 3. Where single-family or multifamily residential development is located abutting retail, commercial, employment, or institutional uses, side and rear yard landscape buffers shall be intersected by approved pedestrian circulation routes to facilitate convenient walking connections to abutting uses or services.
- 4. Buildings or structures which terminate view corridors shall include architectural features that increase the visibility of the subject building facade, such as a clearly defined building modulation and/or a roof line that accentuates the building as a focal point.



(Ord. 452 § 1 (Exh. C), 2005; Ord. 443 § 1 (Exh. A), 2005; Ord. 423 §§ 64, 65, 2004; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

# Chapter 19.53 DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT

#### Sections:

19.53.010 Purpose.

19.50.020 Authority.

19.50.030 Applicability.

19.50.040 Review process.

19.50.050 Design standards and guidelines adopted.

#### 19.53.010 Purpose.

The purpose of this chapter is to establish design standards and guidelines that will apply to specific types of residential development, including small lot and multifamily development.

#### 19.53.020 Authority.

The provisions of this chapter shall augment and/or supersede existing regulations in this title. When provisions included in these design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided.

#### **19.53.030 Applicability.**

- A. The standards and guidelines adopted pursuant to this chapter shall apply to:
- 1. All new small lot development located within the R-1 and R-2 districts.
- 2. All new multifamily development located within the MF-L and MF-H districts.
- 3. Major modifications to small lot and multifamily development previously authorized pursuant to this chapter.
- B. The following standards and guidelines adopted pursuant to this chapter shall apply to major improvement and major redevelopment of multifamily development, as defined in chapter 19.10 UPMC.
- 1. Design Element 1: Site Planning and Design MF5 Accessory Structures and MF6 Signage
- 2. Design Element 2: Building Design

- 3. Design Element 3: Lighting Design
- 4. Landscape Design Standards and Guidelines

#### 19.53.040 Review process.

Administrative design review is required for development that is subject to compliance with the standards and guidelines adopted pursuant to section 19.53.050 UPMC. The city shall review applications in accordance with chapter 19.85 UPMC.

#### 19.53.050 Design standards and guidelines adopted.

The "Design Standards and Guidelines for Small Lot and Multifamily Development", as shown in Exhibit "A" and incorporated in this section by reference, is hereby adopted.

## Chapter 19.54 DESIGN STANDARDS AND GUIDELINES FOR STREETSCAPE ELEMENTS

#### Sections:

19.54.010 Purpose.

19.54.020 Authority.

19.54.030 Applicability.

19.54.040 Review process.

19.54.050 Design standards and guidelines adopted.

#### 19.54.010 Purpose.

The purpose of this chapter is to establish streetscape standards and guidelines, including sidewalk, landscaping and street tree requirements, for neighborhood collector arterial, local, neighborhood, and access lane streets, alleys and paseos.

#### 19.54.020 Authority.

The provisions of this chapter shall augment and/or supersede existing regulations in this title and Title 13. When provisions included in these design standards and guidelines conflict with other requirements of this title or Title 13, these standards and guidelines shall apply unless otherwise provided.

#### 19.54.030 Applicability.

The standards and guidelines adopted pursuant to this chapter shall apply to streetscape improvements required in conjunction with development that includes or requires the construction of new streets and pedestrian facilities or the modification of existing streets that are classified as neighborhood collector arterial, local feeder street, neighborhood street, access lane, alley, paseo and multi-use path.

#### 19.54.040 Review process.

Site development permit review is required for development that is subject to compliance with the standards and guidelines adopted pursuant to section 19.54.050 UPMC.

#### 19.54.050 Design standards and guidelines adopted.

The "City of University Place Design Standards and Guidelines for Streetscape Elements", as shown in Exhibit "B" and incorporated in this section by reference, is hereby adopted.

### **Chapter 19.60 OFF-STREET PARKING REQUIREMENTS**

#### 19.60.050 Off-street parking spaces required for particular uses.

Unless otherwise specified the number of parking spaces required is calculated on a persquare-foot basis. For example, if 200 appears in the table next to the use type, then one parking space is required for every 200 square feet of floor area. In commercial centers, the required parking is calculated for each use separately to determine the total amount of parking required. The minimum number of off-street parking spaces required shall be as set forth in the following table:

RESIDENTIAL USES	Parking Requirements
Adult Family Home (6 or fewer)	1 per employee + 2
Assisted Living Facility	0.5 per bed
Bed and Breakfast	1 per room
Group Homes	0.5 per bed
Mobile/Manufactured Home	1 per unit
Multifamily Housing	1.5 per unit
Nursing Home	0.25 per bed
Single-Family Housing (Attached)	2 per unit
Single-Family Housing (Attached) in Small Lot Development	1.5 per unit + 1 guest stall
Single-Family Housing (Detached) in Small Lot Development	2 per unit + 1 guest stall
Single-Family (Detached) and Two-Family Housing	2 per unit
CIVIC AND RECREATION USES	
Administrative Government Service	400
Animal Control	400
Cemetery/Mortuary	1 per 5 seats
Community Center	200
Community Club	200
Courthouse	200
Cultural Service (Museum, Library)	250
Day Care Center (exceeds 12)	1 per employee + 1 per 10 clients
High School	1 per employee + 1 per 10 students
Elementary and Intermediate	1 per employee + 10

Hospital and 24-Hour Medical Clinic	1 per employee + 1 per bed
Jail	1 per employee + 0.25 per bed
Postal Service	250 for retail area
Private Club and Lodge	200
Public Safety Service	400
Recreation – Public	2/acre of open space
Recreation – Nonprofit	2/acre of open space
Religious Assembly	1 per 5 seats
Utility and Public Maintenance Facility	400
UTILITIES AND RESOURCE USES	
Utilities Use	
Comm. and Personal Wireless Telecommunication Facility	400*
Essential Public Facilities Use	
Organic Waste Processing Facility	1 per employee + 10
Sewage Treatment Facility	1 per employee + 10
Resource Use	
Agricultural Sale	250
*Note: for telecom towers = 1 per tower.	
COMMERCIAL USES	
Office/Business Uses	
Administrative and Professional Office	400
Veterinary Clinic/Animal Hospital	400
Retail/Services/Entertainment	
Adult Entertainment	200
Amusement and Recreation (Private)	200
Beauty Salon/Barber	400
Building Materials	250
Business Support Service	400
Eating and Drinking Establishment	200
Garden Supply (Nursery)	250
Health Club (a.k.a. Fitness Center)	200
Kennel	1 per employee + 1 per 10 cages
Limited Accessory Retail (MU-O Only) (add definition)	250
Lodging – Hotel and Motel (No RV)	1 per room

Marina, Existing Only	1 per slip
Medical and Dental Office	250
Mini Casino	200
Movie Theater (Indoor Only)	1 per 4 seats
Mobile, Manufactured and Modular Home Sales	400
Motor Vehicle and Related Equipment Sales	400
Pawn Shop	250
Personal Service (Other)	250
Rental and Repair Service	400
Sales of General Merchandise	250
Tattoo Parlor	250
Video Rental/Sale	250
Wholesale Trade	250
INDUSTRIAL USES	
Bulk Fuel Dealer	400 office, 1,000 other
Buy-Back Recycling	400 office, 1,000 other
Contractor Yard	400 office, 1,000 other
Food and Related Products	400 office, 1,000 other
Industrial Service and Repair	400 office, 1,000 other
Limited Manufacturing	400 office, 1,000 other
Motion Picture, TV and Radio Production Studio	400
Printing, Publishing and Related Industry	400 office, 1,000 other
Salvage Yard	400 office
Storage Unit	250
Warehousing, Distr. and Freight Movement	400 office, 2,000 other

#### 19.60.120 Surfacing for driveways and parking lots.

A. Required driveways and areas for required loading, parking and maneuvering shall have a paved surface (asphalt, concrete, or pervious pavement approved by the city) which is durable and able to withstand all weather conditions, unless modified with approval of the director.

B. Off-street parking areas and driveways that are not required for the purposes of meeting the minimum off-street parking and loading requirements shall use pervious pavement to the extent practicable.

#### 19.60.140 Compact car allowance.

In any development containing 20 or more parking spaces, a minimum of 25 percent and a maximum of 50 percent of the total number of the spaces shall be sized to accommodate compact cars. Developments containing less than 20 parking spaces may designate up to 50 percent of the total number of spaces as compact spaces. Compact spaces shall comply with the following:

A. Each space shall be clearly identified as a compact car space by painting the word "COMPACT" in capital letters, a minimum of eight inches high, on the pavement at the base of the parking space and centered between the striping;

B. Aisle widths shall conform to the standards set in Figures 1 and 2 following this chapter;

#### Chapter 19.65 LANDSCAPING/TREES

#### 19.65.095 Difference of Standards.

Where there is a difference between the standards listed in this section and the specific requirements listed for specific uses, the more stringent will apply. Landscaping design standards and guidelines specified for small lot development, multi-family development, and projects located within the Town Center, Mixed Use, Mixed Use-Office, or Commercial zones shall prevail when conflicts between UPMC 19.65.095 and these specific requirements exist. The director may permit alternative landscaping, as provided in UPMC 19.65.170, when the overall site development plan proposed provides equivalent or better results than required by this title.

#### 19.65.110 Parking lot and impervious surface area landscaping.

- A. The intent of this section is to break up and reduce the barren appearance of parking, circulation, loading, storage and other large impervious surface areas of a site. To the extent practicable, landscaped areas shall be dispersed throughout the impervious surface area.
- B. Perimeter Street Landscaping. Any portion of a parking lot, outdoor sales area or other large impervious surface area that is within 20 feet of a public road right-of-way shall install Level III landscaping along that portion of the parking lot perimeter. See Figure 3 in UPMC 19.65.140.
- C. Interior Landscaping. All surface parking lots with 10 or more spaces or combined outdoor sales areas greater than 1,600 square feet must provide interior landscaping as follows:
- 1. Row Requirement. The maximum number of consecutive vehicle parking or sales display spaces without an intervening island or peninsula is ten, unless the row fronts on a landscaping area with a minimum planting width of eight feet. For such rows, the maximum consecutive parking spaces without an intervening island or peninsula is twenty spaces. A landscaping island or peninsula is required at the end of each row of four or more automobile parking spaces that terminates within a parking or circulation area.
- 2. Island/Peninsula Requirement. Landscape islands and peninsulas shall have a minimum planting width and length of eight feet and minimum planting area of one hundred twenty square feet. There shall be at least one tree planted on every island and peninsula.
- 3. Planting Type and Density. The following landscaping is the minimum required for each three hundred square feet of impervious surface landscaping: one 2-inch caliper deciduous tree or one six-foot tall evergreen tree; five five-gallon shrubs; and

groundcover. There shall be a minimum of one deciduous canopy tree per four parking spaces or vehicle storage or sales display spaces. Deciduous canopy trees shall be selected in accordance with the *Approved Street Tree Palette* provided in the streetscape standards adopted pursuant to Chapter 19.54.

4. Curb/Curb Edge. Planting areas shall be fully protected by curbs as a means of preventing injury to plants from pedestrian or vehicular traffic and to prevent landscaping material from entering the storm drainage system. No trees or shrubs shall be planted within two feet of a curb edge. Groundcover is required within this two-foot area.

#### 19.65.120 Perimeter landscape buffering.

A. Intent. The intent of this section is to provide for a physical, visual and noise buffer and transition between uses. Different landscape/buffer levels are used to address different uses, compatibility and in conjunction with new subdivisions.

B. General Requirements. Refer to the tables in UPMC 19.65.150(A) and (B) for the landscape level required by the proposed use, expansion or alteration. Each lot line will have a required landscape level based on the abutting land use except that, when two or more properties abut and share a common driveway or parking area, perimeter landscaping along the shared property line may be waived. Pedestrian walkways shall be permitted to cross required landscape areas. Refer to Figures 1, 2, and 3 in UPMC 19.65.140 for illustration of perimeter landscaping requirements.

C. If contiguous lots are developed jointly, the requirement for perimeter buffering between the jointly developed lots shall not apply.

#### 19.65.125 Residential development canopy tree requirement.

A minimum of one deciduous tree per 3,000 square feet of lot area shall be planted on each new single-family or duplex lot created through the short plat or conventional preliminary plat/final plat process after the effective date of this provision. In addition, a minimum of one tree per 2,000 square feet of dedicated common open space shall be planted within a project's open space area. If the calculation of the number of trees results in a fraction of 0.5 or greater, the fraction and the number of trees shall round up to the next whole number. If this calculation results in a fraction of less than 0.5, the fraction and the number of trees shall round down to the previous whole number. Planting on an individual lot shall occur prior to the building permit being finaled for a new dwelling unit on the lot. Trees required under this provision shall be in addition to any street trees required to be planted within a public street right-of-way or replacement trees required to be planted in accordance with section 19.65.310. This section shall not apply to small lot developments designed in accordance with chapter 19.53.

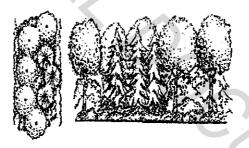
#### 19.65.140 Landscape levels.

A. Level I: Visual Screen. Level I landscaping is intended to provide a very dense sight barrier to significantly separate uses and zoning districts. It shall generally consist of a

mix of predominantly evergreen plantings including living trees, shrubs and groundcovers. The choice and spacing of plantings shall be such that they will form a dense hedge sufficient to obscure sight through the screen within three years after planting. Where a sight-obscuring fence is required, chain-link fencing with slats shall not be considered to be sight-obscuring. Level I landscaping shall consist of the following:

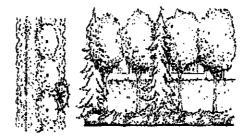
- 1. A minimum of two staggered rows of evergreen trees planted along the entire length of the required buffer. Trees shall be chosen and spaced so as to form an effective visual screen, which creates a solid sight-obscuring barrier within three years of planting. Evergreen trees shall be planted no greater than 15 feet on center in each row.
- 2. The width of a Level I landscape buffer shall be no less than 20 feet. The area which is not planted with trees shall be planted with shrubs and groundcover. Shrubs shall be spaced no greater than five feet on center. Shrubs and groundcover shall be planted to attain a coverage of 90 percent of the planting area within three years.
- 3. Lawns may be used to cover up to 75 percent of the landscape area which is not planted with trees or shrubs.

Figure 1. Landscaping Level I, Visual Screen



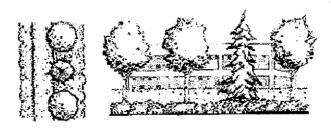
- B. Level II: See-Through Buffer. Level II landscaping is intended to create a visual separation between uses and zones. Level II landscaping shall consist of:
- 1. A mix of evergreen and deciduous trees, with no more than 30 percent being deciduous. All trees shall be planted at intervals no greater than 10 feet on center.
- 2. The width of a Level II landscape buffer shall be no less than 12 feet. The area which is not planted with trees shall be planted with a mix of evergreen and deciduous shrubs, with not more than 30 percent being deciduous, planted at a density of seven per 100 square feet of planting area, together with other living groundcover planted to attain a coverage of 90 percent within three years of planting.

Figure 2. Landscaping Level II, See-Through Buffer



- C. Level III: Ornamental Effects Landscaping. Level III landscaping is intended to provide a visual separation of uses from streets; and visual separation of compatible uses so as to soften the appearance of the development from public streets and soften the appearance of parking areas, buildings, and other improvements. Level III landscaping shall consist of:
- 1. Canopy-type deciduous trees or spreading evergreen trees planted in clumps or strips with a mix of living evergreen and deciduous groundcovers and low shrubs. Up to 100 percent of the trees may be deciduous. Trees shall be spaced at intervals no greater than 30 feet on center.
- 2. The width of a Level III landscape buffer shall be no less than five feet. The area which is not planted with trees shall be planted with shrubs and living groundcover chosen and planted to attain a coverage of 90 percent within three years of planting. Shrubs shall be planted at a density of five shrubs per 100 square feet of that portion of the landscape area which is not planted in lawn. Lawn may be used for up to 75 percent of the required groundcover.
- 3. Landscaping located within public rights-of-way shall be approved by the department, prior to planting, as part of the review of landscape plans required by UPMC 19.65.200. Landscaping in the public right-of-way shall be in accordance with the "Design Standards and Guidelines for Streetscape Elements" adopted pursuant to UPMC 19.54.

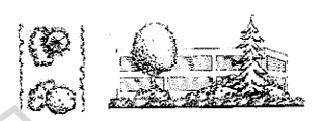
Figure 3. Landscaping Level III, Ornamental Effects



D. Level IV: Soil Stabilizing Vegetation/Landscaping. Level IV landscaping is intended to provide soil stability, prevent erosion and prevent sedimentation of off-site properties and improvements. Level IV landscaping shall consist of lawn, other living groundcover, shrubs and trees with a root structure which stabilizes soil where necessary to prevent erosion and sedimentation. Type IV landscaping may include other organic and/or

inorganic soil-stabilizing materials such as rockeries, retaining walls or other similar slope and soil stabilization devices. Level IV landscaping shall be established on all portions of development sites that are or have remained undeveloped for a period of six months.

Figure 4. Landscaping Level IV, Soil Stabilizing



(Ord. 443 § 1 (Exh. A), 2005; Ord. 423 § 73, 2004; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

#### 19.65.150 Perimeter landscape tables.

A. Residential, Commercial and Industrial Table.

			<b>Existing Uses</b>			
	School or Park	Single- or Two- Family Dwellings	Multifamily and Senior Housing	Offices and Services	Commercial Uses	Industrial Uses
			Proposed Uses			
Single- or Two-Family Subdivisions	L3		L3	L1	L1	L1
Short Plats**	L3		L3	L3	L3	L3
Multifamily and Senior Housing*	L1	L1	L2	L1	L1	Li
Mixed Use	L1	L1	L1/L2***	L3	L3	L2
Religious Assembly and Day Care	L1	L1	L2	L1	L1	L1
Offices and Services	L1	L1	L1	L3	L3	L2
Commercial	L1	L1	L1	L3	L3	L2

Uses						
Industrial Uses	L1	L1	L1	L2	L2	L3

<sup>\*</sup>Includes mobile home parks

Note: Perimeter landscaping not required when development is adjacent to vacant land.

#### B. Public Facilities and Utilities Table.

	Existing Uses								
	Single- or Two- Family Dwellings	Two-Family Subdivisions		Offices and Services	Commercial Uses	Industrial Uses			
		Pro	posed Uses						
Government and Utility Offices	L1	L1	L1	L3	L3	L2			
Schools and Parks	L1	L1	L1	L2	L2	L1			
Government and Utility Maintenance Facilities	L1	L1	L1	L2	L2	L3			
Sewage Treatment Plants	L1	L1	L1	L1	Ł1	Ll			
Accessory Utility Facilities	L2	L2	L2	L3	L3	L3			

<sup>\*\*</sup>Required on newly created vacant lots only as a condition of building permit issuance. Installation required prior to building permit final.

<sup>\*\*\*</sup>Mixed use projects that are predominantly commercial shall use an L1 buffer. Mixed use projects that are predominantly residential shall use an L2 buffer.

#### Chapter 19.70

#### GENERAL DEVELOPMENT STANDARDS

Section 19.70.010 Accessory dwelling units.

- A. Purpose. Accessory dwelling units (ADUs) are intended to increase the supply of affordable and independent housing for a variety of households, increase home and personal security, provide supplemental earnings for people with limited incomes, and increase residential densities. This should occur by utilizing the existing infrastructure and community resources throughout the city while protecting the existing character of single-family neighborhoods.
- B. General Requirements. The creation of an ADU shall be subject to the following general requirements:
- 1. Number. One ADU shall be allowed per lot of record as an accessory use in conjunction with any detached single-family structure.
- 2. Type of Unit. An ADU will be permitted as a second dwelling unit and may be attached to the principal unit, a separate detached accessory structure (e.g., cottage), or part of a detached accessory structure (e.g., carriage unit above garage).
- 3. Size. An attached ADU shall not exceed 800 square feet; provided, if the ADU is to be established within an existing multi-story structure and located entirely on a single floor, the director may allow increased size in order to efficiently use all area of this single floor. A detached ADU shall comply with accessory building size limits and related standards in 19.45.040.I. In no case shall an ADU be more than 40 percent of the principal building's total floor area of which it is a part, nor have more than 600 square feet, nor have more than two bedrooms.
- 4. Design. An ADU shall be designed to maintain the appearance of the principal dwelling as a single-family residence.
- a. Modifications to the exterior of an existing building intended to accommodate an ADU shall be architecturally consistent with the existing façade, roof pitch, siding, windows, and other exterior design elements and finish materials to the extent practicable. A detached ADU shall be designed to be architecturally compatible with the principal residence. If detached, the building shall be of the same materials/architectural style as the main dwelling on the site.
- b. Only one entrance is permitted to be located on the front façade of the principal unit. The entrance to an attached ADU shall not be directed towards any front yard unless utilizing an existing doorway.

- 5. Parking. No additional off-street parking is required for an ADU. Any additional off-street parking provided in conjunction with an ADU shall, to the extent possible, be located to the side or rear of the principal unit to minimize visual impacts on the streetscape. Such parking must be provided in the rear of the lot when alley access is available. Off-street parking shall be designed to reduce impacts on adjoining properties through the installation of vegetative screening and/or fencing. One off-street parking space shall be required for the ADU in addition to off-street parking required for the principal dwelling pursuant to UPMC 19.60.040, Calculation of required off-street parking spaces. Such parking must be provided in the rear of the lot when alley access is available.
- 6. Setbacks. Detached accessory dwelling units shall be a minimum of eight feet from the side and 10 feet from rear lot lines.
- 6. In order to encourage the development of housing units for people with disabilities, the director may allow reasonable deviation from the requirements of this section when necessary to install features that facilitate accessibility. These facilities shall conform to Washington State regulations for barrier-free facilities.
- C. Procedures. Any owner-occupant seeking to establish an ADU shall apply for approval in accordance with the following procedures:
- 1. Application. The owner occupant shall apply for a building permit for an ADU. A complete application form must demonstrate that all size thresholds and design standards are met.
- 2. Property Owner. The property owner, which shall include title holders and contract purchasers, or an on-site property manager, must occupy either the principal unit or the ADU as their permanent residence, but not both, for at least six months out of the year, and at no time receive rent for the owner-occupied unit. An ADU shall be converted to another permitted use or shall be removed if one of the two dwelling units is not owner-occupied.
- 3. Affidavit. An affidavit affirming that the owner or an on-site property manager will occupy the principal dwelling or the ADU and agreeing to all the general requirements as provided in this chapter is required.
- 4. Notice of Title. Prior to issuance of building permits, the owner occupant shall record a notice on the property title acknowledging the existence of the ADU with the Pierce County auditor. Such notice shall be in a form as specified by the department.
- 5. Reports. The department shall report annually to the city council on ADU applications, the number of units established and their distribution throughout the city, the average size of the units, and the number and types of complaints and enforcement-related actions.

### Chapter 19.85 **DISCRETIONARY LAND USE PERMITS**

#### Sections:

19.85.010 Administrative use permits.

19.85.020 Conditional use permits.

19.85.030 Variances.

19.85.040 Public facilities permits.

19.85.050 Administrative design review.

19.85.060 Amendments to discretionary land use permits.

19.85.070 Duration of a discretionary land use permit approval.

19.85.080 Revocation.

19.85.090 Relinquishment of discretionary land use approvals.

19.85.100 Time calculations.

#### 19.85.040 Public facilities permits.

A. Public Facility Permits Repealed. Existing public facility permits are considered conditional use permits. Public facilities allowed subject to a conditional use permit must meet the required finding in UPMC 19.85.020(C).

B. Recognition of Previously Granted Permits for Public Facilities. Any previously granted development permit, zoning permit or otherwise lawfully established public facility and/or activity, which existed prior to the effective date of these regulations, are hereby acknowledged and reaffirmed by these provisions. These previously granted authorities include but are not limited to unclassified use permit, conditional use permit, nonconforming use permit, planned development district, planned unit development, conditional change in zone, variances, and similar permits and approvals.

Each of these previously granted authorities are hereby defined as an existing and approved conditional use permit under these regulations, subject to any specific conditions imposed on the approval of said authority. Any public facility and/or activity which does not possess one of these authorities, but has been legally established prior to the effective date of these regulations, shall be defined as an existing and approved public facility permit, but shall be subject to the limitations imposed on all legally established uses under the bulk regulations and special use design standards until the specific permit is amended pursuant to these regulations.

Any facility or activity which possesses a conditional use permit as established herein shall not be defined as a nonconforming use under these regulations. Existing state and

federal permits, including, but not limited to, federal mining permits and leases, surface mine permits (SM), national pollution discharge elimination permits (NPDES), and solid waste permits may be used to aid in the establishment of a public facility permit for any existing facility or activity. The department shall establish and maintain a list of these permits.

(Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 330 § 2, 2001; Ord. 307 § 2, 2001).

#### Section 19.85.050 Administrative Design Review

- A. Purpose. The purpose of this section is to establish procedures for the review of small lot and multi-family developments for which design review is required. In addition, these procedures apply to projects that are subject to compliance with the design standards and guidelines for the MU, MU-O and C zones per UPMC 19.50 or the TC zone per UPMC 19.52. The design review process is intended to enable the city to evaluate development proposals with respect to architectural design, landscape design, urban form, pedestrian and vehicular circulation, utility design, and site characteristics. The process allows the city to condition development proposals to ensure their compatibility with adjoining uses, compliance with development regulations, and consistency with comprehensive plan goals, objectives and policies. The process is intended to ensure that all critical design issues are addressed early in the site planning and review stages of project development.
- **B.** Authority. The director is authorized to review development proposals subject to administrative design review. The director may approve, approve with conditions, modify and approve with conditions, or deny, the application for administrative design review. The city shall grant design approval when the director has determined that the criteria listed in subsection C have been met by the proposal. The director may impose specific conditions upon the use, including an increase in the standards of this title, which will enable the director to make the required findings in subsection C. These conditions may include, but are not limited to: restrictions on locations of structures and uses; structural restrictions that address safety, noise, light and glare, vibration, views, aesthetics, and other impacts; and increased buffering requirements, including open space, berms, fencing and landscaping.
- C. Criteria for administrative design review approval. Before any administrative design approval may be granted, the director shall adopt written findings showing that the following criteria are met by the proposal:
  - 1. The proposed use and site design will not: be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.
  - 2. The proposed use and site design will meet or exceed all applicable development, performance and design standards and conform to the intent

- of the design guidelines that apply to the specific use, location, or zoning classification.
- 3. The proposed use and site design will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.
- 4. All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.
- **D. Application procedures.** Administrative design review is classified as a Type II application. The processing procedures for this application are described in UPMC 22.05.
- **E. Pre-application review.** Applicants are encouraged to schedule a pre-application meeting with the City's technical review committee prior to formal project application. An applicant may present schematic sketches and a general outline of the proposal for a preliminary staff review. The meeting is intended to provide a prospective applicant with information concerning application procedures, submittal requirements and design standards and guidelines that may be applicable to the proposal. The meeting is also intended to provide a prospective applicant with early input and initial design direction from city staff on the proposal. The completion of this pre-application review process does not vest any future application.
- **F. Final design review.** The director may determine that a design submittal generally meets the criteria listed in subsection C but includes specific design elements that will require a more detailed review later in the design process to demonstrate full compliance. In such case, the director may grant design review approval subject to the submittal and approval of additional detailed plans. This final design review is intended to ensure that all specific design issues identified during the director's initial review are fully addressed prior to issuance of a building permit, site development permit or other construction permit.
- **G. Submittal requirements.** Application for administrative design review shall be submitted on forms provided by the city. A minimum of 10 sets of the following plans, materials, and other applicable information shall be submitted with the application in clear and intelligible form:
  - 1. A site plan drawing at a scale of not less than one inch per 50 feet that shows:
    - a. The location of all existing and proposed structures and improvements, including, but not limited to, fences, culverts, bridges, roads and streets on the subject property;
    - b. The boundaries of the property proposed to be developed and, if the property is to be subdivided, the boundaries of each proposed lot within the property;

- c. All proposed and existing buildings and setback lines, including those located on adjoining properties;
- d. All areas to be preserved as buffers or to be dedicated to a public, private, or community use or for open space and information regarding the percentage of area covered and size and type of existing vegetation to be removed or to be retained;
- e. All existing and proposed easements;
- f. The locations of all existing utility structures and lines;
- g. The stormwater drainage systems and management plan for existing and proposed structures and parking facilities;
- h. All means of vehicular and pedestrian ingress and egress at the site and the size and location of driveways, streets and roads;
- i. The design of off-street parking areas showing the size and location of internal circulation and parking spaces;
- j. The location and design of trash enclosure areas, exterior lighting, exterior signage, mechanical and utility facility areas;
- 2. Elevation plans drawn to scale for each building or structure elevation. Additions and alterations to existing structures shall be clearly identified on the plans. Design details such as exterior finish materials and textures, lighting and other fixtures, and design elements such as belt courses, brackets, chimneys, cornices, roof overhangs, window trim, sills and sashes, shall be identified to assist with the review process;
- 3. Sign plan showing the location, dimensions, area, design, material, color and methods of illumination of all exterior signs;
- 4. Exterior mechanical device screening plans that identify the building elevation and site plans of all proposed exterior mechanical devices, including roof mounted equipment, and proposed screening;
- 5. Landscape plan drawn to scale showing the locations of existing trees to be removed and to be retained on the site, the location of proposed landscaping, and location and design of irrigation systems. In addition, a plant schedule indicating species, varieties, sizes and numbers of plant to be installed, and planting specifications shall be submitted. The documentation should meet the requirements of UPMC 19.65 and demonstrate compliance with applicable design standards and guidelines;

- 6. Topographic map that delineates contours, both existing and proposed, at intervals of two feet, and that locates existing streams, wetlands, forested areas and other natural features;
- 7. A grading plan showing existing and proposed grades;
- 8. The existing zoning district of the proposed development site and any other zoning district within three hundred feet of the site;
- Impervious surface calculations, including: the proposed number of square feet of surfaces covered by buildings, driveways, parking lots, or any other structure covering land; the total number of square feet in the entire proposed development site; and the percentage of the site covered with impervious surface;
- 10. The proposed number of dwelling units and number of bedrooms in the development;
- 11. The proposed number of square feet in gross floor area for each residential and nonresidential use; and
- 12. For properties containing critical areas or their regulated buffers, all informational requirements specified in Title 17 Critical Areas shall be included in the design review submittal.
- **H.** Waiver of submittal requirements. The director may waive the submittal requirement for any of the items listed in subsection F when, in the reasonable discretion of the director, the item is inapplicable or unnecessary for the completion of the design review.
- I. Request for additional information. The director may require the applicant to submit additional information or material that is necessary for the proper review of the application.
- **J. Performance bond.** The director may require as a condition of administrative design review approval that the applicant furnish the city with a performance bond, or other form of guarantee deemed acceptable by the city attorney, to secure the applicant's obligation to complete the provisions and conditions of the design submittal as approved. If a performance guarantee is required under this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any necessary work.

#### 19.85.060 Amendments to discretionary land use permits.

- A. Amendment Standards Discretionary Land Use Permits. This section provides the method for amending conditions of approval and final development plans that have received discretionary land use permit approval.
- 1. Minor Amendment. Minor amendments shall be consistent with the requirements set forth in subsection (A)(1)(c) of this section, and shall include, but not be limited to, adjustments to site plan and structure layout, provided the adjustment is generally consistent with the original approval; minor adjustments to site access, parking area layout, additions of fences, retaining walls, and mechanical equipment; adjustments to building height, provided the height is below the maximum allowed in the zone; and adjustments to the landscaping plans such as changes to plant materials.

The following procedures shall be required for all minor amendments.

- a. Requests for minor amendments shall be in writing from the property owner or the owner's authorized agent and shall fully describe the amendments requested and the reasons therefor.
- b. Minor amendment applications may be routed for comments to any city division and to any agency with jurisdiction at the director's discretion.
- c. Minor amendments shall meet all of the following requirements:
- i. A change to a condition of approval does not modify the intent of the original condition.
- ii. The perimeter boundaries of the original site shall not be extended by more than five percent of the original lot area.
- iii. The proposal does not increase the overall residential density of a site.
- iv. The proposal does not change or modify housing types.
- v. The proposal does not reduce the designated open space.
- vi. The proposal does not add more than five percent gross square footage of structures to the site.
- vii. The proposal does not increase the overall impervious surface on the site by more than five percent.

- viii. Any conditions or expansions approved through minor amendments that cumulatively exceed the requirements in this section shall be reviewed as a major amendment.
- d. Burden of Proof. The applicant has the burden of proving by a preponderance of the evidence that the proposed amendment meets all of the criteria in subsection (A)(1)(c) of this section.
- e. Approval. The director may approve an application for a minor amendment, approve with additional conditions, require modification of the proposal to comply with specified requirements or determine that the application shall be processed as a major amendment.
- f. Denial. The director shall deny an application for amendment if the proposal does not meet or cannot be conditioned to meet subsection (A)(1)(c) of this section.
- g. The director's decision may be appealed as provided in UPMC Title 22.
- Major Amendments.
- a. Any modification exceeding the provisions of subsection (A)(1)(c) of this section shall be considered a major amendment and shall follow the same procedure required for a new application and fee.
- b. Major amendments shall be subject to the most current city codes.

#### 19.85.070 Duration of a discretionary land use permit approval.

If a discretionary land use permit approval is not exercised within one year from the effective date of approval, or within five years from the effective date of an administrative design approval associated with a preliminary plat or short plat, it shall automatically become null and void. For good cause, the appropriate review authority (hearing examiner or director) may grant a one-time extension of one year if an extension request is filed with the department no less than 45 days prior to the date of expiration. A properly filed application for a time extension shall stay the effective date of expiration until action on the request has become final. The process for taking action on the request shall be the same used for the original discretionary land use permit application. Before taking action to grant an extension, the review authority shall adopt written findings showing that the following circumstances exist:

A. The proposal approved under the terms of the discretionary land use permit application originally granted remains in conformance with current development standards and design guidelines contained or referenced in this title. If the proposal would no longer conform to this title as a result of more restrictive standards or guidelines being adopted subsequent to the original approval, the review authority may consider a modified proposal that would comply with the more restrictive standards or guidelines.

B. The findings adopted in support of the original discretionary land use permit approval remain valid and supportive of the time extension request.

#### 19.85.080 Revocation.

- A. Purpose. The purpose of this section is to establish procedures to be followed when action is initiated to revoke a discretionary land use permit.
- B. Authority. The hearing examiner may revoke or modify a major variance, conditional use permit or planned development district approval when it has determined that one or more of the grounds listed in subsection E exists. The director may revoke or modify an administrative use permit, minor variance or administrative design review approval when it has determined that one or more of the grounds listed in subsection E exists.
- C. Initiation of a revocation. Revocation may be initiated by a request from an adversely affected property owner or other aggrieved party, a motion by the city council to refer the matter to the hearing examiner, or the director.
- D. Procedures. Review of a motion, recommendation or request for revocation by the appropriate review authority shall be conducted in the same manner as was required for the initial consideration of the discretionary land use permit. Procedures concerning public notice, reporting and appeals shall be the same as for the initial review.
- E. Grounds for Revocation or Modification. A revocation or modification of a discretionary land use permit by the appropriate review authority shall be made on any one or more of the following grounds:
- 1. The approval was obtained by deception, fraud or other misrepresentations;
- 2. The use for which the approval was granted has ceased to exist or has been suspended for one year or more;
- 3. That the permit granted is being, or recently has been, exercised contrary to the terms or conditions of the approval or the applicable development regulations that govern the permit; or
- 4. The use for which the approval was granted was so exercised as to be detrimental to the public health or safety.
- F. Submittal requirements. A request for a revocation by an adversely affected property owner or other aggrieved party shall be submitted on forms provided by the department. The party requesting the revocation shall submit a statement indicating the specific grounds listed in subsection E that provide the basis for the request. Based on a preliminary review of the request, the director may determine that additional information

is necessary to complete the review and shall be provided by the party requesting the revocation.

#### 19.85.090 Relinquishment of Discretionary Land Use Approvals.

A property owner may elect to relinquish a previously approved discretionary land use permit in order to obtain another use or density which is now permitted outright under a new zone classification. In recognition of the relinquishment, any use authorized by the discretionary land use permit shall cease, unless said use is allowed outright under the underlying zone classification. The petitioner for relinquishment shall follow the following process:

- A. The property owner must submit in writing to the department the request including the reasons for the relinquishment. Accompanying the request should be a copy of the original approval.
- B. The request will be reviewed by staff to determine if any conditions of the original approval conflict with the request for relinquishment. If the conditions or terms of the discretionary land use permit conflict with the request, the request will be forwarded to the director or examiner, as appropriate to the original review procedure for a decision.
- C. The department will respond in writing to the owner with a determination and provide the examiner a copy of that determination.

#### 19.85.100 Time calculations.

Any reference to a time period, unless otherwise specifically stated, shall be calculated based upon calendar days.

#### Chapter 19.90 AMENDMENTS

#### Sections:

19.90.010 Purpose.

19.90.020. Development regulation and zoning map amendments.

19.90.030 Legislative amendments.

19.90.040 Quasi-judicial rezones.

#### 19.90.010 Purpose.

This title and the official zoning map may be amended whenever required by public necessity, convenience or welfare. The purpose of this chapter is to establish authority and procedure for such amendments.

(Ord. 443 § 1 (Exh. A), 2005; Ord. 434 § 1, 2004; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

#### 19.90.020 Development regulation and zoning map amendments.

- A. Amendments. This chapter provides the method for amending the text and tables of the city's development regulations and the zoning map. Amendments to development regulation text and tables are legislative amendments. In addition, changes to the zoning map that are citywide, area-wide, or have area-wide significance are legislative amendments. All other site-specific map amendments (or "rezones") are quasi-judicial amendments. Legislative and quasi-judicial amendments shall be processed as provided in this chapter. Quasi-judicial map rezones shall be consistent with the land use designations in the city's comprehensive plan.
- B. Rezones Versus Reclassifications. A rezone shall mean the change of a zone designation on the city's zoning map and is subject to the provisions of this chapter. A reclassification is a change of a comprehensive plan land use designation and is subject to the provisions contained in UPMC Title 16. When a proposal requires both a reclassification and a rezone, the following shall apply:
  - 1. A reclassification and a legislative rezone may be conducted concurrently.
- 2. A reclassification and a quasi-judicial rezone shall be conducted in phases, with the reclassification occurring first in time.
- C. Any interested person, including applicants, citizens, city council, planning commission, hearings examiners, city staff, or staff of other agencies may request amendments to the zoning code, other development regulations or zoning map.

- D. Application Required. For the purpose of advising and informing an applicant of the procedural requirements and to ensure that an application is in satisfactory form, the department may require a pre-filing conference.
- 1. The department shall provide the application forms and submittal requirements for amendments.
- 2. No amendment shall be processed until the director determines that the information necessary to review and decide upon the amendment is complete.
  - 3. An application fee may be required, adopted by separate resolution.

(Ord. 443 § 1 (Exh. A), 2005; Ord. 434 § 1, 2004; Ord. 423 § 74, 2004; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

#### 19.90.030 Legislative amendments.

- A. Amendments. Amendments to development regulation text and tables and rezones of area-wide significance are legislative actions and shall be considered by the city council following review and recommendation by the planning commission.
- B. Requests Docket. Requested legislative amendments shall be docketed and considered by the planning commission and city council at least on a bi-annual basis, consistent with the provisions of Chapter 36.70A RCW.
- C. Staff Report. The director shall prepare a written report on each legislative amendment pending before the planning commission. The report shall be provided to the planning commission and any parties of record before the public hearing. Each report shall contain:
- 1. Any proposed factual findings of the city department proposing the amendment;
- 2. Any comments from city departments, agencies, districts and other interested parties;
- 3. The environmental assessment or copy of any environmental determination or final environmental impact statement; and
  - 4. The department's recommendations on the amendment.
- D. Public Hearing Required by Planning Commission. The planning commission shall give notice and hold at least one public hearing prior to a recommendation for adoption or amendment of any amendment. Alternatively, the planning commission may hold a joint public hearing with the city council.

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- E. Recommendation by Planning Commission. Each determination recommending a legislative amendment shall be supported by written findings and conclusions showing the following:
- 1. That the proposed amendment is consistent with the goals, objectives and policies of the comprehensive plan;
- 2. That the proposed amendment is in the best interest of the citizens and property owners of the city;
- 3. That the proposed amendment enhances the public health, safety, comfort, convenience or general welfare;
- 4. For rezone requests, that the proposed amendment to the zoning map is consistent with the scope and purpose of this title and the description and purpose of the zone classification applied for;
- 5. For rezone requests, that there are sufficient changed conditions since the previous zoning became effective to warrant the proposed amendment to the zoning map;
- 6. For rezone requests, that the proposed amendment to the zoning map will not be materially detrimental to uses in the vicinity in which the subject property is located.
- F. Adoption by the City Council. Following receipt of the planning commission's recommendation, the city council may hold additional public hearings at its discretion.
- G. Should the city council agree to an amendment to the development regulations and/or zoning map, such amendments shall be adopted by ordinance.

(Ord. 443 § 1 (Exh. A), 2005; Ord. 434 § 1, 2004).

#### 19.90.040 Quasi-judicial rezones.

- A. A quasi-judicial rezone application shall require a specific development proposal for the subject property with sufficient detail to enable the city to evaluate the applicant's proposal for conformance with the applicable criteria and to adequately condition the rezone request to protect the public interest if appropriate. In addition, the director may require the applicant to participate in a meeting to inform citizens about the proposal.
- B. An application for a quasi-judicial rezone shall be processed in accordance with UPMC Title <u>22</u>, Administration of Development Regulations, except that the decision of the hearings examiner shall not be final, but shall be a recommendation to the city council.

C. Public Hearing. The hearings examiner shall hold an open record public hearing on each application. Any person may participate in the hearing by submitting written comments or making oral comments at the hearing.

# D. Decision Criteria.

- 1. The hearings examiner shall recommend approval or approval with conditions or modifications if the applicant has demonstrated that the proposal complies with the decision criteria set forth in this section.
- 2. The applicant carries the burden of proof and must demonstrate that the criteria are met by a preponderance of the evidence.
- 3. If the criteria are not met, the hearings examiner shall recommend denial of the application.
- 4. Criteria. All criteria must be met in order for an application to be approved. The applicant must demonstrate the following:
  - a. The proposed rezone is in the best interest of the residents of the city;
  - b. The proposed rezone is appropriate because either:
  - i. Conditions in the immediate vicinity of the subject property have so significantly changed since the property was given its present zoning that, under those changed conditions, a rezone is within the public interest; or
  - ii. The rezone will correct a zone classification or zone boundary that was inappropriate when established;
  - c. The proposed rezone is consistent with the comprehensive plan;
  - d. The proposed rezone is consistent with all applicable provisions of UPMC Title 19, including any specific design criteria;
  - e. The proposed rezone bears a substantial relation to the public health, safety, and welfare;
  - f. The site plan of the proposed project is designed to minimize all significant adverse impacts on other properties;
  - g. The site plan is designed to minimize impacts upon the public facilities, services and utilities;
    - h. The proposal is not inconsistent with the surrounding area;

- i. If applicable, that there is a means of developing, preserving, and maintaining open space;
- j. That all conditions necessary to lessen any impacts of the proposed use can be monitored and enforced.
- E. Recommendation by the Hearings Examiner. After considering all of the information submitted on the matter, the hearings examiner shall issue a written recommendation to the city council setting forth the examiner's findings, conclusions and recommendation. The recommendation shall include the following:
- 1. A statement of facts presented to the hearings examiner that supports his or her recommendation, including facts supporting any conditions and restrictions that are recommended.
  - 2. A statement of the hearings examiner's conclusions based on those facts.
  - 3. A statement of the criteria used by the hearings examiner in making the
- 4. Any conditions, restrictions, and modifications that the examiner determines are reasonably necessary to eliminate or minimize any undesirable effects of granting the requested rezone.
- F. Distribution of Written Recommendation. The director shall distribute copies of the recommendation of the hearings examiner to the applicant, each person who submitted written or oral testimony at the public hearing, and the city council. The director shall include a draft resolution or ordinance that embodies the hearings examiner's recommendation with the copy of the recommendation sent to each city council member.

# G. City Council Action.

- 1. Time for Consideration. The city council shall consider and take final action on the application at a public meeting within 90 calendar days of the date of issuance of the hearings examiner's recommendation. This time period may be extended upon written agreement of the director and the applicant. Calculation of this time period shall not include any time necessary for reopening the hearing before the hearings examiner or further action by the examiner in the event of remand from the city council.
- 2. Closed Record Hearing. The city council review and consideration of the rezone application shall be conducted as a closed record hearing and shall be limited to the record of the hearing before the hearings examiner, the hearings examiner's written recommendation, and comments received during the closed record hearing. No new evidence or information may be presented at the closed record hearing.
- 3. Argument. Persons entitled to participate in the closed record hearing are limited to parties of record in the open record hearing. Arguments made at the hearing

must be limited to the information contained in the record developed by the hearings examiner and must specify the specific findings or conclusions disputed, if any, and the relief requested from the city council.

- 4. Burden of Proof. The applicant carries the burden of proof and must demonstrate to the city council that the decision criteria are met by a preponderance of the evidence. If the criteria are not met, the city council shall deny the application.
- 5. City Council Decision. The city council shall review the hearings examiner's recommendation for compliance with the review criteria set forth in this chapter. After consideration the city council may remand the application to the hearings examiner to reopen the hearing for additional evidence and supplementary findings and conclusions, or further actions as directed. If not remanded or after remand, the city council shall, by ordinance approved by a majority of the total membership, take one of the following actions:
  - a. Approve the application;
  - b. Approve the application with modifications or conditions; or
  - c. Deny the application.
- 6. Conditions and Restrictions. The city council shall include in an ordinance granting the rezone any conditions and restrictions it determines are necessary to meet the decision criteria or to eliminate or minimize any undesirable effects of granting a rezone. Any conditions, modifications and restrictions that are imposed shall become part of the decision.
- 7. Findings of Fact and Conclusions. The city council may adopt by reference some or all of the findings and conclusions of the hearings examiner. The city council shall include in the ordinance:
  - a. A statement of the facts that support the decision, including the facts that support any new conditions, restrictions, or modifications that are imposed;
  - b. The city may require that the applicant enter into a concomitant agreement with the city as a condition of the rezone. Such agreement may impose development conditions designed to mitigate potential impacts of the rezone and the development;
    - c. The city council's conclusions based on its finding of facts.
- 8. Effect. The decision of the city council on an application is the final decision of the city.

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- H. Minor Modifications. Subsequent to the adoption of the ordinance, the applicant may apply for a minor modification to a site plan approved as part of that ordinance. The director shall review applications for a minor modification. The director may approve a minor modification only if the director finds that:
- 1. The change will not result in reducing the landscaped area, buffer areas, or the amount of open space on the project by more than five percent;
  - 2. The change will not result in increasing the residential density;
- 3. The change will not result in increasing gross floor area of the project by more than five percent;
- 4. The change will not result in any structure, or vehicular circulation or parking area being moved more than 10 feet in any direction and will not reduce any required yard;
  - 5. The change will not result in any increase in height of any structure;
- 6. The change will not result in a change in the location of any access point to the project;
- 7. The change will not increase any adverse impacts or undesirable effects of the project and that the change in no way significantly alters the project; and
  - 8. The change will not modify the intent of any condition.
- I. Major Modifications. If the applicant seeks a modification to the approved site plan that does not meet the requirements of a minor modification, the applicant may propose a major modification by submitting an application for a quasi-judicial project-related rezone. The city will process such application in the same manner as an application for a new quasi-judicial project-related rezone.

# J. Expiration.

- 1. The applicant must begin construction, or submit to the city a complete building permit application for the development activity, use of land, or other actions approved under this chapter, within two years after the final city decision on the matter is issued. Failure to do so shall render the city approval of the applicant's proposal void, and the zoning of the subject property shall revert to its original zoning; provided, however, the city council, upon a showing of good cause, may extend the time limits contained herein.
- 2. The applicant must substantially complete construction of the development activity, or use of land, or other actions approved under this section and complete all

applicable conditions of approval within five years after the final city decision on the matter is issued. Failure to do so shall render the city approval void.

- 3. If litigation is initiated, the time limits of this section shall be automatically extended by the length of time between the commencement and final termination of that litigation. If the development activity, use of land, or other action approved under this chapter includes phased construction, the time limits of this subsection may also be extended at the discretion of the director.
- K. Time Extension. At least 30 days prior to the lapse of approval for a project-related rezone, the applicant may submit an application in the form of a letter with supporting documentation to the department of development services requesting a one-time extension of the time limits set forth in subsection (J) of this section of up to one year. The request must demonstrate:
- 1. The applicant is making substantial progress on the development activity, use of land, or other actions approved under this chapter; and
- 2. That circumstances beyond the applicant's control prevent compliance with the time limits.
- L. Judicial Review. The action of the city in granting or denying an application under this chapter may be reviewed pursuant to UPMC Title 22.

(Ord. 443 § 1 (Exh. A), 2005; Ord. 434 § 1, 2004).

# **CITY OF UNIVERSITY PLACE**

# DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT

Exhibit A Adopted by Reference in UPMC Chapter 19.53 Effective October 5, 2009

University Place Planning and Community Development Department

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# 1. INTRODUCTION

The Design Standards and Guidelines for Small Lot and Multi-family Development are adopted by the City of University Place to implement the goals and policies of the Comprehensive Plan. Specifically, these guidelines implement the City's Comprehensive Plan land use policies relevant to urban design, pedestrian circulation, neighborhood and community identity, housing choice and residential design. The design standards and guidelines supplement Title 19 zoning regulations and will be used by the City to evaluate design review applications for qualifying small lot and multi-family projects.

Comprehensive Plan policies encourage a diversity of housing types that respond to market demand for a greater choice of housing options than is currently available in the community. An objective is to accommodate housing at moderately higher densities in specific areas of the city than has traditionally been constructed in single family neighborhoods. The design standards and guidelines direct two such types of housing, small lot and multi-family development, to be built to high standards and achieve pedestrian-oriented designs that encourage interaction among neighbors. They also provide strategies to efficiently and effectively manage and protect the city's existing natural systems, including water quality, habitat and biological resources, from the harmful effects of land development and stormwater runoff. The guidelines and standards are intended to ensure that low impact development components are integrated into the designs of future small lot and multi-family development. The goal is for this new housing to become a valued addition to the city's existing residential neighborhoods and enhance the community's positive identity.

# A. PURPOSE AND OBJECTIVES

The primary purpose of this document is to provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City's expectations for the planning, design and review of small lot and multi-family development proposals in University Place.

The design standards and guidelines provide a framework to evaluate new development projects against the City's objective to ensure that these projects are well designed, integrated compatibly into the neighborhood context, and contribute to an enhanced community aesthetic.

These guidelines are intended to do the following:

- Provide a basis for making fair and consistent decisions in design review;
- Ensure compatibility of new homes within existing neighborhoods;
- Provide incentives for investment;
- Enhance property values; and
- Serve as a design tool and reference document for residents, designers, property owners, staff and decision-makers.

# B. APPLICABILITY AND USE TYPES

The design standards and guidelines apply to "small lot" single family and "multi-family" developments. "Small lots" typically are those less than 6,000 square feet, and small lot developments encourage diversity in the size of dwelling units by promoting and preserving smaller homes on smaller lots. "Multi-family" buildings are designed for occupancy by three or more families in three or more dwelling units, and multi-family developments can be designed to accommodate rental or owner-occupied units. The standards and guidelines apply to new small lot developments in R1 Residential and R2 Residential zones and new multi-family developments in Multi-family Low (MF-L) and Multi-family High (MF-H) zones. They will also apply to infill single-family dwellings on existing substandard lots of record and qualifying modifications to existing small lot and multi-family development. Provisions are organized by and based on development type, rather than zoning designation.

For a complete listing of qualifying and exempt residential projects, see UPMC 19.53.030

Qualifying residential projects will be subject to administrative design review in accordance with UPMC 19.85.050 to ensure conformance with the design standards and guidelines. In some cases, design provisions are mandated and in other cases there is more flexibility in how a project can meet a particular design objective. Generally, the following rules apply to language used in Chapters 3 and 4:

- a. "Shall" or "Must" indicates a design standard and means that conformance is mandatory.
- b. "Should" or "Encouraged" means the guideline is intended to be a recommendation about how to implement the goals of the design standards and guidelines.

The design standards and guidelines shall be used in conjunction with other documents adopted by the City that contain goals, development parameters, and more specific regulations relative to a particular type of development. Projects shall comply with applicable provisions of the comprehensive plan, zoning code and other municipal code requirements. When provisions included in the design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided.

# C. Design Review Process

One of the paramount goals of the City's comprehensive plan is to retain or create the qualities that comprise livable, memorable and diverse community life. Zoning and other numerical standards and formulas are inadequate tools, by themselves, for building a livable community in that they cannot ensure quality of physical design. Design review is intended to be a complementary means of retaining, enhancing, or creating a sense of community through its physical structures. Administrative design review is a discretionary process established to determine the compliance of a development proposal with applicable design standards and guidelines. The design review process ensures that there is a harmonious balance between the natural and built environments in a community. It is also used to ensure quality development in accordance with the City's design objectives and to ensure that the appearance of development will be compatible and harmonious with the use and enjoyment of surrounding properties.

Applicants should review this document's stated purpose and objectives, design goals and concepts section, and design standards and guidelines section, to understand the rationale and spirit of the guidelines. Applicants should contact the City early in the project planning and

design process to determine application and processing requirements and discuss key issues particular to a specific site.

# D. ORGANIZATION OF THE DOCUMENT

The Design Standards and Guidelines for Small Lot and Multi-family Development document is structured into the following chapters:

- 1) Introduction
- 2) Design Goals and Concepts
- 3) Design Standards and Guidelines for Small Lot and Multi-family Residential Developments
- 4) Landscape Design Standards and Guidelines

Chapter 2 provides an introduction to overall design goals and design concepts. Chapter 3 includes specific standards and guidelines that meet the design goals and implement the neighborhood design concept. This chapter is organized into separate sections for small lot residential development and multi-family development. For each residential use type, there are key design components with specific approval standards and corresponding design guidelines to meet the City's design objectives. Graphics and photos are used throughout Chapter 3 to illustrate design objectives, but are not intended to depict the only design solution to a specific criteria or guideline. Chapter 4 includes standards and guidelines for landscape design that is common to small lot and multi-family projects. This document also includes appendices for definitions of special terms used, a checklist for small lot development applications, and a checklist for multi-family development applications.

# 2. DESIGN GOALS & CONCEPTS

This chapter provides overall design goals and design concepts for the achievement of good urban design citywide. Specific goals for each development type are provided in Chapter 3, followed by standards and guidelines to achieve the design goals. The standards are intended to mandate necessary design components in small lot and multi-family projects that will help to create or preserve good urban fabric. The guidelines are intended to encourage high-quality building and site design while allowing flexibility for designers on a site-specific basis.

# A. OVERALL DESIGN GOALS

The design standards and guidelines have been created to help protect and improve the existing character of University Place's established residential neighborhoods. Overall design goals for small lot and multi-family developments are listed below.

- Preserve and enhance the existing character of established residential neighborhoods by encouraging development that creates a strong community image and a harmonious appearance;
- Promote new construction that respects and responds to the character of the surrounding built and natural environments and is compatible with existing and evolving residential neighborhoods' site development patterns, mass and scale, and streetscape appearance;
- Encourage new small lot and multi-family developments that balance diversity of style
  with respect for the surrounding context;
- Decrease the visual prominence of the automobile and related facilities, such as streets, driveways and parking areas, in residential neighborhoods;
- Encourage greater variety in housing types, housing choices, site planning and density mixes in order to provide more diversity and visual interest in the city's residential development, while preserving the city's predominantly single-family residential character:
- Foster consideration of neighbors' concerns regarding privacy, scale, massing and streetscape;
- Provide design parameters for residential structures so that the projects are
  harmoniously integrated as they relate to the architecture in the vicinity in terms of colors
  and materials, scale and building design. Designs should be sensitive to and compatible
  with historic and architecturally significant buildings in the vicinity, and should enhance
  important community gateways and view corridors;
- Encourage development that contributes to the character of University Place by establishing linkages to community focal points, such as open space, parks, schools and civic buildings;
- Strengthen the pedestrian realm by encouraging landscaping and building elements, such as enhanced paving materials, accent lighting, streetscape furniture and adequate

sidewalk space, which will contribute to pedestrian environments that are attractive and physically safe;

- Maximize stormwater infiltration within developments and minimize the amount of stormwater that is transferred off-site through the use of LID techniques; and
- Encourage new development that is urban, environmentally sustainable and energy efficient in scale, treatment and character.

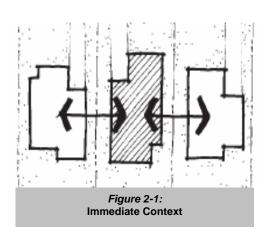
# B. Neighborhood Design Concepts

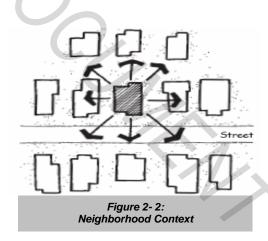
University Place is an established community with existing neighborhoods that have a rich and diverse history. It is a primary objective of these guidelines to ensure that new small lot and multi-family developments are compatible with the adjacent homes and surrounding neighborhood. Information in this section is intended to explain the concept of neighborhood design.

# What is a neighborhood?

Neighborhoods are defined as a place with a character and a boundary. They are the strategic building blocks of a community. A neighborhood can be considered at two levels:

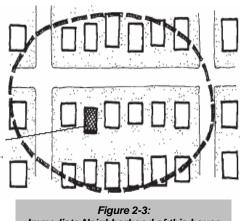
- a) The immediate context or how the house or other residential structure relates to the adjacent houses and buildings (see Figure 2-1); and
- b) The neighborhood context or how the house or other residential structure relates to the visual character and scale of other houses and buildings in the general vicinity (see **Figure 2-2**).





# What are the limits of a neighborhood?

For the purposes of these guidelines, neighborhood is defined as the block in which the subject property is located and the area of influence around the residence. For areas of the community that do not have an established block pattern, the neighborhood may be considered an area framed by arterial or collector streets, topographic or other natural features, or typified by one or more common characteristics. The nature of a neighborhood is often determined by the patterns shared between the houses and other structures that formed that neighborhood. These patterns or characteristics include similarities in mass, scale, complexity of form, topography, relationship to the street and to each other (see Figure 2-3).



Immediate Neighborhood of this house

# How does a house or other residential structure contribute to the neighborhood character?

The scale and mass, window and door patterns, roof and architectural style of a building all make up the character of the building. Following are some of the common architectural elements that contribute to the character of an individual house and other residential structures and the neighborhood:

- General height and mass of buildings in the neighborhood
- General location of buildings on the street and the way those buildings meet the street porches, walkways, landscaping
- Setback, parking and garage patterns
- Architectural style of a house or houses in a neighborhood
- Arrangement of major building forms
- Location of entries
- Roof forms
- Number of stories
- Materials
- Window type
- Landscaping
- Historic buildings or features
- Topography

The City recognizes and values the unique characteristics of its existing neighborhoods. This section is not intended to dictate a single solution to every type of neighborhood development application. Rather, these guidelines introduce good neighborhood design concepts and general provisions that can be applied to varying degrees within the distinct types of neighborhoods throughout the city.

# C. LOW IMPACT DEVELOPMENT CONCEPTS

Low Impact Development (LID) is a more sustainable land development approach (compared with conventional designs) that begins with a site planning process that identifies critical natural resource areas for preservation. LID mimics a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.



Figure 2-4
Large, impervious surfaces eliminate
vegetation and prevent water from
infiltrating into the ground

Development patterns based on conventional zoning codes often result in "sprawl" with its associated large impervious areas, loss of natural resources and habitat, increase in nonpoint source pollution, and alteration of hydrologic systems. Conventional developments often start with clearing and leveling of the entire parcel. Construction of wide, paved roads and over-designed large parking lots typically follows. These sprawling impervious areas eliminate vegetation and prevent water from infiltrating into the ground (see Figures 2-4) and **2-5**). The result is the conveying of polluted runoff to water bodies. In order to deal with stormwater that runs off these sites, structural controls such as catch basins, pipes, and detention ponds are used. Instead of "greenscapes", conventional landscaping of these developments brings additional concerns including the introduction of non-native plants, use of herbicides, pesticides and fertilizers, and excessive water consumption.

The LID approach provides opportunities to build homes while conserving natural areas and drainage patterns. LID is accomplished as a two-step process; FIRST -- thoughtful site

planning and, SECOND -- incorporation of "natural" stormwater best management practices (BMPs).

Thoughtful site planning begins with the identification of critical site features such as wetlands, habitat areas, or drinking water protection areas that should be set aside as protected open space. Natural features, such as vegetated buffers and view sheds, will also play an integral role in any LID planning exercise. After the critical open space areas are identified and set aside, sustainable development areas are then identified as "building envelopes".

Within the delineated building envelopes, a broad range of design techniques or BMPs, such as shared driveways, permeable pavers, and bioretention, are used to reduce the level of impervious cover and improve the quantity and



Figure 2-5
A clustered development with smaller setbacks and preserved natural areas (left) contrasts with a conventional subdivision where all the trees have been removed.

quality of stormwater drainage. Other LID design techniques include green roofs, roof rainwater collection systems, rain gardens, grassed swales, stormwater infiltration systems, and alternative landscaping. Through these techniques, natural drainage pathways are conserved, open space is preserved, and the overall impact from development is significantly reduced.

Often LID techniques provide benefits beyond those related to water and drainage. For example, green roofs also muffle noise by reducing reflective sound, mitigate "urban heat island" effects by creating microclimates that cool and humidify air in their immediate area, absorb dust and smog as well nitrates and other aerosol contaminants from air and rainfall, and generally provide natural habitat for wildlife including birds, butterflies, and insects.

LID techniques implement development practices that are sustainable and can result in: multifunctionality, lower construction costs, environmental and social benefits, reduced off-site costs, more functional use of open space land, better integration of the built environment with the natural environment, reduced energy costs and increased property values.

Design guidelines in Chapters 3 and 4 related to LID are identified with a "" symbol.

# D. DESIGN ELEMENTS

Chapter 3. The design standards and guidelines in Chapter 3 are organized into two housing type categories – small lot development and multi-family development, and three design elements for each housing type. This section explains the importance of each element in building stronger neighborhoods.

# 1. Site Planning and Design

Site planning and design standards and guidelines are intended to improve site planning to enhance the image of the city, reflect unique site characteristics, and provide strong neighborhood environments; promote a superior appearance for both small lot single-family and multi-family developments; minimize modifications to topography, preserving existing vegetation whenever possible; minimize the creation of impervious surfaces; create appropriate provisions for vehicular and pedestrian circulation; develop site plans that preserve and integrate healthy and mature existing trees into the overall development scheme to establish optimum environmental conditions by providing shade, air purification, management of stormwater runoff, etc.; protect natural site features, open space, and historic structures to the maximum extent possible in order to maintain the local character, and use and incorporate such features and areas as community amenities; and provide useable open space, or maintain significant natural areas, for the use and enjoyment by residents of the new developments.

The Site Planning and Design section features the following subcategories:

- Building Siting and Orientation
- Grading and Stormwater Management
- Lot Standards
- Front Yards/ Entrances
- Parking and Garage Placement and Design

# 2. DESIGN GOALS & CONCEPTS

- Individual Outdoor Spaces
- Common Open Spaces
- Utility Areas and Accessory Structures

# 2. Building Design

Building design guidelines are intended to create and add to the visual interest of University Place's streets; ensure quality and consistency in building architectural character and style; ensure compatibility with adjacent development, as applicable; avoid featureless building massing; provide building design details to reduce the visual scale of large multi-family buildings; achieve unity of design through the use of similar materials and colors; ensure use of building materials that are durable and attractive; encourage the provision of private open spaces for residents' enjoyment; and ensure accessory structures are compatible in design with the primary buildings they serve.

Additions to existing structures should be designed to be compatible with the architectural style of the structure and surrounding neighborhood. Small lot residential buildings should be designed to avoid large, featureless facades. Multi-family developments should be designed to be compatible with surrounding single-family neighborhoods.

The Building Design section features the following subcategories:

- Mass, Scale and Form
- Architectural Style
- Façades and Entries
- Roofs
- Materials and Colors
- Windows and Doors, Porches and Balconies
- Other Design Elements

# 3. Lighting

Lighting guidelines are intended to eliminate adverse impacts of light spillover; provide attractive lighting fixtures and layout patterns that contribute to a unified exterior lighting design; encourage energy efficiency, and provide exterior lighting that promotes safe vehicular and pedestrian access to and within a development, while minimizing impacts on adjacent properties and the nighttime sky.

Chapter 4. The design standards and guidelines in Chapter 4 apply to landscape design that is common to small lot and multi-family projects. Landscaping guidelines encourage designers to consider creative ways to screen and buffer unsightly uses; separate incompatible uses; enhance a project's open space and buildings, reinforce streetscape character and respond to site and surrounding context.

The Landscaping chapter features the following elements:

- General Landscape Design
- Front Yard Landscape Design
- Landscaping and Planting Requirements
- Parking Area Landscaping

# 3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

Residential design standards and guidelines within this section apply to two types of residential development; 1) small lot developments, and 2) multi-family developments. The standards and corresponding design guidelines are organized by design elements described in Chapter 2, Section D.

# A. SMALL LOT DEVELOPMENTS

Small lot developments are single-family residential projects on "small lots." Small lot single-family development encourages diversity in the size of dwelling units by promoting and preserving smaller homes on smaller lots (see **Figure 3A-1**). Small lot developments may include a mix of attached and detached units provided the number of attached units does not exceed one-third of the total units within a project.

Three design elements for small-lot development are listed below. Each element includes specific approval standard(s) and corresponding design guidelines to ensure that small-lot projects meet the City's design expectations.

The standards and guidelines emphasize pedestrianoriented streetscapes that are not dominated by garages, which includes improving the pedestrian qualities of neighborhood streets by addressing issues related to street-level uses; blank walls near sidewalks, sidewalks and street landscaping.

**Design Element 1:** Site Planning and Design

Design Element 2: Building Design

**Design Element 3: Lighting** 

**DESIGN ELEMENT 1: SITE PLANNING AND DESIGN** 

# SL1. BUILDING SITING AND ORIENTATION

Design Objective: To define the focus of activity that occurs at the front door or along the street and establishes a sense of community for a neighborhood by providing opportunities for people to gather. Building siting and orientation should encourage streetscapes that facilitate interaction among residents.



Figure 3A-1: Single-family homes on small lots

Top: Poulsbo Place; Middle and Bottom: Seabrook

# **SL1.1. Approval Standards**

- SL1.1.1 Site design elements shall display a clear and unified organization of building, landscaping and circulation elements that support the functions of the site. Site plans shall effectively demonstrate how the elements of the site relate to the street front and provide for compatibility with adjacent uses.
- SL1.1.2 Placement of buildings shall consider the existing context of the surrounding area. Small lot developments shall respect privacy and solar access through appropriate siting of structures. Building setbacks around the perimeter of the site shall be consistent with the development standards of the underlying zoning district. Variation is permitted where the perimeter of the site abuts dedicated open space, stormwater facilities or railroad rights-of-way.
- SL1.1.3 A pair of attached units shall be separated from another pair of attached units on the same block face by one or more detached units. Attached units on a street corner may be placed next to attached units on an adjacent street corner on the same block face if separated by an alley.

# SL1.2. Design Guidelines

- SL1.2.1 Project elements (lots, buildings, access drives, parking, walkways, and service areas) should be located to protect, enhance, or minimize impacts to natural site features. For example, buildings should be designed to fit the natural slope, rather than forcing the slope to fit the building design. Terraced parking lots and multi-tiered buildings are other examples of effective design solutions that minimize impacts to a site's natural features.
- SL1.2.2 New developments should be integrated with the existing neighborhoods adjacent to them. Designs should avoid the separation caused by high, solid fencing and walls, or blank walls of buildings (see **Figures 3A-2A** and **3A-2B**). Traffic calming measures such as traffic circles, curb extensions and



Figure 3A-2A
Poor transition: Newer multi-family homes
surround an existing single-family dwelling,
causing architectural disparity as well as loss of
privacy for the single-family home



Figure 3A-2B Undesirable Design: Houses separated from the street by high solid walls

bulb-outs should be used where streets connect to existing neighborhoods.

- SL1.2.3 Buildings should be oriented to the street to create an inviting streetscape. Interesting streetscapes promote pedestrian activity in and around the site. Buildings at or near the street can help create interaction between adjacent uses.
- SL1.2.4 Small lot residential projects should provide one living/family/community living room at the front of the home facing onto the street (see **Figure 3A-3A**);
- SL1.2.5 Residential development adjacent to designated open space areas should maintain visual access to the open space from residential units, common buildings, and/or streets (buildings should not back up to open space areas creating areas hidden from public view). Projects should also provide for future connections to currently undeveloped properties via public or private streets, internal drives and biking and walking trails (see **Figure 3A-3B**).



Figure 3A-3A:
Single-family homes in Seabrook
oriented to the street and sidewalk



Figure 3A-3B: Single-family homes in Seabrook oriented to internal pedestrian trail

- SL1.2.6 Buildings may be oriented to open space areas, provided that street frontages are developed consistent with guideline SL1.2.3 (see Figure 3A- 3C).
- SL1.2.7 Perimeter residences that are part of new developments should be oriented to existing streets, minimizing the extent of sound walls or rear yard walls, except where necessary due to acoustical

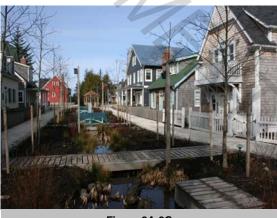


Figure 3A-3C: Single-family homes in Seabrook oriented to linear park stormwater feature

requirements (see Figures 3A-4A and 3A-4B).



### Figure 3A-4A

Undesirable:
Sound walls and entry features
designed to separate
developments or
neighborhoods.

# Figure 3A-4B

Desirable:
Walls should have a rhythm rather than a single monotonous design along the entire length. Landscaping and periodic entries or gateways soften appearances of walls, minimize driving and walking distances and integrate bike paths along the major roads.

- SL1.2.8 Increase privacy on adjoining properties by employing the following techniques:
  - Locating/reorienting direction of windows or decks to minimize views directly into adjoining structures and outdoor gathering places (see Figure 3A-5A).

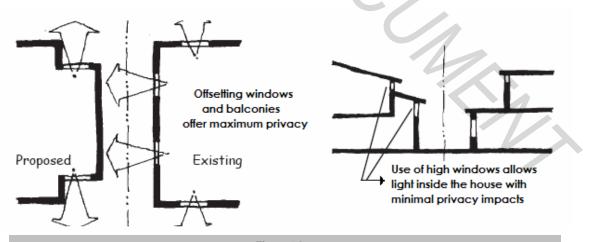


Figure 3A-5:
Techniques to reduce privacy impacts and increase solar access

. Use structural features (e.g., raised planter boxes on parapet walls, non-transparent glazing) to restrict view angles to long rather than short distance view (see Figure 3A-6).

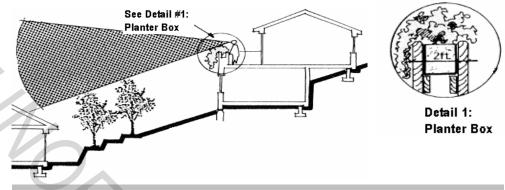


Figure 3A-6:
Control view into adjacent properties through use of structural features

- c. Use smaller upper floor windows or use selective glazing at privacy sensitive locations.
- d. Use landscaping to reduce potential privacy impacts.
- SL1.2.9 Pursuant to the zoning code, minimum-required building separations should not be reduced. If possible, increase setbacks for living areas that require more privacy. Where necessary to achieve greater privacy, re-orient the directions of windows or decks or adjust window size or sill height (e.g., use transom windows, skylights or other alternative glazing).

# SL2. GRADING AND STORMWATER MANAGEMENT

Design Objective: To minimize modifications to topography, preserve existing vegetation whenever possible, minimize the creation of impervious surfaces, and maximize stormwater infiltration within the development site and minimize the amount of stormwater that is transferred off-site through the use of LID techniques.

# **SL2.1. Approval Standards**

- SL2.1.1 Structures, roadways and other site improvements (drainageways and storage areas) shall be designed to blend with the natural topography to the extent practicable, with a minimum of site disturbance and grade changes.
- SL2.1.2 LID techniques shall be used to the extent practicable, as determined by a development site's soil characteristics, to maximize stormwater infiltration within the site and minimize the amount of stormwater that is transferred offsite.
- SL2.1.3 Stormwater facilities that are required to supplement LID facilities may include either stormwater ponds or underground vaults. Stormwater ponds shall be designed as a landscape amenity and planted with grass or native plants (see **Figure 3A-6**). Stormwater ponds shall not be fenced, and shall

not exceed a 4 horizontal to 1 vertical slope. Stormwater ponds may be used to meet open space requirements if designed utilizing the KCSWDM (see **Figure 3A-7**). Stormwater ponds shall be designed in accordance with the King County Integrated Pond Manual. Maintenance of stormwater pond landscaping and open space amenities, beyond basic annual weed removal performed by the City, shall be the responsibility of a homeowner association (HOA) or other private entity.

SL2.1.4 To encourage front yard landscaping and minimize the visual impact of driveways and other hardscape, a maximum of 50 percent of the front yard between the façade of the home and front property line shall be paved or covered with impervious surface.



Figure 3A-7
Usable detention pond in public open space



Figure 3A-6: Storm pond amenity located at The Commons

SL2.1.5 Filling and grading shall be done in accordance with UPMC 13.25 and the King County Surface Water Design Manual (KCSWDM) to control stormwater runoff impacts to adjacent properties.

# SL2.2. Design Guidelines

- SL2.2.1 Small lot developments should integrate existing natural features, required open space, and existing historic structures or cultural resources located onsite into the overall design and layout of the development. Existing natural features, as well as the required common open space, should be used to create community amenities and provide physical separations and buffers from adjacent development, where needed. The site plan should reflect natural hydrology and minimize impervious surfaces.
  - a. Preserve or design into the infrastructure naturally vegetated areas that are in close proximity to parking areas, buildings, and other impervious expanses in order to slow runoff, filter out pollutants, and facilitate infiltration.
  - b. Direct runoff into or across vegetated areas to help filter runoff and encourage groundwater recharge.

- c. 

  Use native plants (or adaptable species) to establish an adaptable and low maintenance landscape that requires less irrigation and is appropriate for the climatic conditions.
- d. Use devices such as bioretention cells, vegetated swales, infiltration trenches, and dry wells to increase storage volume and facilitate infiltration.
- e. Plant bioswales with native grass to further improve water quality. Bioswales are encouraged throughout the development to treat runoff, improve water quality, and minimize or eliminate the size of detention ponds (see **Figure 3A-8**).



- f. Disconnect impervious areas from the storm drain network and maintain natural drainage divides to keep flow paths dispersed. Maximize infiltration using: biofilters, green strips, swales and permeable materials in lieu of hardscapes.
- SL2.2.2 Surface water and pollutant runoff should be reduced by maximizing the use of pervious surfaces and vegetative ground cover.
  - a. Use of permeable paving, pavers, turf stone, brick, and decomposed granite is encouraged.
  - b. Use of natural topographic features or built swales for filtration of site drainage is encouraged.
  - c. 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.
- SL2.2.3 Development impacts should be reduced by minimizing a site's impervious surface footprint. This can be achieved by encouraging new development where houses have smaller footprints and are clustered closer together, share driveways with neighboring homes and much of the native vegetation has been preserved.
- SL2.2.4 Existing trees and vegetation should be preserved whenever possible to act as buffers between adjoining developments and as community amenities within the development per UPMC 19.65. Buildings, parking areas, and other structures should be set back from such features a sufficient distance to ensure their continued quality and natural functions (see **Figure 3A-8**).
- SL2.2.5 The "effective" impervious surface for the entire site should be minimized to the extent practicable while achieving urban densities consistent with the

# 3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

goals of accommodating small lot development and expanding housing choice in the community.

# SL3. LOT STANDARDS

Design Objective: To strengthen the mutual relationship between housing units, roads, open space and pedestrian amenities for creating small lot developments that protect the privacy of individuals while creating pedestrian-oriented environments.

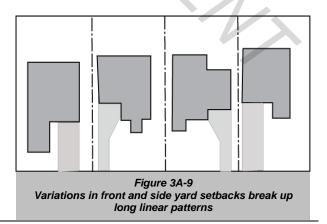
# **SL3.1.** Approval Standards

- SL3.1.1 Building placement shall be configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas, where existing patterns are clearly established and consistent.
- SL3.1.2 Standards for Lot Size and Width:
  - a. Lot Size: There is no minimum lot size. Lot size shall be determined through the administrative design review process.
  - b. Lot Width: Minimum 40 foot wide lots for homes with front-loaded and side-loaded garages. No minimum width for lots with alley-loaded and other garage designs.
- SL3.1.3 Setbacks shall ensure separation of homes and private spaces while allowing moderate density. Small-lot homes shall complement existing setback patterns in terms of distance to the street and spacing between homes while considering the smaller lot sizes and need for more private usable open space.
- SL3.1.4 If used, reciprocal side and/or rear yard use easements shall be delineated on the site plan.
- SL3.1.5 If a side yard use easement is used, the wall facing the side yard shall be constructed as a "privacy wall." Privacy walls shall not have doors entering into the yard space of the adjacent home, nor have windows that are within 5 feet of ground level.

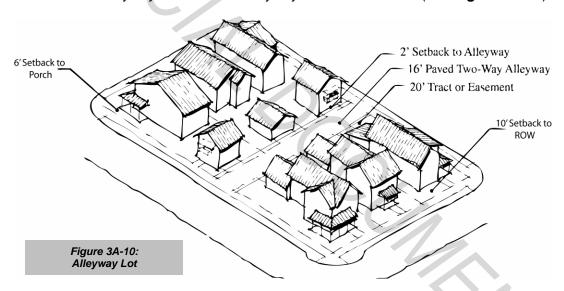
# SL3.2. Design Guidelines

# SL3.2.1 Building Setbacks:

a. Front on Neighborhood
Street: 10 feet to primary
building, 6 feet to porch,
8 feet to stoop. There
shall be at least a 20-foot
setback from the face of
a garage to the back of
the sidewalk. A variety of
setbacks is strongly



- encouraged, with single story facades having smaller setbacks and two story facades having greater setbacks (see **Figure 3A-9**).
- b. Front on Access Lane: 5 feet to building, 0 feet to porch or stoop. Stairs and roof overhangs associated with a porch or stoop shall not encroach into the public right-of-way. There shall be at least a 20-foot setback from the face of the garage to the back of a curb, except where a sidewalk/pathway is constructed, the setback shall be at least 20 feet from the sidewalk/pathway.
- c. Interior Side: 5 feet for detached units; 8 feet for attached units. Architectural projections such as fireplace structures, bay windows or garden windows may project into a 5-foot required side yard only if the building is protected with an automatic fire sprinkler system.
- d. Side on a Corner Lot: 10 feet to building with at least a 20-foot setback from the face of a garage to the back of the sidewalk.
- e. Rear: 4 feet to adjacent common open space, otherwise 10 feet.
- f. Alleyway: 2 feet from alleyway tract or easement (see Figure 3A-10).



- g. Front on a Pedestrian Easement or Common Open Space: 4 feet to building or 1 foot to porch or stoop.
- h. Side on a Pedestrian Easement or Common Open Space: 4 feet.
- Decks: Decks are considered part of the building and shall not intrude into required setbacks.
- j. Perimeter: Same as the development standards of the underlying zoning district. A reduction may be permitted where the perimeter of the site abuts dedicated open space, stormwater facilities or railroad rights-ofway.

# 3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- k. Homes that front on a common open space shall have all portions of the first floor within 150 feet of emergency vehicle access.
- SL3.2.2 To facilitate development of small-lot single-family homes, rear alleys are the preferred alternative for accessing garages, off-street parking, utilities and trash facilities. Alleys shall be provided to serve all lots except where topography, site dimensions or other constraints preclude their use.

# SL3.2.3 Use Easements:

- a. Reciprocal side and/or rear yard use easements may be used to maximize the use of small yard areas (see Figures 3A-11A and 3A-11B for examples of side and rear yard use easements).
- b. The design of use easements should not negatively affect the building foundations.
- c. Given the intimate relationship between adjacent houses, the layout of each home on its lot should be designed to maximize this outdoor space.

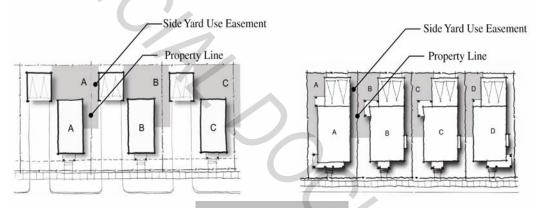
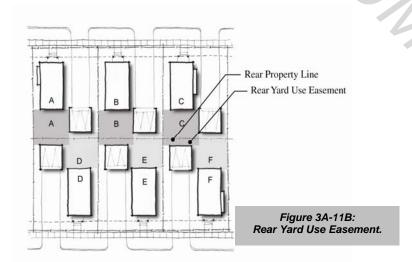


Figure 3A-11A: Side Yard Use Easement.



# SL4. FRONT YARDS/ENTRANCES

Design Objective: To provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space and provides a clear, welcoming, and safe entry for pedestrians from the sidewalk into the building.

# **SL4.1. Approval Standards**

SL4.1.1 Primary building entries shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries (see **Figure 3A-12**).



Figure 3A-12:
Desirable:
Homes in
Seabrook with
distinct entries
and steps
leading directly
to sidewalk
and street.

SL4.1.2 Signage identifying a building's address shall be visible from the street and public pedestrian walkway.

# SL4.2. Design Guidelines

- SL4.2.1 Landscape planting should include the use of native shrubs and groundcovers where appropriate.
- SL4.2.2 All landscape areas should include a mixture of deciduous and evergreen varieties, including perennials and flowering shrubs. Designs are strongly encouraged to include a minimum 20-25% percent of plant varieties that will provide seasonal color, texture and/or other special interest.

# SL5. PARKING AND GARAGE PLACEMENT AND DESIGN

Design Objective: To create residential development where a variety of garage placements ensure that the garages and parking areas are subordinate to the main home/living area and do not dominate the views of residential development from public streets and sidewalks.

# **SL5.1. Approval Standards**

- SL5.1.1 The driveway and the garage shall be secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street (see Figure 3A-13.)
  - All garages shall be located in
- SL5.1.2 an area to minimize the presence of the automobile.
- SL5.1.3 On-site garages shall be set back a minimum of 10 feet from the front building facade with a minimum 20-foot driveway length from the face of the garage to the back of the sidewalk or access lane. Garages accessed by an alleyway are not required to provide a 20-foot driveway.



Undesirable: Homes with garage and driveway dominated design

- SL5.1.4 Shared detached garages shall not be located further than 160 feet from any of the housing units to which it is assigned. Shared detached garages shall not exceed 44 feet in width and shall maintain at least an 8-foot separation from any dwellings.
- Private detached garages shall maintain a minimum 5 foot separation from SL5.1.5 any dwellings.
- A tandem driveway space is allowed on a lot and shall extend a minimum of SL5.1.6 20 feet from back of sidewalk or 20 feet from back of access lane.
- SL5.1.7 The width of the driveway (excluding curb returns) shall not exceed 10 feet for single lane and 16 feet for double lane driveways. An individual driveway shall serve a maximum of 4 units.
- Two resident parking stalls are required for each detached small lot unit and SL5.1.8 1.5 resident parking stalls are required for each attached small lot unit.
- SL5.1.9 In addition to required resident stalls, a minimum of one guest stall per small lot unit is required and shall be located on the lot (tandem parking is allowed). on a neighborhood street or in a parking court.
- SL5.1.10 Parallel parking stalls on a neighborhood street shall be a minimum 22 feet lona.
- SL5.1.11 Guest parking shall not be located more than 160 feet from the home it is intended to serve.
- SL5.1.12 For homes with front-loaded garages, no more than 40 percent of a home's façade facing the street may be devoted to a garage.

# 3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL5.1.13 For attached units, no more than two single-car garage doors may be visible on any street-facing façade and no more than one driveway may be located on each street frontage of a lot.

# SL5.2. Design Guidelines

- SL5.2.1 When individual garages are incorporated into projects, common driveways or alley-loaded access is encouraged (see **Figure 3A-14**).
- SL5.2.2 On-site garages may include both attached and detached structures.
- SL5.2.3 Shared detached garages are allowed and can be used to meet resident parking requirements. Each housing unit shall be assigned a garage space and may share the structure with other homes.



Figure 3A-14:
Garages with common access

SL5.2.4 A detached garage may be designed as a carriage house that includes a second floor accessory dwelling unit provided the building uses the same

architecture as the principle building (see Figure 3A-15).

SL5.2.5 Driveways should be designed and located to minimize the appearance of the driveway and garage relative to pedestrian access, landscape, and livable portions of the home. Priority should be placed on the relationship of the rooms of the house or outdoor spaces to the street rather than the relationship of the garage to the street (see Figures 3A-16A, 3A-16B



Figure 3A-15:
Homes in Seabrook: Detached garage with accessory
dwelling unit using architecture that is same as the
principal residence.

and Figure 3A-17 for acceptable garage locations).



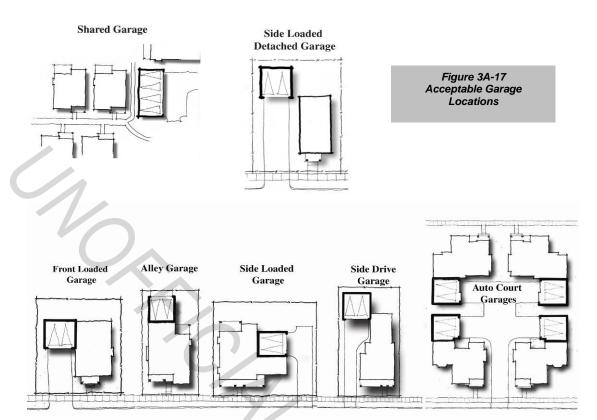
Figure 3A-16A DO THIS

These new houses are built on small lots with alley access.
Each of these examples has:
A variety of architectural styles and forms;

• Entry and sitting porches oriented towards the street; and planting strips and street trees between the sidewalk and street.



Figures 3A-16B DON'T DO THIS These houses have garages that are forward of the main living areas of the house. The garages are the first thing that one notices and they dominate the streetscape.



SL5.2.5 Design that minimizes views of garages and utilizes side and rear entry garages is strongly encouraged. Examples include side loaded garages, and garages that are set back from the house's front facade, alley access garages, detached garages and one-car or tandem garages (see **Figures 3A-18A, 3A-18B, 3A-18C** and **3A-18D**).



- SL5.2.6 Garages should follow an architectural style similar to the homes. If sides are visible from streets, lanes, sidewalks, pathways, trails, or other homes, architectural details shall be incorporated in the design to minimize the impacts of the façade. Blank walls lacking windows, articulation or modulation are not permitted when facing a street.
- SL5.2.7 At least one garage stall per unit is encouraged.

## SL6. INDIVIDUAL OUTDOOR SPACES

Design Objective: To provide private outdoor space that encourages a sense of ownership by residents.

# **SL6.1. Approval Standards**

- SL6.1.1 Outdoor spaces such as yards, decks, terraces, and patios shall be delineated from common space. Delineation may consist of walls, fences, berms, hedges, and landscaping (see **Figure 3A-19**).
- SL6.1.2 Each unit shall have a minimum of 250 square feet of private yard with no dimension less than 8 feet in width. For developments of 3 or fewer dwelling units, a minimum of 750 square feet of private yard shall be required.
- SL6.1.3 Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.



Figure 3A-19
Example of private open space in small lot neighborhood

SL6.1.4 Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses.

### SL6.2. Design Guidelines

- SL6.2.1 Planting areas should include the use of native plants when feasible.
- SL6.2.2. Where landscape areas are provided, plant materials should be a mixture of deciduous and evergreen varieties. Designs are strongly encouraged to include a minimum 20-25% of plant varieties that will provide seasonal color, texture and/or other special interest.
- SL6.2.3 Backyard patios and reciprocal use easements may be included in the calculation of private outdoor space.

### SL7. COMMON OPEN SPACES

Design Objective: To visually unify a development, link development clusters and provide enhanced pedestrian friendly circulation within the development.

# **SL7.1. Approval Standards**

SL7.1.1 Projects shall be sited to maximize opportunities for creating usable, well-integrated open space.

### SL7.1.2 Pocket Parks

- a. A minimum of one 1/2 acre park or central open space area (pocket park) shall be required for developments exceeding 10 acres of net developable acreage. The remaining required common open space shall be provided through additional park area, common greens, or pedestrian entry easements. If a small lot development has less than 10 acres of buildable land, a park, common green, pocket park and/or pedestrian entry easement may be used to meet the common open space requirements.
- b. Pocket parks shall be visible and open to the street or be designed to serve clusters of approximately 6 to 12 homes (see **Figure 3A-20**).

# SL7.1.3 Common Open Space

- a. For small lot developments of 4 or more units, each unit shall provide at least 350 square feet of common open space.

  Developments of 3 or less dwelling units have no common open space requirement.
- b. Common open space shall be a minimum of 20 feet wide, and serve a minimum of 4 homes.



Figure 3A-20:
Common open space area/pocket park in The
Commons at Fircrest, providing space for human
interaction and play.

SL7.1.4 Pedestrian easement. A pedestrian entry easement can be used to meet common open space requirements if it has a minimum width of 20 feet with a minimum 5 foot wide sidewalk (see **Figure 3A-21**).

### **SL7.2. Design Guidelines**

SL7.2.1 Stormwater ponds may be used to meet the common open space requirement if designed to be dry for 90 percent of the year. Such ponds shall be designed as a landscape amenity and shall not be fenced.



Figure 3A-21

- SL7.2.2 In common open space areas, grass-crete or other pervious surfaces may be used for the purpose of meeting the 150-foot distance requirement for Emergency Vehicle Access.
- SL7.2.3 Open space areas should be used to visually unify a development, link development clusters and provide enhanced pedestrian circulation within the development.
- SL7.2.4 Common open space should be centrally located so that it is a focus for the neighborhood and be easily viewed from the street and homes for informal surveillance and security (see Figure 3A-22).
- SL7.2.5 Clustering of buildings is encouraged to minimize small, narrow, unassigned strips in front of and between buildings.

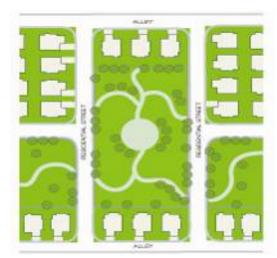


Figure 3A-22
Common open space that is centrally located to the development

SL7.2.6 The location of all open space areas should take into account climatic factors such as sun orientation and prevailing winds.

# SL7.3. Public Trail and Park Improvements in Lieu of Common Open Space

Design Objective. Provide incentives for projects that support development of public trails and parks identified within the City's Parks, Recreation and Open Space (PROS Plan).

- SL7.3.1 On-site public trail construction and dedication may, at the City's discretion, substitute on a square footage basis for common open space when the proposed trail is identified within the City's PROS Plan. The following requirements shall be met:
  - a. The trail must be identified within the PROS Plan.
  - b. The trail shall be constructed to City standards.
  - c. The trail must be dedicated to, and accepted by, the City as a public trail.
  - d. Trail dedication and construction shall reduce the required common open space on a square footage basis. For example, if the area of land dedicated for trail purposes is 50,000 square feet, an equivalent 50,000 square foot reduction in common open space shall be granted.
- SL7.3.2 Improvement of off-site public parks and trails may, at the City's discretion, be used to reduce common open space requirements when the proposed park

or trail is identified within the PROS Plan and the following requirements are met:

- a. The public park or trail to be improved must be identified within the PROS Plan, located on land owned by University Place, and be located no greater than 600 feet from the development. In the case of off-site trail improvements, a direct connection from the development to the trail must be provided.
- b. The park or trail must be improved to City standards.
- c. The park or trail improvements must be dedicated to, and accepted by, the City.
- d. Public park and trail improvement shall reduce the required common open space by an area equivalent in value to 120 percent of the estimated value of the improvement. The monetary value of the off-site improvement shall be determined by the City based upon an estimate of the cost to University Place for the construction of similar improvements. The monetary value of the common open space area shall be determined by University Place based upon the market value of the land for residential use with utilities and other non-structural improvements in place.

# SL8. UTILITY AREAS AND ACCESSORY STRUCTURES

Design Objective: To minimize the impact of utility locations and accessory structures.

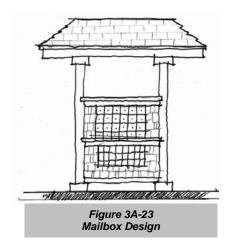
# **SL8.1. Approval Standards**

- SL8.1.1 Above ground utility boxes shall be placed in alleyways or away from public gathering spaces to the extent practicable and shall be screened with landscaping, which may include fencing or berms. This provision does not apply to meters attached or placed next to buildings.
- SL8.1.2 No more than one detached garage or other accessory structure shall be permitted per lot and shall be architecturally consistent with the principal structure.
- SL8.1.3 Detached garages shall not exceed 18 feet to top of roof in height or more than 600 square feet in area.
- SL8.1.4 Carriage houses, which consist of an ADU located above a detached garage, shall not exceed 21 feet in height or a building footprint of 600 square feet in area.
- SL8.1.5 Greenhouses, sheds, and other accessory structures (other than garages and carriage houses) shall not exceed 12 feet to top of roof in height or 150 square feet in area.

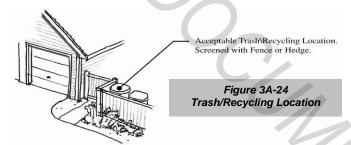
- SL81.6 Accessory structures shall be no closer than 3 feet from the interior side or rear property line or 2 feet from an alleyway.
- SL8.1.7 Overhangs and roof drainage may not encroach over property lines.
- SL8.1.8 Accessory structures are not allowed in front yards.

# **SL8.2. Design Guidelines**

- SL8.2.1 Utility boxes should be grouped, if possible.
- SL8.2.2 Mailboxes may be clustered in accordance with U.S. Postal Service (USPS) standards. Clustered mailboxes shall be architecturally enhanced with materials and details typical of nearby small lot development architecture and carefully placed to not adversely affect the privacy of residents and serve the needs of the USPS (see Figure 3A-23).
- SL8.2.3 Landscaping should be provided around trash enclosures to soften views wherever feasible.



SL8.2.4 Trash enclosures should be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage. (see **Figure 3A-24**).



### **DESIGN ELEMENT 2: BUILDING DESIGN**

# SL9. MASS, SCALE AND FORM

Design Objective: To encourage residential development that establishes streetscape variety, avoids monotonous facades, is pedestrian in scale and compatible with surrounding properties.

# **SL9.1. Approval Standards**

- Primary building forms shall SL9.1.1 be the dominating form while secondary formal elements shall include porches. principal dormers, or other significant features (see Figure 3B-1).
- SL9.1.2 The scale, mass and height of a new house or second/ upper story additions shall be compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.

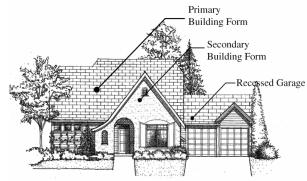


Figure 3B-1: Primary building form should define the overall form of the house

- SL9.1.3 The primary building elevation oriented toward the street or common green shall have at least one articulation or change in plane. A minimum of at least one side articulation shall occur for side elevations facing streets or public spaces.
- SL9.1.4 Primary articulations shall be a minimum of 2 feet in depth and extend at least 20

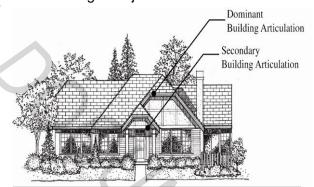


Figure 3B-2: Primary and secondary building articulations avoid a monotonous streetscape appearance

- percent of the length of the building façade. Side articulations shall be a minimum of one foot in depth and extend at least 20 percent of the length of the building facade (see Figure 3B-2).
- SL9.1.5 Each home shall have a covered porch or main entry oriented towards the public realm.
- SL9.1.6 Roof profiles shall define the form, scale and proportion of the home and building and reduce bulk.
- SL9.1.7 The following bulk regulations shall apply:

Maximum Size for Dwelling	Attached unit: 1,500 square feet. Detached unit: 2,000 square feet. Attached garages are included. Detached garages and carriage house ADU floor area are excluded.
Floor Area Ratio (FAR)	Maximum FAR for individual lots shall not exceed .45. Average FAR for all homes within a small lot development shall not exceed .40. FAR is calculated using a site's buildable area, including private street area and excluding critical areas and their required associated buffers. See UPMC 19.45.080 for FAR standards.
Maximum Height for Dwelling	30 feet (where minimum roof slope of 6:12 for all parts of the roof above 20 feet is provided). Otherwise, 20 feet.
Maximum Height for Accessory Structure	18 feet for non-residential structures. 21 feet for accessory structure containing a carriage house ADU.
Maximum Size for Accessory Structure	600 square feet on ground floor. Additional area allowed on second floor to accommodate a carriage house ADU.

## SL9.2. Design Guidelines

SL9.2.1 Use new two-story home designs and second story additions that minimize structural massing of the second floor - particularly in existing neighborhoods that are predominantly single-story. Avoid two-story homes with

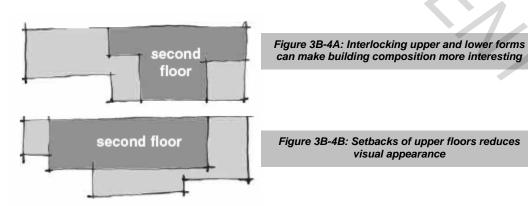
disproportionately large masses, monumental forms and sharp contrasts in height (see **Figure 3B-3**).

- SL9.2.2 Design of individual homes should provide interest and balance of bulk and mass.

  Design techniques include:
  - a. Second story setbacks stepped back from the first floor wall plane on at least

Figure 3B-3:
Avoid creating tall two-story exterior walls that are less compatible with single-story neighbors

two sides. On corner lots, the second story wall planes should be stepped back from the first floor wall planes along the street frontages (see **Figures 3B-4A** and **3B-4B**);



- b. Use horizontal elements to soften vertical elements (e.g., roof forms, decks);
- c. Keep second floor exterior wall heights as low as possible;
- d. Use roof forms that reduce bulk (e.g., use a number of hips and valleys);
   and
- e. Minimize use of tall, two-story design elements with no architectural relief.
- SL9.2.3 Avoid creating long or tall blank walls, particularly on the front and side of the home. By breaking up the appearance of long side walls with steps in the building wall, windows, and/or other substantial articulation, the apparent building mass can be reduced (see **Figures 3B-5A, 3B-5B, 3B-5C** and **3B-5D**). Use changes in materials and appropriate architectural detailing that add scale to long walls.



Figure 3B-5A:
Do this
Reduce apparent building mass by
changing building footprint



Figure 3B-5B: Don't do this --Long unbroken walls appear massive



Figure 3B-5C:
Homes in Seabrook are modulated to break up the apparent bulk of the structures. Fenestration, window and door trim, entry accents, and changes in materials provide additional articulation.



Figure 3B-5D:
The massing of these homes is complementary, although individual building massing is unique. Homes in Seabrook employ a variety of roof forms and ridgeline orientations to the street, upper floor setbacks and other design elements to reduce apparent building mass.

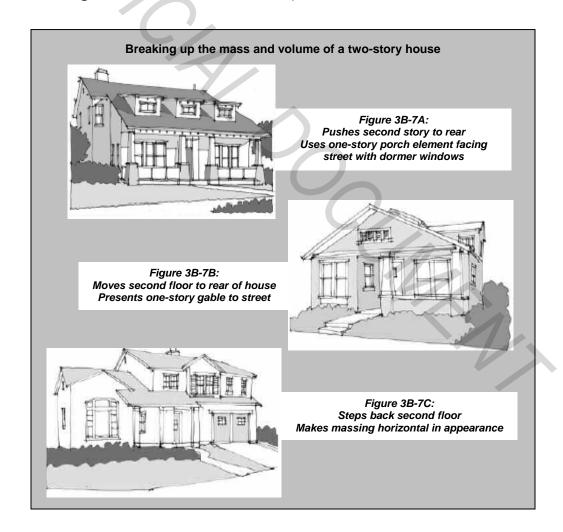
SL9.2.4 Building massing should be varied by employing a variety of techniques, such as recessed and projecting porches, bay windows, dormers and varying planes or setbacks. As appropriate to the style of the house, the roof forms should be varied (see **Figures 3B-6A** and **3B-6B**).



Figure 3B-6A:
Do this
Homes in Seabrook: Variation in scale and
massing by utilizing varying roof planes

Figure 3B-6B: Don't do this This single family project does not have any variation in roof planes

SL9.2.5 Choose appropriate roof pitches and forms to break up the perceived mass and height. By moving second floor to the rear of the house and highlighting a single-story element, visual mass of the house can be reduced (see Figures 3B-7A, 3B-7B and 3B-7C).



### SL10. ARCHITECTURAL STYLE

Design Objective: To ensure that residential design contributes to the overall architectural character of University Place

## SL10.1. Approval Standards

- SL10.1.1 The architectural style of the house or building shall enhance the character of the neighborhood.
- SL10.1.2 The architectural form of the house or building shall be carefully designed to articulate the style of the house or building.

# SL10.2. Design Guidelines

- SL10.2.1 New homes should be designed with an identifiable architectural style that enhances the character of the existing neighborhood. Additions to existing homes should be designed to be compatible with the architectural style of the existing home. (Please refer to "A Field Guide to American Houses" by Virginia and Lee McAlester.)
- SL10.2.2 Consider using the design vocabulary of a particular architectural style to define a home's visual form. This can be achieved in the following ways:
  - a. Avoid an interior design-driven floor plan that does not consider the impacts to exterior building mass and rooflines. Floor plans and roof layouts should coordinate well to create the best three-dimensional design.
  - b. Architectural elements of buildings (such as openings, doors, windows, etc.) and, architectural features (like roof elements, columns, dormers, etc.) should be in proportion to the overall home design.
- SL10.2.3 Building articulation should be varied for visual interest and to provide relief from close adjacency of homes. Breaking up the building into smaller component parts will make it compatible to human scale and this can be achieved by employing a variety of techniques as follows:
  - a. Divide building into portions or segments compatible with the adjacent residential scale. Façades of long buildings shall be architecturally subdivided into shorter segments every 25 to 30 feet maximum.
  - b. Long walls (over 10 15 feet) should have architectural detail or be staggered to provide shade and shadow. Vertical two story elevations should contain some architectural relief such as windows or decks, unifying architectural elements such as a sill or header line in the surface of the wall (see **Figure 3B-8**).



- c. Use a few simple, well-proportioned building masses accented with a few smaller architectural elements, such as bay windows or dormers. Using too many elements can create a cluttered appearance.
- d. Accentuate the ground floor of the building by making it more substantially visual than upper stories. This can be achieved by using entry porticos and front porches or other articulation at the ground level.
- e. Use upper story setbacks or partial indentations for upper story features, such as balconies, outdoor moldings or cornices, to accentuate the horizontal levels of a building.
- SL10.2.4 Building elevations should not be replicated across the street from each other or on adjacent parcels (see **Figure 3B-9**).



Figure 3B-9: Variety of Models and Elevations

### SL11. FACADES AND ENTRIES

Design Objective: To ensure that residential entries and frontages promote a relationship to the human scale; creates inviting transitions between public and private areas; facilitates opportunities for pedestrian activity on adjoining public streets and contributes to the overall design of the building and a community-oriented character for residential neighborhoods.

# SL11.1. Approval Standards

- SL11.1.1 Facades. Facades shall be designed to include entries, porches and other architectural elements that relate to the human scale and provide a transition from public to private space with the following characteristics (see Figure 3B-10A):
  - Clear entry sequence extending from the public sidewalk to the front door;
  - c. Provide clearly defined site and building entries that are in scale with the proposed project and relate directly to the street frontage;



Figure 3B-10A: This single family residence has a clearly defined entry and a front porch that is large enough for people to sit.

c. The front door to each unit shall be clearly visible from the adjacent street. The use of distinctive architectural elements and materials to denote prominent entrances is required.

### SL11.1.2 Stoops and Porches

- a. Stoops or porches are required on all homes. At least 75% of the homes within a development shall have porches.
- b. Stoops and porches shall be raised above the grade except where accessibility (ADA) is a priority. An accessible route may also be taken from a driveway.
- c. All porches and stoops must take access from and face a street, park, common green, pocket park, pedestrian easement, or open space.
- d. Stoops shall be accompanied by a projecting overhead element such as a dormer, arch or gable that provides roof coverage and weather protection. Stoops shall be a minimum of 5 feet wide and 4 feet deep. The minimum height above grade is 12 inches.

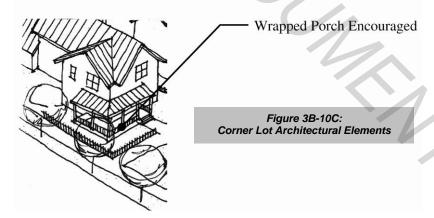
e. Porches shall have a minimum dimension of 8 feet and a minimum area of 64 square feet. On corner lots, porches are encouraged to wrap around the side façade at least 6 feet (see **Figure 3B-10B**).



Figure 3B-10B:
This home has a stoop that includes a projecting overhead element that provides protection from the elements and a second floor deck.

### SL11.1.3 Entries

- a. Residential entries shall be located on the front façade and shall directly access the sidewalk or street.
- b. Any visible side of a home located on the corner of a neighborhood street, access lane, a park, green, or pocket park shall meet the architectural standards of this Section (see **Figure 3B-10C**).



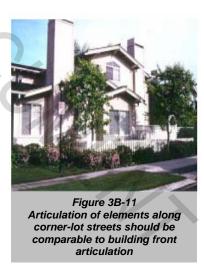
- c. Windows shall be provided in façades facing streets, comprising at least 20% of the façade area.
- d. All windows within a building and across a façade shall be related in design, operating type, proportions and trim.

- e. Windows shall be used as architectural elements that add relief to the facade and wall surface.
- f. Windows shall employ design details, if appropriate to the architecture, such as mullions, to break the scale of the façade into smaller components.
- g. Windows shall be inset into the façade or framed with substantial trim and sills to provide depth and shadow lines.
- h. Front doors shall reflect the architectural style of the home. Screen or storm doors are permitted if they are in keeping with the home's architectural character. Screen doors shall not be:
  - Unpainted aluminum
  - Unpainted or unstained wood
  - Comprised of non-articulated wood or aluminum panels
  - Temporary in appearance

## SL11.2. Design Guidelines

### SL11.2.1 Facades

- a. Give special attention to elevations on the side of the house and corners visible from the street (see **Figure 3B-11**).
- b. Façade components facing the street should correspond to the scale of the human form. This is accomplished by visually breaking up façades into smaller components with elements such as windows, wall insets, balconies, ledges and trim and by stepping back upper stories.
- c. If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.



### SL11.2.2 Entries

a. Entry features should be integral to the façade, designed at a human scale and have substantial detailing. Entry features should not be overscaled or monumental in nature and should not stand out on the house or in relationship to other houses in the neighborhood due to size, height or proportion (see Figures 3B-12A and 3B-12B).



Figure 3B-12A: Entry porch highlights primary entry to the house and is oriented toward the street



Figure 3B-12B: Home with street-facing entry and good window placement

- Residential entries should be separated from the street by semi-private transition areas, with one of the following characteristics (see Figure 3B-13):
  - Porches, terraces, stoops or canopycovered doorways close to or attached to sidewalks should be raised above street grade at least 2 feet; or
  - A private entryway setback and separated from the sidewalk with a gate, fence, wall or other method.
- c. Residential entryways should have the following characteristics:
- Figure 3B-13:
  Use of porches can help transition from the public to the

private realm and create a space for residents to congregate.

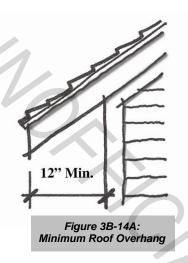
- Differentiated roof, awning, or portico at the entry;
- Multi-panel doors;
- Durable, high quality metal door hardware.

### SL12. Roofs

Design Objective: To provide for a variety of roof forms and profiles that adds character and relief to the streetscape.

# SL12.1. Approval Standards

- SL12.1.1 Primary Roof Pitch. Primary roof pitches shall be a minimum of 6:12 (see Figure 3B-14B).
- SL12.1.2 Gable Forms. Roof pitches for gable forms on the public sides of the buildings shall be a minimum of 8:12 (see **Figure 3B-14B**).





- SL12.1.3 Roof Overhangs. Roof overhangs shall be a minimum of 12 inches, excluding gutter (see **Figure 3B-14A**).
- SL12.1.4 Roof Material. Roof material shall be fire retardant.
- SL12.1.5 Roof Color. A variety of roof colors shall be used within the development.

### SL4.2. Design Guidelines

- SL12.2.1 Avoid bright color, reflective roofing material.
- SL12.2.2 Overhangs and eaves should be detailed and proportioned to complement the architectural style of the home. For example, eaves ranging in size from 24 to 36 inches would be appropriate for a craftsman home.

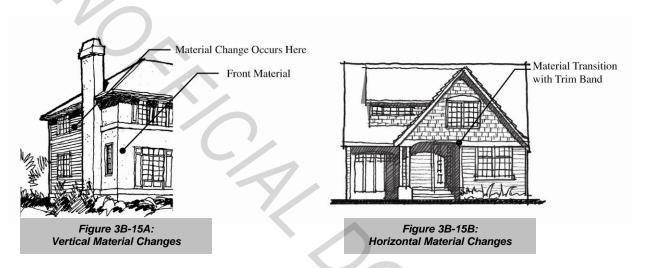
# SL13. MATERIALS AND COLORS

Design Objective: To ensure that an appropriate range of building materials is used that enhances the quality of residential development.

### SL13.1. Approval Standards

- SL13.1.1 Consistent pattern and application of exterior materials shall be used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.
- SL13.1.2 The combination of materials on a building façade shall be appropriate to its style and design.

- SL13.1.3 Where more than one material is used, the following techniques shall be used:
  - a. Vertical Changes. Changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners no less than 24 inches. The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney. Material transition shall not occur at an exterior corner. (see **Figure 3B-15A**).
  - b. Horizontal Changes. Transition in material on a wall surface, such as shingle to lap siding, will be required to have a material separation, such as a trim band board. (see **Figure 3B-15B**).



- c. Acceptable Exterior Wall Material. Wood, cement fiberboard, stucco, EIFS, brick and stone may be used. Simulated stone, wood, stone, or brick may be used to detail homes.
- d. Trim may be wood, cement fiberboard, stucco, or stone materials. Trim is required around all doors and windows. The trim must be 3-1/2 inches wide minimum and used on all elevations.
- e. Provide multiple colors on buildings to reflect material changes and individuality of the residence.
  - Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors.
  - Although grey and beige are not excluded, these colors shall not be the dominant color used on homes or other structures within a development.
  - Color palettes for all new structures, coded to the home elevations, shall be submitted for approval.

# SL13.2. Design Guidelines

- SL13.2.1 Materials and colors should enhance the character and quality of residential development and be compatible with the surrounding neighborhood setting.
- SL13.2.2 A variety of materials should be used to emphasize a differentiation between the various components of the building. The combination of materials on a



Figure3B-16:
Homes in Seabrook: All exterior building colors and materials should be subtle and compatible with the surrounding neighborhood. These homes are visually appealing to a pedestrian because of the colors and materials used in this development.

building façade shall be appropriate to its style and design and be visually appealing to the pedestrian (see **Figure 3B-16**).

- SL13.2.3 Materials and colors should not be used to create a distinctly unique appearance for each attached unit within a single building. Materials and colors should be applied consistently to each attached unit within a building.
- SL13.2.4 Accent materials should not be used as the only exterior material on a home. They may be used to add interest and variety at a more intimate scale, such as along architectural elements such as cornices, or on portions of buildings or walls or details such as trim. Accent materials include stucco, brick, ceramic tile, stone and stone veneer. (see **Figure 3B-17A** and **3B-17B**).



Figure 3B-17A: Do this

Use of accent materials to highlight architectural elements and different colors, creates variety and interest in Seabrook (left) and the Treehouse Neighborhood (right).

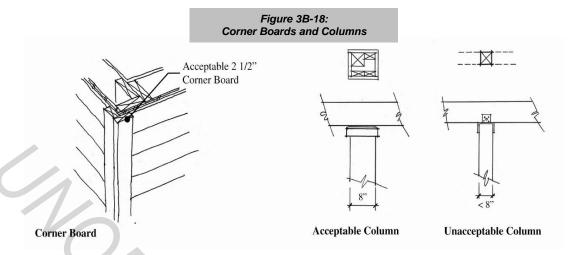


# **SL14 OTHER DESIGN ELEMENTS**

Design Objectives. Design chimneys that reflect the architectural style of the homes. Design columns, trim work, and corner boards to add visual detail to the house, and integrate the gutters and downspouts into the home's color scheme.

# SL14.1. Approval Standards

- SL14.1.1 Chimneys above the roof shall be at least 20 inches x 24 inches as measured in the plan.
- SL14.1.2 Wood-framed chimney enclosures are permitted; however metal termination caps shall not be left exposed. These tops shall be shroud in a metal chimney surround.
- SL14.1.3 Columns (see Figure 3B-18)
  - a. Character columns shall be round, fluted, or strongly related to the home's architectural style.
  - b. Exposed 4 x 4 and 6 x 6-inch posts are prohibited.
- SL14.1.4 Corners (see Figure 3B-18)
  - a. Beveled and mitered corners are preferred where siding is used.
  - Metal corner clips or corner boards may also be used at corners where siding is used. Corner boards shall be a minimum of 2-1/2 inches in width.
- SL14.1.5 Gutters shall be painted or be of an integral color to closely match the body color or trim color. Gutters may also have a traditional metal appearance provided through the use of copper, aluminum, galvanized material or other metal.



# SL14.2 Design Guidelines

- SL14.2.1 Chimney form and shape should reflect the proportions of masonry tradition. Skinny long chimneys out of concert with the house proportions or not naturally anchored into the roof forms and walls are unacceptable.
- SL14.2.2 Overly stylistic chimneys are discouraged. Chimney shape and profile should appropriately reflect the stylistic direction of the rest of the house.
- SL14.2.3 Columns, trim, and corner boards should reflect the architectural character of the home.
- SL14.2.4 Corner boards should be painted a home's body color to de-emphasize their visibility unless a contrasting trim color is traditionally used for a particular architectural style. For example, a craftsman style home typically would deemphasize its corner boards by avoiding the use of contrasting color paint.
- SL14.2.5 Gutters and downspouts should reflect the architectural character of the home. For example, half-round gutters are a traditional application for many traditional architectural designs.

# SL15. INTERIOR SPRINKLERS

Design Objective. To enhance the safety of residents in the event of a fire.

### **SL15.1 Design Guidelines**

SL15.1.1 Sprinklers are encouraged to be installed in all living spaces when not otherwise required by regulation.

### **DESIGN ELEMENT 3: LIGHTING**

Design Objective: To design lighting that provides safety, character and aesthetic benefits for the neighborhood, minimizes light pollution and encourages energy efficiency.

### SL16.1 APPROVAL STANDARDS

- SL16.1.1 Exterior lighting shall be designed as an integral part of the building and landscape design. All exterior lighting shall be prevented from projecting light upward either by placement beneath building eaves or by an integral shield of the fixture's interiors as recommended by the manufacturer.
- SL16.1.2 Site plans and architectural plans shall include the location of fixtures, their design and the nature and level of the illumination they will provide.
- SL16.1.3 The lighting for neighborhood streets, access lanes, alleyways, common greens, and parks shall be low intensity and shall be from the same family of fixtures.
- SL16.1.4 Street lighting on neighborhood streets and access lanes within the boundary of a development shall be required.
  - Lighting facilities and fixtures shall be located outside public right-of-way unless owned, operated, and maintained by a power utility franchised by the City.
  - b. All street lighting fixtures shall be a maximum height of 16 feet.
- SL16.1.5 Sidewalks and pathways not otherwise illuminated by street lighting shall be lit with ornamental lighting fixtures. All pedestrian lighting fixtures shall be a maximum height of 12 feet.
- SL16.1.6 If alley lights are mounted on the garage, they shall be no higher than 8 feet above ground and directed away from adjacent backyards and structures.
- SL16.1.7 Lighting shall be limited to illumination of surfaces intended for pedestrians, vehicles, or key architectural features.
- SL16.1.8 Street lights shall be placed on all internal roadways and perimeter roadways abutting the development per the design standards in UPMC 13.20.630.

### SL16.2 Design Guidelines

- SL16.2.1 Illumination levels should be provided to address security concerns, especially for parking lots, pedestrian paths, outdoor gathering spaces, at building entries and any other pedestrian accessible areas.
- SL16.2.2 The light source for externally illuminated signs should be positioned so that light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.

- SL16.2.3 Lighting should relate to the pedestrian scale of residential neighborhoods and should be considered a design element, rather than simply utilitarian. It should contribute to the character of development and should not impact adjacent development (see **Figures 3C-1A** and **3C-1B**).
- SL16.2.4 Lighting sources should be kept as low to the ground as possible while ensuring safe and functional levels of illumination.
- SL16.2.5 Area lighting should be directed downward or employ control features to avoid light being directed offsite as well as to avoid lighting of the night sky.
- SL16.2.6 In general, the location of lighting should respond to the anticipated use and not exceed the amount of illumination required by users.



- SL16.2.7 Illumination over an entire area or the use of overly bright lighting is strongly discouraged. The use of a number of smaller lights (like bollard lighting) is preferable to larger, more intense lights (cobra head light fixtures).
- SL16.2.8 Lighting for pedestrian movement should illuminate changes in grade, path intersections and other areas along paths which, if left unlit, would cause the user to feel insecure. Recommended minimum levels of illumination along pedestrian paths between destinations is 0.5 foot-candles. At pedestrian destination points such as entryways, plazas and courtyards, lighting levels should typically achieve illumination of 1 foot-candle.
- SL16.2.9 The placement of light standards, whether for street lights or garden lights, should not interfere with pedestrian movement. Illumination should be concentrated along the pedestrian paths leading to parking areas and in the specific areas where cars are parked.

SL16.2.10 In order to conserve energy and reduce long-term costs, energy-efficient, Energy Star-certified lamps should be used for all lighting, and hours of operation should be monitored and limited to avoid waste. Low voltage lighting, and lighting activated through the use of photocells, motion sensors and automatic timers, should be used where feasible.



### B. MULTI-FAMILY DEVELOPMENTS

Multi-Family developments are residential projects, with three or more units per building and multiple units on one parcel. Multi-family developments can be designed to accommodate rental or owner-occupied units (see **Figure 3D-1**).

These guidelines and standards are intended to: improve site planning to enhance the image of the city, reflect unique site characteristics, and provide strong neighborhood environments; develop site plans that preserve and integrate healthy and mature existing trees into the overall development scheme to establish optimum environmental conditions by providing shade, air purification, management of stormwater runoff, and other benefits; protect natural features and open space as much as possible to maintain the local character, and use and incorporate such features and areas as community amenities; and provide useable open space, or maintain significant natural areas, for the use and enjoyment by residents of the multi-family development.

Three design elements for multi-family development are listed below. Each element includes specific approval standard(s) and corresponding design guidelines to ensure that qualifying multi-family projects meet the City's design expectations.

**Design Element 1:** Site Planning and Design

Design Element 2: Building Design

**Design Element 3: Lighting** 

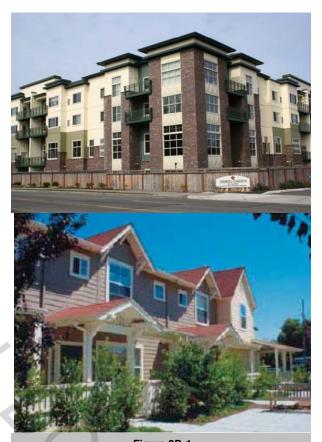


Figure 3D-1
Examples of small and large multi-family projects.
Entrances are accentuated and the roofline is broken up to reduce the potential for monotony. Units are configured vertically, rather than horizontally, creating many views onto the street. Balconies provide private usable open space. A variety of complementary exterior finish materials is used to create visual interest.

### **DESIGN ELEMENT 1: SITE PLANNING AND DESIGN**

### MF1. BUILDING SITING AND ORIENTATION

Design Objective: Ensure that buildings relate appropriately to surrounding developments and streets; create a cohesive visual identity for the neighborhood and attractive street scene; promote efficient site layout in terms of vehicular and pedestrian circulation; and fit within the context of low impact development design.

# MF1.1. Approval Standards

## MF1.1.1 Building Organization

- a. Multi-family buildings shall be clustered or grouped to form neighborhoods.
- b. Multi-family buildings shall be organized around a common open space, public open space (e.g., a greenway), natural features located on the site (e.g., a stream corridor), or community amenities such as swimming pools or other recreational facilities. To the extent practicable, buildings should be oriented or arranged in a manner to enclose required common open spaces.

## MF1.1.2 Building Orientation and Placement

- Individual buildings within a multi-family development shall be oriented to primary perimeter streets, including thoroughfares, or boundaries; or through-access drives. Specifically:
  - Pedestrian building entrances shall face the street and be clearly visible from the street.
  - Buildings shall not present blank walls lacking articulation, modulation, or window and door openings, to streets, access drives or parking areas (see Figure 3D-2).
  - Building entries that face onto a common open space that is oriented towards the street are acceptable.



- Buildings shall also provide windows that face the street to provide "eyes on the street" for safety (see Figure 3D-4). See Design Element 2; MF4: Windows and Doors, Porches and Balconies for specific requirements.
- b. Placement of buildings shall consider the existing context of the surrounding area. Multi-family developments shall respect privacy and

solar access through appropriate siting of structures. Building setbacks around the perimeter of the site shall be consistent with the development standards of the underlying zoning district.

## MF1.1.3 Privacy Assurance

When any portion of a building or structure within a multi-family development is located adjacent to property used or zoned for lower-density residential, the following standards shall apply to ensure the privacy of nearby residents:

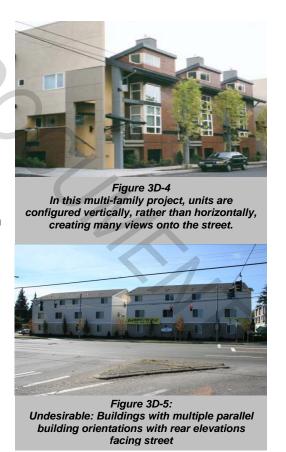
- To the maximum extent practicable, multi-family structures with fewer units or structures with one-story "end" units should be situated adjacent to property with low-density residential uses (See Figure 3D-3).
- b. Accessory structures, including garages and recreational facilities, shall be set back at least 25 feet from the adjacent low-density residential uses, and the developer shall provide a buffer between the structure and adjacent property. The buffer may be a fence, wall, heavy landscaping, or combination thereof. Fences and walls used for buffer purposes shall be a maximum of 6 feet in height, with finished side facing out.

# MF1.2. Design Guidelines

MF1.2.1 Residential development adjacent to designated open space areas should maintain visual access to the open space from residential units, common buildings, and/or streets (buildings should not back up to open space areas creating areas hidden from public view). Projects should also provide for future connections to currently



Figure 3D-3:
Undesirable: Multi-family structures with fewer units or structures with one-story "end" units should be situated adjacent to property with low-density residential uses



undeveloped properties via public or private streets, internal drives and biking and walking trails.

MF1.2.2 Multi-family projects should be placed along the street or at street intersections with views from the units onto the street (see **Figure 3D-4**).

## MF1.2.3 Building Orientation to Street Edges

- a. Buildings along a public street should be oriented to avoid multiple parallel orientations to a public street (see Figure 3D-5). Instead, a variety of building orientations, including perpendicular and canted, or intervening open spaces should be provided to lessen the mass of buildings along the street.
- b. Multiple buildings may line up parallel to a public street if:
  - A building entrance faces the perimeter street,
  - Individual building length along the street frontage is a maximum of 100 feet, and
  - Common open space is centrally located in the interior of the site and accessible by all units

# MF2. GRADING AND STORMWATER MANAGEMENT

Design Objective: To minimize modifications to topography, preserve existing vegetation whenever possible, minimize the creation of impervious surfaces, and maximize stormwater infiltration within the development site and minimize the amount of stormwater that is transferred off-site through the use of LID techniques.

### MF2.1. Approval Standards

- MF2.1.1 Structures, roadways and other site improvements (drainageways and storage areas) shall be designed to blend with the natural topography, with a minimum of site disturbance and grade changes.
- MF2.1.2 LID techniques shall be used to the maximum extent feasible, as determined by a development site's soil characteristics, to maximize stormwater infiltration within the site and minimize the amount of stormwater that is transferred offsite.



Figure 3D-6: Usable storm pond with gazebo in public open space at the Commons in Fircrest.

MF2.1.3 Stormwater facilities that are required to supplement LID facilities may include either stormwater ponds or underground vaults. Stormwater ponds

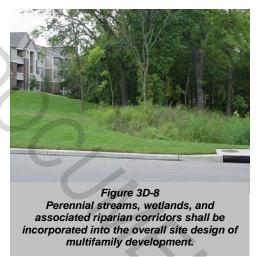
shall be designed as a landscape amenity and planted with grass or native plants (see **Figure 3D-6**). Stormwater ponds shall be privately owned and maintained, shall not be fenced, and shall not exceed a 4 horizontal to 1 vertical slope. Stormwater ponds may be used to meet open space requirements if designed utilizing the KCSWDM.

MF2.1.4 Filling and grading shall be done in accordance with UPMC 13.25 and the King County Surface Water Design Manual (KCSWDM) to control stormwater runoff impacts to adjacent properties.

# MF.2.2. Design Guidelines

- MF2.2.1 Multi-family developments should integrate existing natural features, required open space, and existing historic structures or cultural resources located on-site into the overall design and layout of the development. Existing natural features, as well as the required common open space, should be used to create community amenities and provide physical separations and buffers from adjacent development, where needed. The site plan should reflect natural hydrology and minimize impervious surfaces.
  - a. Preserve or design into the infrastructure naturally vegetated areas that are in close proximity to parking areas, buildings, and other impervious expanses in order to slow runoff, filter out pollutants, and facilitate infiltration.





- b. Direct runoff into or across vegetated areas to help filter runoff and encourage groundwater recharge.
- c. Use native plants (or adaptable species) to establish an adaptable and low maintenance landscape that requires less irrigation and is appropriate for the climatic conditions.
- d. •Use devices such as bioretention cells, vegetated swales, infiltration trenches, and dry wells to increase storage volume and facilitate infiltration.

- e. Plant bioswales with native grass to further improve water quality. Bioswales are encouraged throughout the development to treat runoff, improve water quality, and minimize or eliminate the size of detention ponds (see **Figure 3D-7**).
- f. Disconnect impervious areas from the storm drain network and maintain natural drainage divides to keep flow paths dispersed. Maximize infiltration using: biofilters, green strips, swales and permeable materials in lieu of hardscapes.
- g. Incorporate perennial streams, wetlands, and associated riparian corridors into site plans and site design as major amenities, with trails, seating, and appropriate supplemental vegetation. Buildings, parking areas, and other structures should be set back from such features a sufficient distance to ensure their continued quality and natural functions (see **Figure 3D-8**).
- MF2.2.2 Surface water and pollutant runoff should be reduced by maximizing the use of pervious surfaces and vegetative ground cover.
  - a. Use of permeable paving, pavers, turf stone, brick, and decomposed granite is encouraged.
  - b. Use of natural topographic features or built swales for filtration of site drainage is encouraged.
  - c. 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.
- MF2.2.3 To the maximum extent feasible, the layout of multi-family developments shall follow and respect the natural topography of the site. Berms, channels, swales, and similar man-made changes to the landscape shall be designed and graded to be an integral part of the natural landscape and to provide a smooth transition in changes of slope.
- MF2.2.4 Existing trees and vegetation should be preserved whenever possible to act as buffers between adjoining developments and as community amenities within the development per UPMC 19.65 (see Figure 3D-9). Buildings, parking areas, and other structures should



Figure 3D-9
Existing trees and vegetation should be preserved whenever possible.

be set back from such features a sufficient distance to ensure their continued quality and natural functions.

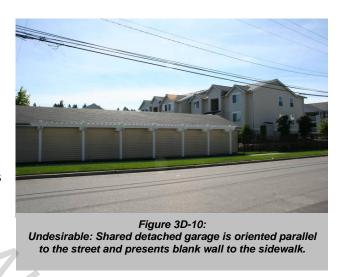
MF2.2.5 The "effective" impervious surface should be minimized to the extent practicable while achieving urban densities consistent with the goals of accommodating multi-family development and expanding housing choice in the community.

# MF3. PARKING

Design Objective: To ensure that parking areas do not dominate the views of residential development from public streets and sidewalks.

## MF3.1. Approval Standards

MF3.1.1 Carports, parking areas and parking structures shall be internalized in building groupings or oriented away from street frontage.



- MF3.1.2 Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30 percent of each public street frontage. Freestanding parking structures that are visible from public streets shall be sited to be perpendicular to the street to reduce visual impacts on the streetscape. Blank walls lacking windows, articulation or modulation are not permitted when facing a street (see **Figure 3D-10**).
- MF3.1.3 Total number of required parking spaces shall be broken up into smaller "blocks" of parking, with no more than 10 parking spaces per parking block (see **Figure 3D-11**).
- MF3.1.4 Parking Garages and driveways shall not dominate the streetscape and substantially diminish or eliminate onstreet parking (see Figures 3D-12A1 and 3D-12A2). They shall be designed and sited to



complement, not subordinate the pedestrian entry.



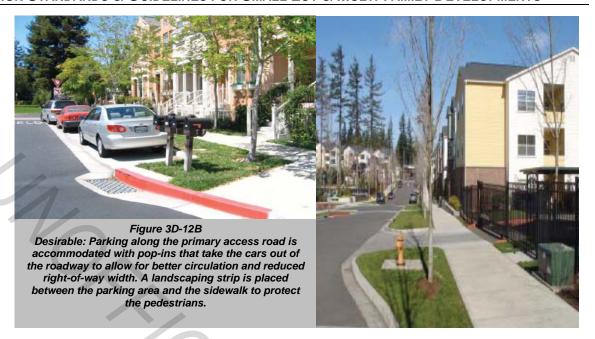
Figure 3D-12A1:
Undesirable: Parking is the dominant feature when viewed from the street. The ground floor building façade is devoted mostly to garage doors and the frontage has a continuous driveway apron with no curbside parking.

Figure 3D-12A2:

Desirable: These garages face an internal driveway and are de-emphasized through the use of overhanging balconies, landscaping and accent building elements and materials. The tandem parking configuration of the garages also limits their visibility.

# M3.2. Design Guidelines

- MF3.2.1 Design and locate parking areas such that the walk from the designated parking to the dwellings is short and direct. Ideally, residents will be able to view their parking stalls from their residence. All resident and visitor parking spaces shall be clearly identified.
- MF3.2.2 Buffer residential units from the parking lot by:
  - a. Providing a landscaped screen with a minimum height of 3 feet (berm, hedge, wall, or other);
  - b. Providing a minimum 10 foot width landscaped area between paved areas and residential units.
- MF3.2.3 Use a combination of on-street and off-street parking for multi-family development. Parallel parking along local streets within multi-family projects is strongly encouraged (see **Figure 3D-12B**).



## MF4. COMMON OPEN SPACES

Design Objective: To create areas of common open space that are easily accessed by residents; provide focal points for community recreation and interaction and add to the overall quality of life for residents. Given the environmental and recreational benefits of common open space, it should be integrated purposefully into the overall design of a development and not merely be residual areas left over after buildings and parking lots are sited.

# MF4.1. Approval Standards

- MF4.1.1 All new developments shall set aside a percentage of the net site acreage as common open space for the use and enjoyment of the development's residents. The common open space shall be aggregated into meaningful, quality open spaces. The minimum amount of open space (as a percentage of net land area) shall be 17%.
- MF4.1.2 Open space areas shall be clearly identified on the development plan. Such designated common open space may be in a natural, undisturbed state, landscaped for more formal courtyards or plazas, or developed for active or passive recreation. Common outdoor spaces shall provide at least 6 of the following amenities to accommodate a variety of ages and activities. Amenities include:
  - Site furnishings (benches, tables, bike racks)
  - Picnic areas
  - Patios or courtyards
  - Gardens

- Open lawn with trees
- Play field
- Special interest landscape
- Pedestrian scale, bollard, or other accent lighting
- Special paving, such as colored or stained concrete, stone, brick or other unit pavers
- Public art
- Water feature(s)
- Sports courts such as tennis, basketball, or volleyball



Figure 3D-13: Multi-family developments shall be organized around a common open space, public open space, natural features located on the site, or community amenities such as swimming pools or other recreational facilities.

- MF4.1.3 The use of LID materials, if appropriate to the site conditions, is required.
- MF4.1.4 Rocks, pebbles, sand, and similar non-living materials shall not be used as ground cover substitutes, but may be used as accent features provided such features do not exceed a maximum 5 percent of the total landscape area.
- MF4.1.5 All common open space lands shall meet the following design criteria, as relevant (see **Figure 3D-13**):
  - a. Compact and Contiguous. To the maximum extent practicable, common open space land shall be compact and contiguous unless the land is used as a continuation of an existing greenway, trail, or other linear park, or unless specific topographic features require a different configuration. An example of such topographic features would be the provision of open space along a scenic creek.

- b. Connectivity Required. Common open space shall be organized to create integrated systems of open space that connect with the following types of lands located within or adjacent to the development:
  - Dedicated public park or greenway lands;
  - Dedicated school sites;
  - Other dedicated open spaces;
  - Common open space located adjacent to the development;
  - Portions of the regional trail and open space system;
  - Neighborhood shopping and activity centers; and
  - Adjacent employment centers.
- c. Accessible to Residents. Common open space shall be accessible to all residents of the development.
- d. Open Space Placement. A variety of common open spaces shall be provided throughout the neighborhood in the form of parks, common greens, pocket parks, and pedestrian easements.
  - i. At a minimum, pedestrian access to common open space shall occur every 500 feet of linear length of common open space.
  - ii. Pedestrian access to common open space shall occur within 500 feet of every dwelling unit in the development.
  - iii. The City may require access to be restricted if it would degrade, destroy, or adversely interfere with sensitive environmental or natural areas or with significant historic or cultural resources.
  - iv. Where provided, access to common open space shall be a minimum of 20 feet wide and located where such access is visible to dwelling units. Access ways shall not be isolated by walls, screening, landscaping, or any other kind of barrier that would prevent resident surveillance of the open space.
- e. Fences/Walls on Perimeter. Where common open space is bordered by private rear or side yards, opaque fences and walls shall not be erected in such yards bordering the open space. Open style fences, with a maximum 50% opacity for each 100 feet of fence length (e.g., post and rail), shall be allowed on the perimeter of open space.
- MF4.1.6 Community amenities and features such as picnic areas and tot lots offer convenient and inviting spaces for residents to gather for recreational activities. Community amenities shall provide areas for passive and active

recreation, enhance the overall quality of development, and contribute to the character of the area. Community amenities shall be privately maintained.

# MF4.2. Design Guidelines

- MF4.2.1 Common open space areas should be readily accessible from all buildings with the maximum number of units possible sited adjacent to the common open space areas.
- MF4.2.2 In addition to the common open space areas, projects should be encouraged to provide each unit with usable private open space. These private spaces should be directly accessible from the unit and large enough to permit outdoor living activities (see Figure 3D-14).

## MF5. ACCESSORY STRUCTURES

Design Objective: To minimize the impact of utility locations.

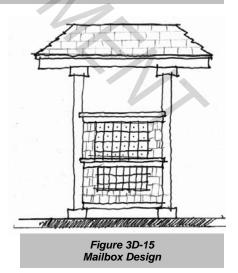
## MF5.1. Approval Standards

- MF5.1.1 The design of the mailboxes and mailbox enclosures shall be consistent with the architectural style of the development and shall match the colors and materials of other onsite buildings.
- MF5.1.2 All mailboxes shall be clustered and lockable consistent with U.S. Postal Service (USPS) standards. Clustered mailboxes shall be architecturally enhanced with materials and details typical of nearby multi-family development architecture and carefully placed to not adversely affect the privacy of residents and serve the needs of the USPS (see Figure 3D-15).
- MF5.1.3 Trash enclosures shall be of sufficient size to house the number and size of trash bins and containers needed to accommodate the waste generated by the building user, including, trash, cardboard, cans and bottles, food waste, green waste and other recyclables.





Figure 3D-14
Common open space area providing space for human interaction and play.



- MF5.1.4 Trash bins shall be located within a trash enclosure at all times.
- MF5.1.5 Trash enclosures shall be integrated into the site plan to minimize enclosure visibility and accommodate truck access.
- MF5.1.6 Trash enclosures shall be constructed of durable materials and the color, texture, and architectural detailing shall be consistent with the overall site and building design.
- MF5.1.7 Backflow prevention devices shall be included in the plans for design review and shall be screened from public view by the use of landscaping, berms, low walls and other such screening devices.

## MF5.2. Design Guidelines

- MF5.2.1 Mechanical Equipment, trash enclosures and utilities should be provided with architectural enclosures or fencing, sited in unobtrusive locations, and screened by landscaping.
- MF5.2.2 Trash enclosures should be located away from public view. Landscaping should be provided around trash enclosures to soften views wherever feasible.
- MF5.2.3 Trash enclosures should be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage.
- MF5.2.4 Screening of the trash enclosure should be integrated into the overall site and building design. Screening should be constructed of durable materials. All structural screening should be supplemented with landscaping.
- MF5.2.5 Roofs of enclosures should be designed to complement the project buildings' roof style and colors.
- MF5.2.6 A building wall may be used as one side of a trash enclosure. Enclosures should be located and designed to facilitate users' convenience. Person doorways should be provided in addition to the gate opening.
- MF5.2.7 A smaller number of larger gate openings should be designed, instead of more numerous small gate openings.

### MF6. SIGNAGE

Design Objective: To create signs that are architecturally attractive and integrated into the overall site design. Signs that are compatible with the surroundings and effectively communicate a message will promote a quality visual environment.

### **Approval Standards and Design Guidelines**

All multi-family developments shall comply with the signage requirements set forth in UPMC 19.75.

- MF6.1. Signage contributes to the development's identity as a unique environment. Professionally designed, creative signage is strongly encouraged, especially for internal directions and building identification.
- MF6.2. Clear legible entry signage shall be provided to identify the development. Internal circulation signage and visitor parking areas should also be clearly indicated. A directory that shows the location of buildings and individual dwelling units within the development is encouraged.
- MF6.3. Building numbers and individual unit numbers shall be readily visible from the nearest street or access way, in a consistent location, well lit at night, and compatible with the overall design of the development.

#### **DESIGN ELEMENT 2: BUILDING DESIGN**

MF7. MASS, SCALE AND FORM

Design Objective: To encourage residential development that is scaled to the pedestrian and is compatible with surrounding properties.

### MF7.1. Approval Standards

- MF7.1.1 Multi-family building design shall incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. A second story, for example, should not appear heavier or demonstrate greater mass than the part of the building supporting it.
- MF7.1.2 The massing of larger residential buildings shall be broken down to convey a sense of "home", and give individuality to each unit that lies within it. Design techniques to reduce mass include:
  - a. Articulation such as dormers, overhangs, balconies, wall projections, and porches;
  - b. Varied roof form as appropriate to the style of the building, such as: hipped roofs, gabled roofs, varying roof pitches, and roof dormers;
  - c. Material changes to create variations; and
  - d. Staggered and jogged unit plans.
- MF7.1.3 Building massing shall be subdivided into portions or segments compatible with the adjacent residential scale.
- MF7.1.4 Façades of long buildings shall be architecturally subdivided into shorter segments every 25 to 50 feet maximum, using the methods identified in the design guidelines, below.
- MF7.1.5 Each vertical module of units shall incorporate architectural features that help to individually distinguish them, such as wall breaks, projections, distinct color schemes and individual roof treatments.
- MF7.1.6 Roof profiles shall define the form, scale and proportion of the building and reduce bulk.

### MF7.2. Design Guidelines

- MF7.2.1 Building design should resemble the scale of single-family residential architecture as much as possible, and units should be differentiated by using one or more of the following methods:
  - a. Separate building volumes or facade protrusions
  - b. Window bays or balconies

- c. Porches and entrance vestibules
- d. Individual roof volumes and other roof articulation
- MF7.2.2 Building façades should incorporate the following features to architecturally distinguish modules of housing units (see **Figure 3D-16**):

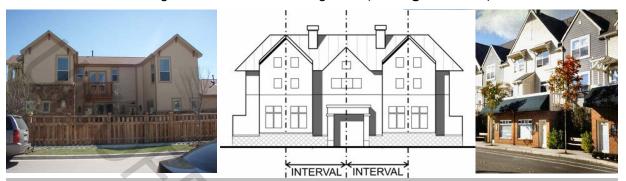


Figure 3D-16:
Examples of building modulation through vertical architectural features, offsetting portions of buildings or individualized roof forms

#### a. Vertical Architectural Features:

- Apply a vertical slot or recess between façade segments with a 6 inch minimum recess depth and a 15 inch minimum width.
- Apply a vertical pilaster between façades with a 3 inch minimum protrusion and a 15 inch minimum width.
- Project a part of the building, such as a tower, above the main building volume.

### b. Building Wall

- Vary the offset of portions of the building along the main façade, using elements such as bays or building volumes to create the offset.
- Change the color or material of segments across the façade. Material changes should always be accompanied by a change in plane and separated by framing or other means.

#### c. Individualized Roof Forms

- Use individual roof pitches to break up the form. For example, a single building could express individual units through a series of smaller gabled dormers.
- Subdivide flat roofs into recognizable segments with shifts in height and cornice treatments at street façades.
- MF7.2.3 When located adjacent to one- or two-story single family homes, the design of multi-unit structures along the project edge should be designed to

transition in scale (see **Figure 3D-17**). Building massing should be legible as individual residences or small groups of units. This can be achieved by:

- Subdividing perimeter buildings into segments compatible with adjacent residential scale (e.g., upper story setbacks);
- b. Accentuating the ground floor of the building by making it thicker or more substantial visually than upper stories;
- Using entry porticos and front porches or other articulation at the ground level;



Figure 3D-17
Poor transition: Newer multi family homes surround an existing single-family dwelling, causing architectural disparity as well as loss of privacy for the single-family home.

- d. Using upper story setbacks or partial indentations for upper story features, such as balconies, outdoor moldings or cornices, to accentuate the horizontal levels of a building;
- e. Separate building volumes or façade protrusions; and
- Individual roof volumes and other roof articulation (see Figures 3D-18A and 3D-18B).



Figure 3D-18A:
Individual residences are articulated through the use of variation in the massing, recessed balconies, wall breaks and varying roof forms.

Figure 3D-18B: Individual residences are articulated through the building volumes and entrance areas.

### MF8 ARCHITECTURAL STYLE

Design Objective: To ensure that residential design contributes to the overall architectural character of University Place

### MF8.1. Approval Standards

- MF8.1.1 Architectural style of the building shall enhance the character of the neighborhood.
- MF8.1.2 The architectural form of the building shall be carefully designed to articulate the style of the building.

## MF8.2. Design Guidelines

- MF8.2.1 New multi-family developments shall be designed with an identifiable architectural style that enhances the character of the existing neighborhood. Additions to existing buildings should be designed to be compatible with the architectural style of the existing building and surrounding neighborhood. (Please refer to "A Field Guide to American Houses" by Virginia and Lee McAlester.)
- MF8.2.2 Building articulation and building elements (architectural style, roof shape, materials and window type) should be appropriate to the building style and massing. (see **Figures 3D-19A** and **3D-19B**).



This multi-family building includes a lot of architectural detailing. This helps break up the mass of the project and create a streetscape that is interesting to pedestrians.

Don't do this

This multi-family project lacks architectural style and detailing. The building appears massive and uninviting as it backs onto the street.

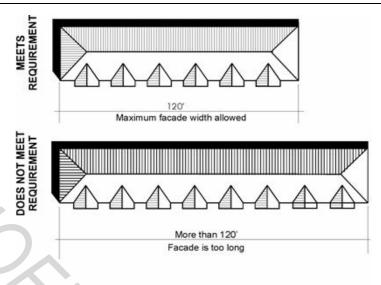
### MF9. FACADES AND ENTRIES

Design Objective: To provide a distinctive, quality, architectural character in new multifamily developments. In particular, architectural details help to reduce the visual scale of large multifamily buildings and ensure that residential development relates to the human scale, facilitates

opportunities for pedestrian activity on adjoining public streets and contributes to a community-oriented character for residential neighborhoods.

### MF9.1. Approval Standards

- MF9.1.1 All building entries adjacent to a collector or residential (local) public street or to a public street or private drive with on-street parking shall be pedestrian-scaled. Pedestrian-scaled entries are those that provide an expression of human activity or use in relation to building size. Doors, windows, entranceways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale.
- MF9.1.2 Buildings with long facades must use design techniques to break up long continuous building walls, reduce the architectural scale of the building and add visual interest. The following standards apply to buildings with long facades (see **Figure 3D-20**).
  - a. The maximum facade width (the facade includes the apparent width of the structure facing the street and includes required modulation) of multistory buildings visible from a street, public open space, or pedestrianoriented space is 120 feet.
  - b. Buildings exceeding 120 feet in width along the street front shall be divided by a 30-foot-wide modulation of the exterior wall, so that the maximum length of a particular facade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors (the first floor will be exempted if it includes a pedestrian-oriented facade).
  - c. Decks and roof overhangs may encroach up to three feet (per side) into the modulation.



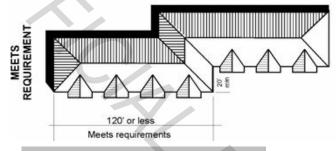


Figure 3D-20: Maximum façade width standards

- MF9.1.3 Fronts of buildings should be articulated through the use of bays, insets, balconies, porches, or stoops related to entrances and windows.
- MF9.1.4 When there are common entries, they shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries (see Figure 3D-21A).
- MF9.1.5 Four or more of the following elements shall be used to highlight the main entrance to multi-family buildings:
  - Open space, plaza, or courtyard.
- Figure 3D-21A:

Visible building entry

- Special paving. The use of LID materials, if appropriate to the site conditions, is encouraged.
- Ornamental gate and/or fence.

- Seating.
- Water features.
- Planter boxes or pots.
- Functional, accent lighting (See Figure 3D-21B).
- Art work near the entry.
- Porches.



Figure 3D-21B Pathway Lighting



Figure 3D-21C Front Yard Landscaping

- MF9.1.6 Front yards shall include an entrance sequence between the sidewalk and the building including elements such as trellises, site furnishings, low hedges, landscaped borders, and special paving (see **Figure 3D-21C**).
- MF9.1.7 Facades facing streets shall not be dominated by garage doors and driveways, or present blank walls lacking articulation, modulation, or window and door openings (see **Figures 3D-22A** and **3D-22B**).



Figure3D-22A:
Undesirable: Parking is the dominant feature.
Building frontage has a continuous driveway
apron with no curbside parking.

Figure3D-22B:
Undesirable: Building presents a blank wall lacking articulation, modulation, or window and door openings, to the street.

### MF9.2. Design Guidelines

- MF9.2.1 Architectural treatments on the front elevation and elevations facing public rights-of-way and open space areas should provide visual interest through the following methods:
  - a. Wrap façade materials a minimum distance of 4 feet along the side yard elevations:
  - b. Provide additional detail along the base of multi-story, multi-family buildings;
  - c. Provide architectural features to articulated facades such as: trim with substantial depth and detail, window boxes, brackets, overhangs, trellises and/or lattice.
- MF9.2.2 Ensure that openings in the façade contribute to the overall design of the building and promote a relationship to the human scale through the following methods (see **Figure 3D-23**):
  - Use window molding, shaped frames and sills and other techniques to enhance openings with additional architectural relief;
  - Frame all windows with a minimum of 4-inch trim and inset into façade to provide depth and shadow lines.



Figure 3D-23:
The façade of the buildings is rich in detailing, with brick along the first floor of the building and trim around all the windows. The walls are articulated often to break up the building horizontally.

MF10. WINDOWS AND DOORS, PORCHES AND BALCONIES

Design Objective: To ensure that openings and private open space areas contribute to the overall design of the building; promote a relationship to the human scale and provide transitional spaces between private and public areas.

### MF10.1. Approval Standards

- MF10.1.1 All multi-family building elevations shall contain windows, except when necessary to assure privacy for adjacent property owners (see Design Element 1, Section 1, Approval Standard MF1.1.3).
- MF10.1.2 All windows within a building and across a façade shall be related in design, operating type, proportions and trim.
- MF10.1.3 Windows shall be used as architectural elements that add relief to the façade and wall surface.

- MF10.1.4 Windows shall employ design details, if appropriate to the architecture, such as mullions, to break the scale of the façade into smaller components.
- MF10.1.5 Reflective glazing is prohibited.

### MF4.2. Design Guidelines

- MF10.2.1 Windows should be located to maximize the possibility of occupant surveillance of entryways, recreation areas, and laundry areas.
- MF10.2.2 Windows should be vertically oriented, in order to relate to the human form, unless horizontal windows are appropriate to the style, or are necessary in the particular application.
- MF10.2.3 For attached units, doors should vary from unit to unit, where possible, to further distinguish the individual identity of each residence.
- MF10.2.4 Unifying architectural elements should be used to carry a window pattern across a façade, such as a common sill or header line.
- MF10.2.5 Unless appropriate to an architectural style, windows should not be flush with walls. Glass should be inset from the exterior wall and/or frame surface to add relief to the wall surface.
- MF10.2.6 Clear glass is recommended. To to glass, fritted glass, spandrel
  - add privacy and aesthetic variety two chairs and a table. glass and other decorative treatments are recommended. If tinted glass is to be used, light tints and green, gray or blue hues are recommended.
- MF10.2.7 Low emissivity glass and external shade devices should be used for heat control and an increase in energy efficiency.
- MF10.2.8 Upper-story units should have balconies or decks sufficient to accommodate two chairs and a small table. To provide a greater usable open space,



ground floor units should have a minimum 120 square feet of enclosed open space in the form of a patio or deck (see **Figure 3D-24**).

### MF11. MATERIALS AND COLORS

Design Objective: To ensure that an appropriate range of building materials is used that enhances the quality of residential development.

### M11.1. Approval Standards

- MF11.1.1 Consistent pattern and application of exterior materials shall be used on new buildings and additions in order to enhance the appearance and character in the existing neighborhood.
- MF11.1.2 The combination of materials on a building façade shall be appropriate to its style and design.

### MF5.2. Design Guidelines

- MF11.2.1 Materials and colors should enhance the character and quality of residential development and be compatible with the surrounding neighborhood setting.
- MF11.2.2 High quality materials and detailing should be used on all sides of the building, not just on the front façade.
- MF11.2.3 A variety of materials should be used to emphasize a differentiation between the various components of the building. The combination of materials on a building façade shall be appropriate to its style and design and be visually appealing to the pedestrian (see **Figure 3D-25**).





Figure 3D-25:
All exterior building colors and materials should be subtle and compatible with the surrounding neighborhood. These homes are visually appealing to a pedestrian because of the colors and materials used in these developments.

- MF11.2.4 Exterior building colors should be compatible with the surrounding neighborhood setting and should be in keeping with the geographic and climatic conditions specific to University Place.
- MF11.2.5 Accent colors should be used to enhance details such as trim.
- MF11.2.6 Primary colors should be limited to accent or trim colors and should generally be compatible with the surrounding neighborhood.

MF12. Roofs

Design Objective: To ensure that the design of roofs correlates to the building design.

### MF12.1. Approval Standards

- MF12.1.1 Roof materials shall relate to the design and architectural style of the building.
- MF12.1.2 Pitched roofs on multi-family buildings shall have a minimum slope ratio of 6:12.
- MF12.1.3 On buildings where sloping roofs are the predominant roof type, each building shall have a variety of roof forms. For instance, a gable or hip configuration should be used with complementary sheds, dormers, and other minor elements. Other roof forms will be considered on a case-by-case basis.
- MF12.1.4 Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades.

## MF12.2. Design Guidelines

MF12.2.1 Roofing materials that are light-colored (such as white gravel), or brightly colored or reflective, should not be used.

#### **DESIGN ELEMENT 3: LIGHTING**

Design Objective: To ensure that the design of fixtures and the light provided contributes to the character of development, does not impact adjacent development or contribute to light pollution, and encourages energy efficiency.

### MF13.1 APPROVAL STANDARDS

## **Lighting Design**

- MF13.1.1 Exterior lighting shall be designed as an integral part of the building and landscape design.
- MF13.1.2 Site plans and architectural plans shall include the location of fixtures, their design and the nature and level of the illumination they will provide.
- MF13.1.3 Illumination levels shall be provided to address security concerns, especially for parking lots, pedestrian paths, outdoor gathering spaces, at building entries and any other pedestrian accessible areas.

## **Lighting Height**

MF13.1.4 The height of luminaries shall be in scale with the building and site design and in no case shall the height exceed 16 feet in height from grade.

#### Area of Illumination

MF13.1.5 The light source for externally illuminated signs must be positioned so that light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.

### **Prohibited Lights**

MF13.1.6 No outdoor lights shall be permitted that blink, revolve, flash or change intensity.

### MF13.2 DESIGN GUIDELINES

# **Lighting Design**

- MF13.2.1 Pedestrian-scaled decorative light fixtures, such as gooseneck lighting, are strongly encouraged (see **Figure 3D-26**).
- MF13.2.2 Lighting should generally be designed to include cut-offs to minimize the lighting of the sky.



Figure 3D-26: Encouraged: Pedestrianscaled decorative light fixtures add to the intimacy and character of a neighborhood.

MF13.2.3 In order to conserve energy and reduce long-term costs, energy-efficient, Energy Star-certified lamps should be used for all lighting, and hours of operation should be monitored and limited to avoid waste.

### **Lighting Height**

- MF13.2.4 Lighting sources should be kept as low to the ground as possible while ensuring safe and functional levels of illumination.
- MF13.2.5 Area lighting should be directed downward or employ control features to avoid light being directed offsite as well as to avoid lighting of the night sky.

### Area of Illumination

- MF13.2.5 Lighting should be located to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses. In general, the location of lighting should respond to the anticipated use and not exceed the amount of illumination required by users.
- MF13.2.6 Illumination over an entire area or the use of overly bright lighting is strongly discouraged. The use of a number of smaller lights is preferable to larger, more intense lights.
- MF13.2.7 Lighting for pedestrian movement should illuminate changes in grade, path intersections and other areas along paths which, if left unlit, would cause the user to feel insecure. Recommended minimum levels of illumination along pedestrian paths between destinations is 0.5 foot-candles. At pedestrian destination points such as entryways, plazas and courtyards, lighting levels should typically achieve illumination of 1 foot-candle.
- MF13.2.8 The placement of light standards, whether for street lights or garden lights, should not interfere with pedestrian movement.

#### **Parking Area Illumination**

- MF13.2.9 Illumination should be concentrated along the pedestrian paths leading to parking areas and in the specific areas where cars are parked.
- MF13.2.10 Illumination should achieve a lighting level of 1 foot-candle on the parking lot surface.

### **Lighting Efficiency**

MF.13.2.11 In order to conserve energy and reduce long-term costs, energy-efficient, Energy Star-certified lamps should be used for all lighting, and hours of operation should be monitored and limited to avoid waste. Low voltage lighting, and lighting activated through the use of photocells, motion sensors and automatic timers, should be used where feasible.

#### 4. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

Landscaping standards and guidelines are intended to provide visual enhancement of the city; to protect and promote the appearance, character and economic value of property; to reduce visibility of paved areas and other unsightly views from adjacent properties and public lands; to moderate climatic effects; to minimize noise and glare; to enhance public safety by defining spaces to influence traffic movement; to reduce stormwater runoff, and to provide visual transition between neighboring properties. Landscaping is an important aspect of the creation of space and scale and enables builders to create a transition between homes and the street while mitigating the impact of denser housing.

### L1. GENERAL LANDSCAPE DESIGN

Design Objective: To ensure development plans include landscape elements that contribute positively to the character of small lot and multi-family neighborhoods.

# L1.1. Approval Standards

- L1.1.1 Landscaping shall be an integral part of the overall site design, rather than camouflage unused or unusable spaces or poor architectural design.
- L1.1.2 Larger, more mature plant materials shall be used as much as possible to ensure that some immediate effect on the project's appearance will be attained within two years of planting.
- L1.1.3 All landscaped public or common areas and front yard landscaping within a development shall be required to have automatic irrigation systems or xeriscape concepts to ensure plant survival.

### L1.2. Design Guidelines

- L1.2.1 Landscape improvements should be utilized to better integrate a development with its setting by:
  - a. Enhancing pedestrian scale of buildings;
  - Screening views of unsightly elements, such as utility boxes and backflow devices:
  - c. Softening hard edges visually;
  - d. Providing a transition between different use areas;



Figure 4-1:

Landscaping integrates site design with existing trees to provide screening and shade.

- e. Creating an attractive aesthetic environment;
- f. Creating usable pedestrian areas;
- g. Reducing energy consumption; and
- h. Defining specific areas and enhancing architectural features (see **Figure 4-1**).
- L1.2.2 Where feasible, significant existing trees and other landscape elements should be preserved and incorporated into development and landscape plans. Landscape plans should exhibit a well-coordinated design concept. Plant materials should be utilized in an orderly manner which defines the site's spatial organization and function, relates to the buildings and structures

and incorporates the various site elements including existing vegetation.

- L1.2.3 Landscape areas shall utilize xeriscape concepts which: minimize the amount of turf area, use plant material that has a low water demand and use a segmented irrigation system calibrated to the specific water demands of various turf, plant and tree groups.
- L1.2.4 Swales are strongly recommended to reduce water quality impacts associated with site runoff (see **Figure 4-2**).



Figure 4-2:
Low wall accompanied by landscaping and swale between street and sidewalk.

### L1.2.5 Xeriscape Guidelines:

- a. All landscaping should employ features and techniques that in the aggregate reduce the demand for and consumption of water, including appropriate low water using plants, non-living ground cover, a low percentage of lawn coverage, a high degree of paving permeability and water conserving irrigation techniques and systems.
- b. The use of turf should be minimized or substituted altogether with groundcovers. Turf should be excluded from median or sidewalk strips, steep slopes, and other areas which are difficult to irrigate and maintain. Low-water-using grass varieties are encouraged.
- c. Water efficient irrigation systems, such as drip, low output sprinkler heads, zonal systems and automatic timers, should be provided. Planting should be according to water needs, and the irrigation system matched to these needs.
- d. Plant varieties should be low water consuming, suited to the local soil and climate and grouped according to their water requirements. For instance, sprinklers for turf areas should be installed with a separate irrigation valve from irrigation valves used for other vegetation.

- e. Mulches should be used generously and reapplied as part of a regular maintenance program to add nutrients and reduce evaporation, soil compaction and weeds. Mulches comprised of fully composted organic matter should be used in lieu of bark mulches, which do not provide much nutrient value to planting beds.
- L1.2.6 The following are common planting design concepts that should be used whenever possible:
  - a. Specimen trees used in informal grouping and rows at major focal points;
  - b. A wide variety of plant species:
  - c. Extensive use of flowering vines both on walls and arbors;
  - d. Pots, vases, wall or raised planters;
  - e. The use of plantings to create shadow and patterns against walls;
  - f. Trees to create canopy and shade, especially in parking areas;
  - g. The use of flowering trees in informal groups to provide color;
  - h. Informal massing of colorful plantings;
  - i. The use of distinctive plants as focal points; and
  - Berms, plantings, and low walls to screen parking areas from view of public rights-of-way while allowing filtered views of larger buildings beyond.
- L1.2.7 In general and where feasible, plant preservation should take precedence over transplanting, transplanting over planting new, and planting native over ornamental species.
- L1.2.8 The use of plant species native to the coastal region of the Pacific Northwest is strongly encouraged to reduce water consumption and lower maintenance costs. Non-invasive naturalized species that have adapted to the climatic conditions of the region may be used to supplement native plants.
- L1.2.9 Existing topsoil should be used where feasible. The clearing and site preparation of larger development areas should save and stockpile existing topsoil for plant adaptation.
- L1.2.10 Planting areas between walls or fences and streets should be landscaped with a hierarchy of plant sizes (taller near the wall or fence to shorter near the street) in natural formations and groupings.

#### L2. YARD LANDSCAPE DESIGN

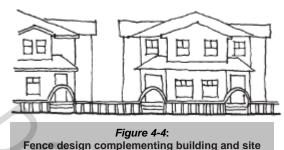
Design Objective: To ensure development plans include yard landscape elements that contribute positively to the character of residential neighborhoods.

### L2.1. Approval Standards



Figure 4-3: Front yard landscaping should contribute to neighborhood character.

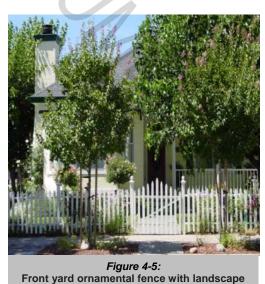
- L2.1.1 Front yard landscaping shall reinforce other design elements of the home through the use of vines on trellises, hedges, or low fences or walls (see Figure 4-3).
- L2.1.2 Fences and hedges shall not be placed near neighborhood streets, access lanes, or alleyways in such a way to create a safety or entering sight distance concern and should complement building and site design (see **Figure 4-4**).



design

L2.1.3 Front Yard Decorative Fences: Front yard fences shall be decorative and help to define semi-private areas in the front of the building or between the building and a common open space area (see **Figure 4-5**).

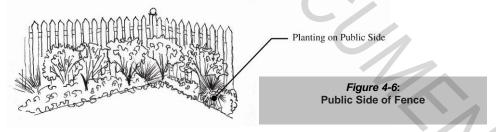
- The maximum height shall be 3 feet except that decorative posts and gates may have a maximum height of 4 feet.
- Front yard decorative fences shall be located a minimum of 1 foot from sidewalks and walkways to allow for planting between edge of sidewalk and fence.
- Front yard decorative fences shall provide a balance of solid surfaces and voids, such as picket or open rail fence styles.



d. Front yard decorative fences shall be constructed of wood, simulated wood, iron, masonry, or steel picket or comparable. Solid privacy fences, vinyl fences and chain link are prohibited.

### L2.1.4 Hedges

- a. The maximum height of a hedge in a front yard, corner side yard, or area between the building and a common open space area shall be 3 feet.
- b. The maximum height of hedges in interior and rear yards of multi-family developments shall be 6 feet, except when located abutting a common open space area the maximum shall be 3 feet.
- c. The maximum height of hedges in rear yards of small lot developments shall be 6 feet, except when located abutting a common open space area the maximum shall be 3 feet. Hedges are not allowed in interior side yards in small lot developments.
- L2.1.5 Privacy Fencing. Privacy fencing shall only be permitted in rear yards and shall be in character with the building's architecture.
  - a. The maximum height of privacy fencing shall be 6 feet, provided that portions above 4 feet shall be visually permeable through the use of open rails, ironwork, trellis or other treatment to encourage interaction between neighbors.
  - b. Privacy fencing adjacent to a public space shall be set back a minimum of 1 foot from the property line.
  - c. Planting shall be required along fences that face a street or public spaces (see **Figure 4-6**).



- d. If privacy fencing is located along an alleyway, a gate must be provided for access to the alleyway.
- e. Privacy fencing shall be constructed of wood, simulated wood, iron, masonry, or steel picket or comparable. Vinyl or chain link fencing shall not be permitted.
- L2.1.6. Walls, hedges, and fences used to define outdoor private spaces that are not located within a required yard shall be a maximum of 6 feet. Portions above 4 feet in height shall be visually permeable through the use of open rails,

ironwork, trellis or other treatment to encourage interaction between neighbors.

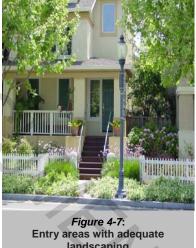
L2.1.7 At least one tree having a minimum caliper size of 2 inches or height of 8 feet shall be planted in the front yard of each small lot development home that has a front yard setback of 15 feet or greater unless this would conflict with an approved street tree planting plan. Where such conflict exists, the tree may be placed within a rear yard or other suitable location on the lot.

#### L2.1.8 Shrubs

- a. A continuous row of shrubs shall be planted adjacent to that portion of a foundation facing a public space. Spacing shall reflect the varying growth habits of the selected species and ensure effective screening of the foundation. The use of a mix of species and varieties within a foundation planting area is encouraged.
- b. Shrubs shall have an average size of 2-gallon for native plants and 3-gallon for non-native.
- L2.1.9 Entry walks shall have a minimum width of 3 feet.

## L2.2. Design Guidelines

- L2.2.1 Hardscape areas should use permeable materials.
- L2.2.2 Entry areas facing the public street shall be adequately landscaped to soften hard edges and screen views (see **Figure 4-7**).
- L2.2.3 All required building setbacks should be incorporated into the landscape design, unless such areas are utilized in driveways and the like. Driveways that provide a landscaped strip between paved driving strips are encouraged.
- L2.2.4 Landscape design should accent the overall design theme through the use of structures such as arbors and trellises that are appropriate to the particular architectural style of adjacent structures.



### L3. PARKING AREA LANDSCAPING

Design Objective: To provide parking areas that do not detract from the residential environment.

The standards and guidelines in this section apply specifically to multi-family development and where applicable -- shared parking areas in small lot developments.

### L3.1. Approval Standards

- L3.1.1 All parking areas shall provide interior landscaping for shade purposes and aesthetic enhancement.
- L3.1.2 Curbed planter areas shall be provided at the end of each parking aisle to protect parked vehicles from the turning movements of other vehicles.
- L3.1.3 Parking lots shall be landscaped with broad branching shade trees at a minimum ratio of 3 trees per 10 parking spaces for single-loaded stalls, 6 trees per 20 parking spaces for double-loaded stalls and one tree for every 3 parking spaces for smaller parking bays.

### L3.2. Design Guidelines

- L3.2.1 Views of parking areas from public streets should be buffered by landscaping, earth berms or some combination of the two in order to reduce the visual impact of large parking areas.
- L3.2.2 For security reasons, openings should be incorporated into the landscaping in order to permit clear views into the site.
- L3.2.3 No more than 10 parking spaces should be located in a row without an intervening landscaped planter island or peninsula. The intervening planter should be the full depth of the adjacent parking spaces.
- L3.2.4 Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs. In place of wheel stops, the planter curb may be used for car overhangs if impacts to landscaping are minimized through appropriate plant selection and location.
- L3.2.5 Drainage into swale areas is encouraged and may be accommodated by design elements such as flush curbs, perforated curbs and tree offsets.
- L3.2.6 Plant material in and adjacent to swales should delineate the transition between the swale area and the surrounding landscape.

### L4. LANDSCAPING AND PLANTING REQUIREMENTS

Design Objective: To enhance the visual appearance of the neighborhood, to promote utilization of natural systems, and to reduce the impacts on storm drainage systems and water resources.

### **Standards and Guidelines**

### L4.1. Planting Calculation and Installation

a. If the calculation of the number of plantings results in a fraction of 0.5 or greater, the fraction shall round up to the next whole number. If the calculation of the number of plantings results in a fraction of less than 0.5, the fraction shall round down to the previous whole number. Existing

### 4. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

trees may be used to meet the tree requirements in the planting calculations.

- b. Place all shrubs and perennial plants in beds mulched with fully composted organic material. The compost must cover the entire planting bed to a depth of at least 2 inches.
- c. Install a mulch ring at the base of each canopy and ornamental tree. At time of planting, the ring must have at least a 3-foot radius, measured from the center of the tree trunk. This mulch ring must be of organic material and be a depth of at least 2 inches.

#### L4.2. Parks

- a. One 2-inch caliper or 8-foot tall canopy or ornamental tree shall be planted for every 2,000 square feet of park area.
- b. Shade trees shall be provided adjacent to play structures and at other elements in the park, such as sport courts and benches.
- c. A pathway, with a minimum width of 3 feet, shall connect a park to neighborhood streets, access lanes or other pedestrian connections.

#### L4.3. Common Greens and Pocket Parks

- a. One 2-inch caliper or 8-foot tall canopy or ornamental tree shall be planted for every 1,000 square feet of common green or pocket park area.
- b. The common greens and pocket parks shall be planted with plants that reflect the character and the intended use of the greens.
- c. Sidewalks or pathways are encouraged to be located near the edge of the common green or pocket park to allow a larger usable green area and easy access to the homes.
- d. A pathway, with a minimum width of 3 feet, shall connect a common green or pocket park to neighborhood streets, access lanes or other pedestrian routes.
- e. The minimum lawn coverage of a common green or pocket park should be 70 percent to create a useable play area or gathering space.

### L4.4. Pedestrian Easements

- a. Trees are required along all pedestrian easements to provide shade.
  - Trees shall have a minimum caliper of 2 inches at time of planting unless the City determines that a particular species or cultivar, which is available only in a smaller size, is the preferred selection for a specific location.

- ii. Trees shall be spaced 20 to 30 feet on center, depending on the form and spacing requirements for the selected trees.
- iii. Trees shall be placed so as not to block sight distance or create a safety concern.
- iv. Generally, tree species shall be selected from the City's Approved Street Tree Palette, which is contained in the City's Streetscape Design Standards and Guidelines adopted pursuant to UPMC 19.53. The City may approve trees not on the Approved Street Tree Palette provided a registered landscape architect or certified arborist demonstrates to the satisfaction of the City that the proposed tree species will not cause damage to infrastructure or create nuisance conditions,
- b. Shrubs shall be planted within a minimum 15 percent of easement space.
  - i. Shrubs shall be spaced to reflect the varying growth habits of the selected species.
  - ii. Shrubs shall have an average size of 2-gallon for native plants and 3-gallon for non-native.
- c. Ground cover or perennials must fully cover the remaining landscape area. Plantings shall be designed to achieve a minimum planting area coverage of 90 percent of required coverage within 3 years of installation.

### A. DEFINITIONS

**Articulation:** The manner in which portions of a building form are expressed (materials, color, texture, pattern, modulation, etc).

**Authentic Architectural Style:** Architecture that encompasses many styles within an architectural theme, a holistic approach. Possessing appropriate architectural characteristics, massing, and detail consistent with a specific architectural style.

**Canopy:** A roofed structure constructed of fabric or other material placed to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

**Compatible:** Capable of existing together without conflict or detrimental effects.

**Cornice:** A continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.

**Deck:** An open, unroofed porch or platform extending from a house or other building.

**Design Guidelines:** These minimum guidelines or recommendations are intended to guide the design of buildings, lighting, landscaping and neighborhoods. Where conditions are not specifically addressed in the guidelines, it is the responsibility of the proponent to show that the proposed design solution meets the intent of the most closely related guidelines.

**Design Elements:** The individual visual components within an architectural composition.

**Easement:** means the legal right to use a described piece of land for a particular purpose. It does not include fee ownership, but may restrict the owner's use of the land.

**Effective Impervious Surface:** Those impervious surfaces that are connected via sheet flow or discrete conveyance to a drainage system. Impervious surfaces on single family residences are considered ineffective if the runoff is dispersed through at least one hundred feet of native vegetation.

**Façade:** The front or principal face of a building, a side of a building that faces a street or other open space.

**Human Scale:** The size or proportion of a building element or space relative to the structural or functional dimensions of the human body. Used generally to refer to building elements that are smaller in scale, more proportional to the human body, rather than monumental (or larger scale).

**Low Impact Development (LID):** Low Impact Development (LID) is an innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls.

**Massing:** The three dimensional bulk of a structure: height, width and depth.

**Modulation:** Means a stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

**Natural Grade:** Natural grade is considered existing topography prior to proposed construction.

**Pedestrian Scale:** The proportional relationship between an individual and his or her environment.

**Privacy Fence:** A structure serving as an enclosure, a barrier, or a boundary, usually made of posts or stakes joined together by boards, wire, or rails.

**Scale:** The spatial relationship among structures along a street or block front, including height, bulk, and yard relationships. Proportional relationship of the size of parts to one another and to the human figure.

**Standards:** Minimum/maximum requirements based on quantifiable criteria.

**Xeriscape:** A landscaping method that employs drought-resistant plants native to the region in an effort to conserve resources.

B.	CHECKLIST FO	R SMALL LOT PROJECTS
PROJEC	T NAME:	
DATE OF	F REVIEW:	

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	rop	osed Project
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Y	N	Comments
Design Element 1: Site Planning and Design			
SL1: Building Siting and Orientation			
Site design elements display a clear and unified organization of building, landscaping and circulation elements that support the functions of the site			
The placement of buildings considers the existing context of the surrounding area.			
Attached units are separated from other attached units on the same block face by one or more detached unit.			
(Refer to Design Guidelines SL1.2.1 – SL1.2.9 for design guidelines that help meet the 'Site Planning and Design' criterion)			
SL2: Grading and Stormwater Management			
Structures, roadways and other site improvements (drainage ways and storage areas) are designed to blend with the natural topography, with a minimum of site disturbance and grade changes.			
Low Impact Development (LID) techniques are used to the extent practicable, as determined by a development site's soil characteristics, to maximize stormwater infiltration within the site and minimize the amount of stormwater that is transferred off-site.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		ropo	osed Project
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments
Stormwater ponds are designed as a landscape amenity and planted with grass or native plants.			
Stormwater ponds are not fenced, and do not exceed a 4 horizontal to 1 vertical slope.			
Stormwater ponds are designed in accordance with the King County Integrated Pond Manual.			
A maximum of 50 percent of the front yard between the façade of the home and front property line is paved or covered with impervious surface.			
Filling and grading is in accordance with UPMC 13.25 and the King County Surface Water Design Manual (KCSWDM).			
(Refer to Design Guidelines SL2.2.1 – SL2.2.5 for design guidelines that help meet the 'Grading and Stormwater Management' criterion)			
SL3: Lot Standards			
The building placement is configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas.			
Minimum lot width for homes with front-loaded and side-loaded garages is 40 feet. No minimum is specified for alley-loaded and other garage designs.			
The building setbacks ensure separation of homes and private spaces while allowing moderate density. Small-lot homes complement existing setback patterns in terms of distance to the street and spacing between homes while considering smaller lot sizes and the need for private open space.			
If necessary, reciprocal side and/or rear yard use easements are delineated on the site plan			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		ropo	osed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Y	N	Comments	
If necessary, where a side yard easement is used, the wall facing the side yard is constructed as a "privacy wall." In this case privacy walls do not have doors entering into the yard space of the adjacent home, nor have windows that are within 5 feet of ground level.				
(Refer to Design Guidelines SL3.2.1 – SL3.2.3 for design guidelines that help meet the 'Lot Standards' criterion)				
SL4: Front Yards / Entrances				
Primary building entries are clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.				
Signage identifying a building's address is visible from the street and public pedestrian walkway.				
(Refer to Design Guidelines SL 4.2.1 – SL4.2.2 for design guidelines that help meet the 'Front Yards / Entrances' criterion)				
SL5: Parking and Garage Placement and Design				
The driveway and the garage are secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street.				
Garages are located in an area to minimize the presence of the automobile.				
On-site garages are set back a minimum of 10 feet from the front building facade with a minimum 20-foot driveway length from the face of the garage to the back of the sidewalk or access lane.  Garages accessed by an alleyway are not required to provide a 20-foot driveway.				

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P		osed Project
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Y	N	Comments
Shared detached garages are located no further than 160 feet from any of the housing units to which they are assigned. Shared detached garages do not exceed 44 feet in width and maintain at least an 8-foot separation from any dwellings.			
Private detached garages maintain a minimum 5 foot separation from any dwellings.			
A tandem driveway space is allowed on a lot and extends a minimum of 20 feet from back of sidewalk or 20 feet from back of access lane.			
The width of the driveway (excluding curb returns) does not exceed 10 feet for single lane and 16 feet for double lane driveways.			
Two resident parking stalls are provided for each detached small lot unit and 1.5 resident parking stalls are provided for each attached small lot unit.			
A minimum of one guest stall per small lot unit is provided and is located on the lot, on a neighborhood street or in a parking court.			
Parallel parking on neighborhood streets is a minimum 22 feet long.			
Guest parking is not located more than 160 feet from the home it is intended to serve.			
For homes with front-loaded garages, no more than 40 percent of a home's façade facing the street is devoted to a garage.			
For attached units, no more than two single-car garage doors are visible on any street-facing façade and no more than one driveway is located on each street frontage of a lot.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	rope	osed Project
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Y	N	Comments
(Refer to Design Guidelines SL5.2.1 - SL5.2.7 for design guidelines that help meet the 'Parking and Garage Placement and Design' criterion)			
SL6: Individual Outdoor Spaces			
Outdoor spaces such as yards, decks, terraces, and patios are delineated from common space.			
Units have a minimum of 250 square feet of private yard with no dimension less than 8 feet in width. Developments of 3 or fewer dwelling units have a minimum of 750 square feet of private yard.			
Outdoor spaces are not located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses			
Outdoor spaces used to meet these design elements are not located within required landscape buffer areas.			
(Refer to Design Guidelines SL6.2.1 – SL6.2.3 for design guidelines that help meet the 'Individual Outdoor Spaces' criterion)			
SL7: Common Open Spaces			
Projects are sited to maximize opportunities for creating usable, well-integrated open space.			
A minimum of one 1/2 acre park or central open space area (pocket park) is reserved for developments exceeding 10 acres of net developable acreage. The remaining required common open space is provided through additional park area, common greens, or pedestrian entry easements.			
If a small lot development has less than 10 acres of buildable land, a park, common green, pocket park and/or pedestrian entry easement is used to meet the common open space requirements.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	rop	osed Project
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments
Pocket parks are visible and open to the street or designed to serve clusters of approximately 6 to 12 homes.			
For small lot developments of 4 or more units, each unit provides at least 350 square feet of common space. For developments of 3 or less dwelling units, there in no common space requirement.			
Common open space is a minimum of 20 feet wide and serves a minimum of 4 homes.			
(Refer to Design Guidelines SL7.2.1 – SL7.2.6 for design guidelines that help meet the 'Common Outdoor Spaces' criterion)			
SL8: Utility Areas and Accessory Structures			
Above ground utility boxes are placed in alleyways or away from public gathering spaces to the extent practicable and are screened with landscaping, which may include fencing or berms.			
No more than one detached garage or other accessory structure is permitted per lot. This structure is architecturally consistent with the principal structure.			
Detached garages do not exceed 18 feet to top of roof in height or more than 600 square feet in area.			
Carriage houses do not exceed 21 feet in height or a building footprint of 600 square feet in area.			
Greenhouses, sheds, and other accessory structures (other than garages and carriage houses) do not exceed 12 feet to top of roof in height or 150 square feet in area.			
Accessory structures are no closer than 3 feet from the interior side or rear property line or 2 feet from an alleyway.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		ropo	osed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments	
Overhangs and roof drainage do not encroach over property lines.				
Accessory structures are not located in front yards.				
(Refer to Design Guidelines SL8.2.1 – SL8.2.6 for design guidelines that help meet the 'Utility and Accessory Structures' criterion)				
Design Element 2: Building Design				
SL9: Mass, Scale and Form				
Primary building forms are the dominating form while secondary formal elements include porches, principal dormers, or other significant features				
The scale, mass and height of a new house or second/upper story additions is compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.				
Primary building elevations oriented toward the street or common green have at least one articulation or change in plane. A minimum of at least one side articulation occurs for side elevations facing streets or public spaces.				
Primary articulations are a minimum of 2 feet in depth and extend at least 20 percent of the length of the building façade. Side articulations are a minimum of one foot in depth and extend at least 20 percent of the length of the building façade.				
Each home has a covered porch or main entry oriented towards the public realm.				
Roof profiles define the form, scale and proportion of the home and building and reduce bulk.				

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		rop	osed Project
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments
Maximum dwelling size is 1,500 square feet for attached unit 2,000 square feet for detached unit, including attached garages and excluding detached garages and carriage house ADU floor area.			
Maximum FAR for individual lots does not exceed .45. Average FAR for all homes within a small lot development does not exceed .40. FAR is calculated using a site's buildable area, including private street area and excluding critical areas and their required associated buffers.			
Maximum dwelling height is 30 feet (where minimum roof slope of 6:12 for all parts of the roof above 20 feet is provided). Otherwise, 20 feet.			
Maximum height is 18 feet for non-residential structures. 21 feet for accessory structure containing a carriage house ADU.			
Maximum size for accessory structures is 600 square feet on ground floor. Additional area is allowed on second floor to accommodate a carriage house ADU.			
(Refer to Design Guidelines SL9.2.1 – SL9.2.5 for design guidelines that help meet the 'Mass, Scale and Form' criterion)			
SL10: Architectural Style			
The architectural style of the house or building enhances the character of the neighborhood.			
The architectural form of the house or building is designed to articulate the style of the house or building.			
(Refer to Design Guidelines SL10.2.1 – SL10.2.4 for design guidelines that help meet the 'Architectural Style' criterion)			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	Pı	ropo	osed Project
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments
SL11: Facades and Entries			
Facades are designed to include entries, porches and other architectural elements that relate to the human scale and provide a transition from public to private space.			
Stoops or porches are required on all homes. At least 75% of the homes within a development have porches.			
Stoops and porches are raised above the grade except where accessibility (ADA) is a priority. An accessible route may also be taken from a driveway.			
All porches and stoops take access from and face a street, park, common green, pocket park, pedestrian easement, or open space.			
Stoops are accompanied by a projecting overhead element such as a dormer, arch or gable that provides roof coverage and weather protection. Stoops are a minimum of 5 feet wide and 4 feet deep. The minimum height above grade is 12 inches.			
Porches have a minimum dimension of 8 feet and a minimum area of 64 square feet. On corner lots, porches are encouraged to wrap around the side façade at least 6 feet.			
Residential entries are located on the front façade and directly access the sidewalk or street.			
Any visible side of a home located on the corner of a neighborhood street, access lane, a park, green, or pocket park meets the architectural standards of this section.			
Windows are provided in façades facing streets, comprising at least 20% of the façade area.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		rope	osed Project
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments
All windows within a building and across a façade are related in design, operating type, proportions and trim.			
Windows are used as architectural elements that add relief to the façade and wall surface.			
Front doors reflect the architectural style of the home.			
Windows shall employ design details, if appropriate to the architecture, such as mullions, to break the scale of the façade into smaller components.			
(Refer to Design Guidelines SL11.2.1 – SL11.2.3 for design guidelines that help meet the 'Facades and Entries' criterion)			
SL12: Roofs			
Primary roof pitches are a minimum of 6:12.			
Roof pitches for gable forms on the public sides of the building are a minimum of 8:12.			
Roof overhangs are a minimum of 12 inches, excluding gutter.			
Roof material is fire retardant.			
A variety of roof colors is used within the development.			
(Refer to Design Guidelines SL12.2.1 – SL12.2.2 for design guidelines that help meet the 'Roofs' criterion)			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	ropo	osed Project
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Y	N	Comments
SL13: Materials and Colors			
A consistent pattern and application of exterior materials is used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.			
The combination of materials on a building façade is appropriate to its style and design.			
The appropriate transition in materials is used.			
(Refer to Design Guidelines SL13.2.1 – SL13.2.4 for design guidelines that help meet the 'Materials' criterion)			
SL14: Other Design Elements			
Chimneys above the roof are at least 20 inches x 24 inches as measured in the plan.			
Wood-framed chimney enclosures are permitted; however metal termination caps are not left exposed. These tops are shroud in a metal chimney surround.			
Columns  a. Character columns are round, fluted, or strongly related to the home's architectural style.  b. Exposed 4 x 4 and 6 x 6-inch posts are prohibited.			
Corners  a. Beveled and mitered corners are preferred where siding is used.  b. Metal corner clips or corner boards may also be used at corners where siding is used. Corner boards are a minimum of 2-1/2 inches in width.			
Gutters are painted or an integral color to closely match the body color or trim color. Gutters may also have a traditional metal appearance provided through the use of copper, aluminum, galvanized material or other metal.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	ropo	osed Project
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Y	N	Comments
(Refer to Design Guidelines SL14.2.1 – SL14.2.5 for design guidelines that help meet the 'Other Design Elements' criterion)			
SL15: Interior Sprinklers			
Sprinklers are encouraged to be provided in all living spaces where not otherwise required by regulation.			
(Refer to Design Guidelines SL15.1.1)			
Design Element 3: Lighting Standards			
SL16: Lighting			
Exterior lighting is designed as an integral part of the building and landscape design. All exterior lighting is prevented from projecting light upward either by placement beneath building eaves or by an integral shield of the fixture's interiors as recommended by the manufacturer.			
Site plans and architectural plans include the location of fixtures, their design and the nature and level of the illumination they will provide.			
The lighting for neighborhood streets, access lanes, alleyways, common greens, and parks is low intensity and is from the same family of fixtures.			
Lighting facilities and fixtures are located outside public right-of-way unless owned, operated, and maintained by a power utility franchised by the City.			
Street lighting fixtures are a maximum height of 16 feet			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	rop	osed Project
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments
Sidewalks and pathways not otherwise illuminated by street lighting shall be lit with ornamental lighting fixtures. All pedestrian lighting fixtures shall be a maximum height of 12 feet.			
If alley lights are mounted on the garage, they are no higher than 8 feet above ground and directed away from adjacent backyards and structures.			
Lighting is limited to illumination of surfaces intended for pedestrians, vehicles, or key architectural features.			
Street lights are placed on all internal roadways and perimeter roadways abutting the development per the design standards in UPMC 13.20.630.			
(Refer to Design Guidelines SL16.2.1 – 16.2.10 for design guidelines that help meet the 'Lighting' criterion)			

# C. CHECKLIST FOR MULTI-FAMILY DEVELOPMENT RESIDENTIAL PROJECTS

PROJECT NAME:	
DATE OF REVIEW:	

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	ropo	osed Project
CHECKLIST FOR MULTI-FAMILY DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments
Design Element 1: Site Planning and Design			
MF1: Building Siting and Orientation			
Multi-family buildings are clustered or grouped to form neighborhoods.			
Multi-family buildings are organized around a common open space, public open space (e.g., a greenway), natural features located on the site (e.g., a stream corridor), or community amenities such as swimming pools or other recreational facilities.			
Individual buildings within a multi-family development are oriented to primary perimeter streets, including thoroughfares, or boundaries; or through-access drives.			
Pedestrian building entrances face the street and are clearly visible from the street.			
Buildings do not present blank walls lacking articulation, modulation, or window and door openings, to streets, access drives or parking areas.			
Buildings provide windows that face the street to provide "eyes on the street" concept for safe streets.			
Placement of buildings considers the existing context of the surrounding area. Multi-family developments respect privacy and solar access through appropriate siting of structures.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	rop	osed Project
CHECKLIST FOR MULTI-FAMILY DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments
(Refer to Design Guidelines MF1.2.1 – MF1.2.2 for design guidelines that help meet the 'Building Siting and Orientation' criterion)			
MF2: Grading and Stormwater Management			
Structures, roadways and other site improvements (drainage ways and storage areas) are designed to blend with the natural topography, with a minimum of site disturbance and grade changes.			
Low Impact Developments (LID) techniques are used to the extent practicable, as determined by a development site's soil characteristics, to maximize stormwater infiltration within the site and minimize the amount of stormwater that is transferred off-site.			
Stormwater ponds are designed as a landscape amenity and planted with grass or native plants.			
Stormwater ponds are not fenced, and do not exceed a 4 horizontal to 1 vertical slope.			
Filling and grading is in accordance with UPMC 13.25 and the King County Surface Water Design Manual (KCSWDM) to control stormwater runoff impacts to adjacent properties.			
(Refer to Design Guidelines MF2.2.1 – MF2.2.5 for design guidelines that help meet the 'Grading and Stormwater Management' criterion)			
MF3: Parking			
Carports, parking areas and parking structures are internalized in building groupings or oriented away from street frontage.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	Proposed Proje	
CHECKLIST FOR MULTI-FAMILY DEVELOPMENT RESIDENTIAL PROJECTS	Y	N	Comments
Parking areas and freestanding parking structures (detached garages or carports) do not occupy more than 30 percent of each public street frontage. Freestanding parking structures that are visible from public streets are sited to be perpendicular to the street to reduce visual impacts on the streetscape.			
Total number of required parking spaces is broken up into smaller "blocks" of parking, with no more than 10 parking spaces per parking block			
Parking Garages and driveways do not dominate the streetscape and substantially diminish or eliminate on-street parking			
(Refer to Design Guidelines MF3.2.1 – MF3.2.3 for design guidelines that help meet the 'Parking' criterion)			
MF4: Common Open Spaces			
New development sets aside a percentage of the net site acreage as common open space for the use and enjoyment of the development's residents. The minimum amount of open space (as a percentage of net land area) is 17%.			
Open space areas are clearly identified on the development plan. Common outdoor spaces shall provide at least 6 amenities from the design standards list to accommodate a variety of ages and activities.			
To the maximum extent practicable, common open space land is compact and contiguous unless the land is used as a continuation of an existing greenway, trail, or other linear park, or unless specific topographic features require a different configuration.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	Р	ropo	osed Project
CHECKLIST FOR MULTI-FAMILY DEVELOPMENT RESIDENTIAL PROJECTS	Y	N	Comments
Common open space is organized to create integrated systems of open space that connect with open space, parks, schools, etc.			
Common open space is accessible to all residents of the development.			
A variety of common open spaces is provided throughout the neighborhood in the form of parks, common greens, pocket parks, and pedestrian easements.			
Where common open space is bordered by private rear or side yards, opaque fences and walls are not erected in such yards bordering the open space.			
(Refer to Design Guidelines MF 4.2.1 - MF4.2.2 for design guidelines that help meet the 'Common Open Spaces' criterion)			
MF5: Accessory Structures			
The design of the mailboxes and mailbox enclosures is consistent with the architectural style of the development and matches the colors and materials of other onsite buildings.			
Mailboxes are clustered and lockable consistent with U.S. Postal Service (USPS) standards.			
Trash enclosures are of sufficient size to house the number and size of trash bins and containers needed to accommodate the waste generated by the building user, including, trash, cardboard, cans and bottles, food waste, green waste and other recyclables.			
Trash enclosures are integrated into the site plan to minimize enclosure visibility and accommodate truck access.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	Р	rope	osed Project
CHECKLIST FOR MULTI-FAMILY DEVELOPMENT RESIDENTIAL PROJECTS	Y	N	Comments
Trash enclosures are constructed of durable materials and the color, texture, and architectural detailing is consistent with the overall site and building design.			
Backflow prevention devices are included in the plans for design review and are screened from public view by the use of landscaping, berms, low walls and other such screening devices.			
(Refer to Design Guidelines MF5.2.1 - MF5.2.7 for design guidelines that help meet the 'Accessory Structures' criterion)			
MF6: Signage			
Signage contributes to the development's identity as a unique environment. Professionally designed, creative signage is strongly encouraged, especially for internal directions and building identification.			
Clear legible entry signage is provided to identify the development. Internal circulation signage and visitor parking areas is also clearly indicated.			
Building numbers and individual unit numbers are readily visible from the nearest street or access way, in a consistent location, well lit at night, and compatible with the overall design of the development.			
(Refer to Design Guidelines SL6.2.1 – SL6.2.3 for design guidelines that help meet the 'Signage' criterion)			
Design Element 2: Building Design			
MF7: Mass, Scale and Form			
Multi-family building designs incorporate visually heavier and more massive elements at the building base, and lighter elements above the base.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	ropo	osed Project
CHECKLIST FOR MULTI-FAMILY DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments
The massing of larger residential buildings is broken down to convey a sense of "home", and give individuality to each unit that lies within it.			
Building massing is subdivided into portions or segments compatible with the adjacent residential scale.			
Façades of long buildings are architecturally subdivided into shorter segments every 25 to 50 feet.			
Each vertical module of units incorporate architectural features that help to individually distinguish them, such as wall breaks, projections, distinct color schemes and individual roof treatments.			
Roof profiles define the form, scale and proportion of the building and reduce bulk.			
(Refer to Design Guidelines MF7.2.1 – MF7.2.3 for design guidelines that help meet the 'Mass, Scale and Form' criterion)			
MF8: Architectural Style			
Architectural style of the building enhances the character of the neighborhood.			
The architectural form of the building is carefully designed to articulate the style of the building.			
(Refer to Design Guidelines MF8.2.1 – MF8.2.2 for design guidelines that help meet the 'Architectural Styles' criterion)			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	Proposed Proje	
CHECKLIST FOR MULTI-FAMILY DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments
MF9: Facades and Entries			_
All building entries adjacent to a collector or residential (local) public street or to a public street or private drive with on-street parking are pedestrian-scaled. Pedestrian-scaled entries are those that provide an expression of human activity or use in relation to building size. Doors, windows, entranceways, and other features such as corners, setbacks, and offsets are used to create pedestrian scale.			
Buildings with long facades use design techniques to break up long continuous building walls, reduce the architectural scale of the building and add visual interest.			
Fronts of buildings are articulated through the use of bays, insets, balconies, porches, or stoops related to entrances and windows.			
When there are common entries, they are clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.			
Front yards include an entrance sequence between the sidewalk and the building including elements such as trellises, site furnishings, low hedges, landscaped borders, and special paving.			
Facades facing streets are not dominated by garage doors and driveways, or present blank walls lacking articulation, modulation, or window and door openings.			
(Refer to Design Guidelines MF9.2.1 – MF9.2.2 for design guidelines that help meet the 'Facades and Entries' criterion)			
MF10: Windows and Doors, Porches and Balconies			
All multi-family building elevations contain windows, except when necessary to assure privacy for adjacent property owners			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	Proposed Pro		osed Project
CHECKLIST FOR MULTI-FAMILY DEVELOPMENT RESIDENTIAL PROJECTS	Υ	N	Comments
All windows within a building and across a façade relate in design, operating type, proportions and trim.			
Windows are used as architectural elements that add relief to the façade and wall surface.			
Windows employ design details, if appropriate to the architecture, such as mullions, to break the scale of the façade into smaller components.			
(Refer to Design Guidelines MF10.2.1 – MF10.2.8 for design guidelines that help meet the 'Windows and Doors, Porches and Balconies' criterion)			
MF11: Materials and Color			
Consistent pattern and application of exterior materials is used on new buildings and additions in order to enhance the appearance and character in the existing neighborhood.			
The combination of materials on a building façade is appropriate to its style and design.			
(Refer to Design Guidelines MF11.2.1 - MF11.2.6 for design guidelines that help meet the 'Material and Color' criterion)			
MF12: Roof Design			
Roof materials relate to the design and architectural style of the building.			
Pitched roofs on multi-family buildings have a minimum slope ratio of 6:12.			
On buildings where sloping roofs are the predominant roof type, each building has a variety of roof forms. For instance, a gable or hip configuration is used with complimentary sheds, dormers, and other minor elements. Other roof forms will be considered on a case-by-case basis.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	rope	osed Project
CHECKLIST FOR MULTI-FAMILY DEVELOPMENT RESIDENTIAL PROJECTS	Y	N	Comments
Roof forms are designed to correspond and denote building elements and functions such as entrances and arcades.			
(Refer to Design Guideline MF12.2.1 for design guideline that help meet the 'Roof Design' criterion)			
Design Element 3: Lighting			
MF13: Lighting Design			
Exterior lighting is designed as an integral part of the building and landscape design.  Site plans and architectural plans include the location of fixtures, their design and the nature and level of the illumination they will provide.  Illumination levels are provided to address security concerns, especially for parking lots, pedestrian			
paths, outdoor gathering spaces, at building entries and any other pedestrian accessible areas.			
The height of luminaries is in scale with the building and site design and in no case shall the height exceed 16 feet in height from grade.			
The light source for externally illuminated signs is positioned so that light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.			
(Refer to Design Guidelines MF13.2.1 - MF13.2.11 for design guidelines that help meet the 'Lighting Design ' criterion)			

# D. CHECKLIST FOR LANDSCAPING AND PLANTING REQUIREMENTS

PROJECT NAME:	
DATE OF REVIEW:	

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	Pı	Proposed Proje		
CHECKLIST FOR LANDSCAPING AND PLANTING REQUIREMENTS	Υ	N	Comments	
L1: General Landscape Design				
Landscaping is an integral part of the overall site design, rather than functioning as a camouflage for unused or unusable spaces or poor architectural design.				
Larger, more mature plant materials are used as much as possible to ensure that some immediate effect on the project's appearance will be attained within two years of planting.				
All landscaped public or common areas and front yard landscaping within a development have automatic irrigation systems or xeriscape concepts to ensure plant survival.				
(Refer to Design Guidelines L1.2.1-L1.2.10 for design guidelines that help meet the 'General Landscape Design' criterion)				
L2: Yard Landscape Design				
Front yard landscaping reinforces other design elements of the home through the use of vines on trellises, hedges, or low fences or walls.				
Fences and hedges are not placed near neighborhood streets, access lanes, or alleyways in such a way to create a safety or entering sight distance concern and they complement building and site design.				

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	Proposed Project		osed Project
CHECKLIST FOR LANDSCAPING AND PLANTING REQUIREMENTS	Y	N	Comments
<ul> <li>Front Yard Decorative Fences: Front yard fences are decorative and help to define semi-private areas in the front of the building or between the building and a common open space area.</li> <li>a. The maximum height is 3 feet except that decorative posts and gates may have a maximum height of 4 feet.</li> <li>b. Front yard decorative fences are located at least 1 foot from sidewalks and walkways to allow for planting between edge of sidewalk and fence.</li> <li>c. Front yard decorative fences provide a balance of solid surfaces and voids, such as picket or open rail fence styles.</li> <li>d. Front yard decorative fences are constructed of wood, simulated wood, iron, masonry, or steel picket or comparable. Solid privacy fences, vinyl fences and chain link are prohibited.</li> </ul>			
<ul> <li>a. The maximum height of a hedge in a front yard, corner side yard, or area between the building and a common open space area is 3 feet.</li> <li>b. The maximum height of hedges in interior and rear yards of multi-family developments is 6 feet, except when located abutting a common open space area the maximum may be 3 feet.</li> <li>c. The maximum height of hedges in rear yards of small lot developments is 6 feet, except when located abutting a common open space area the maximum may be 3 feet. Hedges are not allowed in interior side yards in small lot developments.</li> </ul>			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	Proposed Project			
CHECKLIST FOR LANDSCAPING AND PLANTING REQUIREMENTS	Y	N	Comments	
<ul> <li>Privacy Fencing. Privacy fencing is permitted in rear yards and is in character with the building's architecture.</li> <li>a. The maximum height of privacy fencing is 6 feet, provided that portions above 4 feet are visually permeable through the use of open rails, ironwork, trellis or other treatment to encourage interaction between neighbors.</li> <li>b. Privacy fencing adjacent to a public space is set back a minimum of 1 foot from the property line.</li> <li>c. Planting is provided along fences that face a street or public spaces.</li> <li>d. If privacy fencing is located along an alleyway, a gate is provided for access to the alleyway.</li> <li>e. Privacy fencing is constructed of wood, simulated wood, iron, masonry, or steel picket or comparable. Vinyl or chain link fencing is not permitted.</li> </ul>				
Walls, hedges, and fences used to define outdoor private spaces that are not located within a required yard are a maximum of 6 feet. Portions above 4 feet in height are visually permeable through the use of open rails, ironwork, trellis or other treatment to encourage interaction among neighbors.				
At least one tree having a minimum caliper size of 2 inches or height of 8 feet is planted in the front yard of each small lot development home that has a front yard setback of 15 feet or greater unless this would conflict with an approved street tree planting plan.				
Shrubs  a. A continuous row of shrubs is planted adjacent to that portion of a foundation facing a public space. Spacing reflects the varying growth habits of the selected species and ensures effective screening of the foundation. The use of a mix of species and varieties within a foundation planting area is encouraged.  b. Shrubs have an average size of 2-gallon for native plants and 3-gallon for non-native.  Entry walks have a minimum width of 3 feet.				

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P		osed Project
CHECKLIST FOR LANDSCAPING AND PLANTING REQUIREMENTS	Υ	N	Comments
(Refer to Design Guidelines L2.2.1-L2.2.4 for design guidelines that help meet the 'Yard Landscape Design' criterion)			
L3: Parking Area Landscaping			
All parking areas provide interior landscaping for shade purposes and aesthetic enhancement.			
Curbed planter areas are provided at the end of each parking aisle to protect parked vehicles from the turning movements of other vehicles.			
Parking lots are landscaped with broad branching shade trees at a minimum ratio of 3 trees per 10 parking spaces for single-loaded stalls, 6 trees per 20 parking spaces for double-loaded stalls and one tree for every 3 parking spaces for smaller parking bays.			
(Refer to Design Guidelines L3.2.1 –L3.2.6 for design guidelines that help meet the 'Parking Area Landscaping' criterion)			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	P	rop	osed Project
CHECKLIST FOR LANDSCAPING AND PLANTING REQUIREMENTS	Υ	N	Comments
L4: Landscaping and Planting Requirements			
Planting Calculation and Installation If the calculation of the number of plantings results in a fraction of 0.5 or greater, the fraction is rounded up to the next whole number. If the calculation of the number of plantings results in a fraction of less than 0.5, the fraction is rounded down to the previous whole number. Existing trees may be used to meet the tree requirements in the planting calculations.			
<ul> <li>Parks</li> <li>a. One 2-inch caliper or 8-foot tall canopy or ornamental tree is planted for every 2,000 square feet of park area.</li> <li>b. Shade trees are provided adjacent to play structures and at other elements in the park, such as sport courts and benches.</li> <li>c. A pathway, with a minimum width of 3 feet, connects parks to neighborhood streets, access lanes or other pedestrian connections.</li> </ul>			
Common Greens and Pocket Parks  a. One 2-inch caliper or 8-foot tall canopy or ornamental tree is planted for every 1,000 square feet of common green or pocket park area.  b. The common greens and pocket parks are planted with plants that reflect the character and the intended use of the greens.  c. A pathway, with a minimum width of 3 feet, connects common greens or pocket parks to neighborhood streets, access lanes or other pedestrian routes.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS	Pı	rop	osed Project
CHECKLIST FOR LANDSCAPING AND PLANTING REQUIREMENTS	Υ	N	Comments
<ul> <li>Pedestrian Easements</li> <li>Trees are required along all pedestrian easements to provide shade.</li> <li>i. Trees have a minimum caliper of 2 inches at time of planting unless the City determines that a particular species or cultivar, which is available only in a smaller size, is the preferred selection for a specific location.</li> <li>ii. Trees are spaced 20 to 30 feet on center, depending on the form and spacing requirements for the selected trees.</li> <li>iii. Trees are placed so as not to block sight distance or create a safety concern.</li> <li>iv. Generally, tree species are selected from the City's Approved Street Tree Palette, which is contained in the City's Streetscape Design Standards and Guidelines adopted pursuant to UPMC 19.53. The City may approve trees not on the Approved Street Tree Palette provided a registered landscape architect or certified arborist demonstrates to the satisfaction of the City that the proposed tree species will not cause damage to infrastructure or create nuisance conditions.</li> </ul>			
Shrubs are planted within a minimum 15 percent of easement space.  i. Shrubs are spaced to reflect the varying growth habits of the selected species.  ii. Shrubs have an average size of 2-gallon for native plants and 3-gallon for non-native.  Ground cover or perennials must fully cover the remaining landscape area. Plantings are designed to achieve a minimum planting area coverage of 90 percent of required coverage within 3 years of installation.			
(Refer to Design Guidelines within L4.1-L4.4 for design guidelines that help meet the 'Landscaping and Planting Requirements' criterion)			

# **CITY OF UNIVERSITY PLACE**

# DESIGN STANDARDS AND GUIDELINES FOR STREETSCAPE ELEMENTS

Exhibit B Adopted by Reference in UPMC Chapter 19.54 Effective October 5, 2009

University Place Planning and Community Development Department

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#### 1. INTRODUCTION

Streetscape Design addresses elements that create pleasant, desirable street scenes that define a community's character. The most easily identified streetscape features include street trees and other landscaping in sidewalk cut outs, planter strips (the narrow areas between the curb and sidewalk), right-of-way easements (the often wider areas between the back of sidewalks and private property lines), medians, city gateways and entries into the city from major streets. However, neighborhood places such as plazas, mini-parks along city streets, and trails where amenities such as "street furniture" (benches, trashcans, etc.) or public art are located are also a part of the city streetscape. Less obvious streetscape features include bus stops and their associated amenities such as shelters, benches and informational signs. Functional elements such as sound walls and planting associated with right-of-way walls or fences, as well as the irrigation systems and drainage systems used to maintain the streetscape areas, are all considered a part of the streetscape.

Streetscape improvements can have positive benefits to the natural environment. The reduction of paved areas with landscape treatments can increase ground water recharge, as well as reduce the amounts of grease and oil transported to streams. They can help slow surface runoff from storms and reduce soil erosion and sedimentation of streams. Select tree species can help create habitat and food for birds and animals. Improvements may also be designed to create special conditions to protect threatened plants that would not otherwise exist in an urban setting.

The Design Standards and Guidelines for Streetscape Elements document is organized into the following sections:

- Streetscape Design for Vehicular Zone
- Streetscape Design for Pedestrian Zone

The Vehicular zone includes the area of the public right-of-way within the curb-to curb cross-section of the street that is occupied by travel lanes, parking lanes, and any medians, traffic circles, etc. that occur between the curbs. The Pedestrian zone includes the outer portions of the right-of-way that flank the street, including sidewalks and any adjoining plazas and parks. While the character and function of these two zones are closely connected, the guidelines in this chapter have been organized by zone to facilitate their use.

The standards and guidelines in this section apply to neighborhood collector streets and local streets associated with new development within the city as well as qualifying modifications to existing development. These streetscape concepts are intended to provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City's expectations for the planning, design and review of development proposals in University Place. If a conflict exists between these standards and guidelines and any streetscape designs adopted pursuant to a specific area plan, the specific area plan standards and guidelines shall prevail. The standards and guidelines in this section are also intended to supplement the street design standards and specifications in UPMC 13.20.

#### 2. STREETSCAPE DESIGN FOR VEHICULAR ZONE

Design Objective: To create a circulation system that provides for the safe and efficient movement of vehicles and reduces conflict with pedestrians and bicyclists and to provide roadway standards that will help create streets that are inviting, multimodal public places for vehicular traffic, bicyclists, and pedestrians.

The streetscape types and standards are intended to implement desirable and safe neighborhoods and to provide the pedestrian with a sense of safety and accessibility in University Place.

Section 2.1 describes the characteristics of streetscape types allowed in residential neighborhoods in University Place and Section 2.2 provides standards for the streetscape types.

#### 2.1. STREETSCAPE TYPES

The following Streetscape Types are specific to the applicable street types as defined below.

#### 2.1.1 Neighborhood Collector Arterial

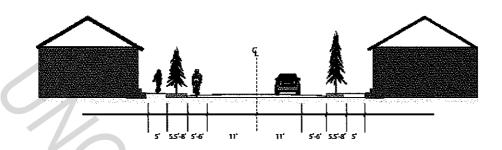
Neighborhood Collector Arterials are two-lane streets that distribute traffic between principal traffic routes and local service streets within neighborhoods. They are capable of a medium to high amount of vehicular traffic while still maintaining a high quality pedestrian environment.

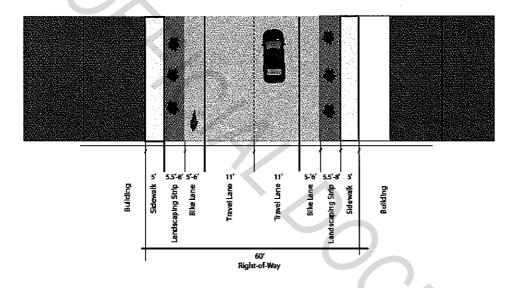
Wherever a Neighborhood Collector Arterial intersects with another street, the intersection should be designed to provide pedestrians with safe passage. Features may include pedestrian bulb-outs, differentiated accent paving or striped paint within the intersection, and pedestrian refuge areas within the medians of arterials.

This streetscape type can be adapted to accommodate bus stops in accordance with City requirements and the specifications of Pierce Transit.

- Neighborhood Collector Arterial streets should be paved, with a 6-inch vertical cement concrete curb and gutter, a 5.5 to 8-foot planted buffer strip, and 5-foot cement concrete sidewalk on both sides of the street.
- The pavement section width may vary depending on whether bicycle lanes or parallel parking are included.
- Cul-de-sacs are prohibited.
- The road right-of-way should be a minimum of 60 feet in width. The City may require
  additional right-of-way width within the pavement section, the buffer strip or beyond the
  sidewalk when determined necessary by the City Engineer to accommodate parking,
  traffic signage, larger street trees or other facilities intended to serve the public.
- A Neighborhood Collector Arterial street shall be a public road.

# FIGURE 2-1 NEIGHBORHOOD COLLECTOR ARTERIAL





#### 2.1.2 Local Feeder Street

Local Feeder streets serve as primary access to residential developments from the adjacent street system. They distribute traffic from neighborhood streets and access lanes and channel it to the arterial system. These streets promote multi-modal transportation and create a leisurely pedestrian environment within new and existing neighborhoods in University Place.

Landscape strips and parallel parking provide buffers between the pedestrian environment and vehicular traffic. Local feeder streets are intended to have a more intimate nature than higher level arterial and collector streets in the city. Wherever a Local Feeder street intersects with another street the intersection should be designed to provide pedestrians with a safe passage. Features may include pedestrian bulb-outs and striped or differentiated accent paving within the intersection.

- Local Feeder streets should be paved, 34 feet wide from inside of curb to inside of curb, with a 6-inch vertical cement concrete curb and gutter, a 5.5 to 8-foot planted buffer strip, and 5-foot cement concrete sidewalk on both sides of the street.
- Seven-foot-wide, parallel parking shall be included on both sides of the street.
- Cul-de-sacs are prohibited.
- The road right-of-way should be a minimum of 55 feet in width. The City may require
  additional right-of-way width within either the buffer strip or beyond the sidewalk when
  determined necessary by the City Engineer to accommodate traffic signage, larger street
  trees or other facilities intended to serve the public.
- A Local Feeder street shall be a public road.

# FIGURE 2-2 LOCAL FEEDER STREET

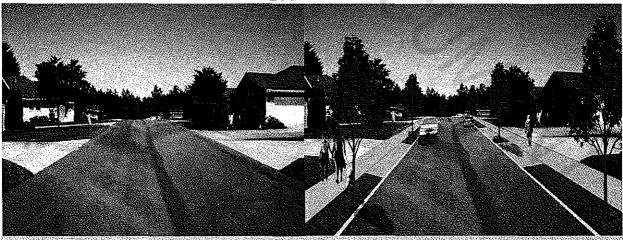
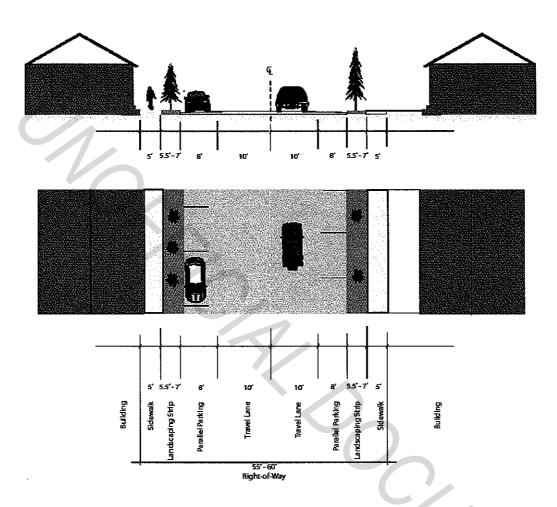


Figure 2-2A:
Undesirable: This street does not provide a safe or
engaging environment for the pedestrian

Figure 2-2B:
Desirable: This street creates an environment that is better suited for the pedestrian creating a landscaped buffer and parallel parking buffer.

FIGURE 2-3 LOCAL FEEDER STREET



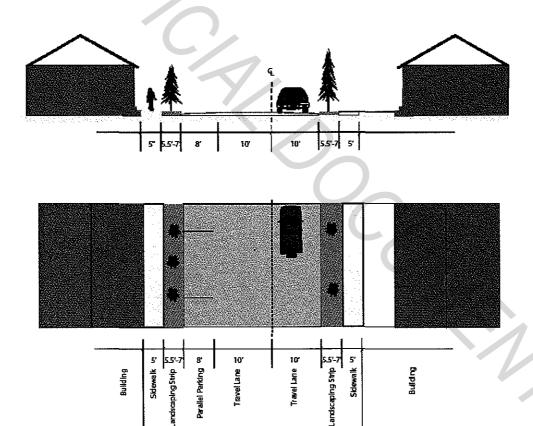
#### 2.1.3 Neighborhood Street

Neighborhood streets are typically internal subdivision streets providing circulation within the subdivision or between subdivisions. Travel lanes and the overall road section are narrower than the typical local road, contributing to the residential character of the streetscape.

- Neighborhood streets should be paved, 28 feet wide from inside of curb to inside of curb, with a 6-inch vertical cement concrete curb and gutter, a 5.5 to 7-foot planted buffer strip, and 5-foot cement concrete sidewalk on both sides of the street.
- Seven to eight-foot-wide, parallel parking shall be included on one side of the street.
- Neighborhood streets should not exceed 150 feet in length without an emergency vehicle turn-around or through connection to another road. All portions of the exterior of the first floor of the dwelling units shall not exceed 150 feet from emergency vehicle access.

- Cul-de-sacs are prohibited on Neighborhood streets in small lot developments and
  discouraged in other locations. A cul-de-sac may be approved in a conventional plat
  when connectivity with the surrounding neighborhood is achieved. Such cul-de-sacs
  must include a central green court consistent with the City's Low Impact Development
  goals and objectives.
- The road right-of-way should be a minimum of 49 feet in width. The City may require
  additional right-of-way width within either the buffer strip or beyond the sidewalk when
  determined necessary by the City Engineer to accommodate traffic signage, larger street
  trees or other facilities intended to serve the public.
- A Neighborhood street shall be a public road.

FIGURE 2-4
NEIGHBORHOOD STREET SECTION



49'- 52'

#### 2.1.4 Access Lane

Access Lanes are designed to accommodate traffic between clusters of dwelling units, most commonly within small lot developments. They are the smallest street sections that serve emergency vehicles. Access Lanes with a central green court and auto courtyards are allowed in lieu of cul-de-sacs, which are prohibited.

- The Access Lane should be paved, 20 feet wide, with 6-inch vertical cement concrete curbs and gutter, and shall not be longer than 150 feet without an emergency vehicle turn-around or through connection to another road.
- All portions of the exterior of the first floor of the dwelling units shall not exceed 150 feet from emergency vehicle access.
- The road right-of-way should be a minimum of 40 feet in width. A sidewalk or path may be placed within the 10 feet of right-of-way on either side of the paved roadway.
- An Access Lane should be a public road.
- Parallel parking should not be permitted within an Access Lane's constructed roadway.
   The right-of-way may accommodate perpendicular parking associated with private driveways.
- An Access Lane should only intersect with another access lane, neighborhood street or alleyway.
- At the City's discretion, pedestrian walkways may be constructed with pervious pavement in order to achieve Low Impact Development goals and objectives.

Building

| December |

FIGURE 2-5 ACCESS LANE SECTION

40' Right-of-Way

#### 2.1.5 Alleys

Alleys are desirable facilities that eliminate the impact of the garage door and driveway apron on the streetscape and eliminate driveway access conflicts on streets with higher traffic volumes or speeds. They enhance the pedestrian orientation of the streetscape, reduce clutter associated with utility facilities and refuse collection, and provide additional flexibility for emergency response providers.

The purpose is to promote alleys at appropriate locations, with design quality consistent with existing neighborhood streetscapes and to improve the connectivity of future development in University Place.

#### Alley Design Principles

 Alleys may have a straight layout and an unobstructed view from one end to the other when the goal is to provide the easiest access for utilities and services and the most open invitation to pedestrian and vehicular traffic.

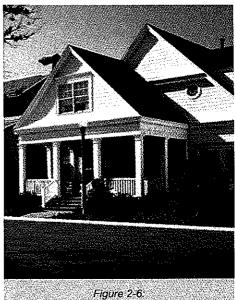


Figure 2-6.

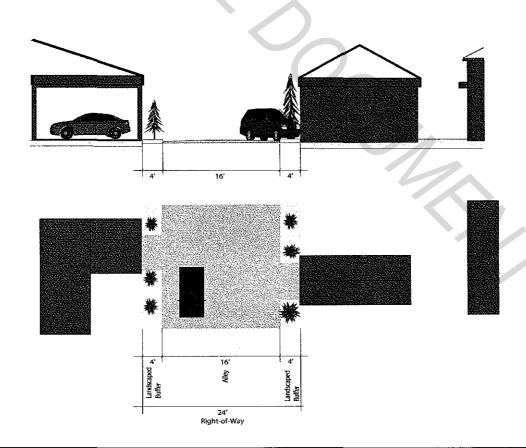
Desirable: Front Yard without garage or parking apron. Alleys are desirable to eliminate the impact of the garage door & driveway on the streetscape and eliminate access conflict to the street.

- Alley alignments may be adjusted to create more visual privacy through the use of jogs in the travel lane, doglegs or neck-downs at entrances, and building placement, provided that utility designs and emergency or service vehicle access are not rendered impractical.
- Dead end Alleys should not be used except when there are no practical alternatives due to topography or other site constraints.
- When dead-end Alleys are used, they should be less than 150' in length.
- An Alley should be a private road. Emergency response vehicles must have access through Alleys.
- Each lot shall provide lighting from either an attached building light fixture or a pedestal lighting fixture that is directed downward or employs control features to avoid spillover into adjacent rear yards and homes.
- Parking shall not be permitted on either side of the alleyway.
- Where an alleyway intersects an adjacent right-of way, the alleyway shall be designed as a residential driveway with continuous curb, gutter, and sidewalk along the neighborhood street or access lane.
- Pervious pavement is encouraged, and may be required, in order to achieve the City's Low Impact Development goals and objectives.

FIGURE 2-7
ALLEY



FIGURE 2-8 ALLEY



#### 2.1.6 Paseos

Paseos are pedestrian pathways that add a dimension and improve the pedestrian circulation network. Paseos may also provide limited service access during specified periods of the day and to emergency service vehicles. In addition portions of the Paseo may be used for outdoor dining, retail space, patios, art gardens, and related uses. Paseos should have a minimum unobstructed horizontal pedestrian clearance of 12 feet. The total width of the paseo should



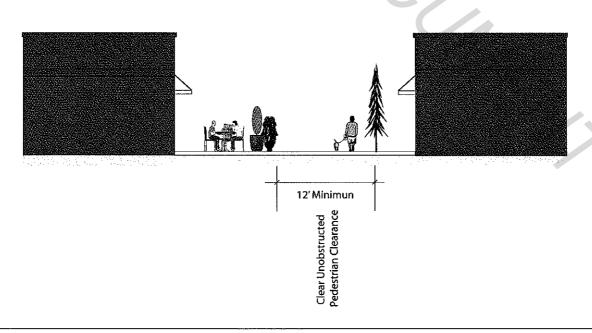
Figure 2-9:
Desired: This paseo provide ample landscaping, benches and lampposts, creating a preferable pedestrian environment

take into account intended uses and furnishings (such as tables, benches, planter pots, etc.) and provide for 12-feet clear in addition to the space required for the desired uses and furnishings. If a Paseo provides more than one pedestrian passageway (such as tables in the middle and pedestrian passage on each side), then one pedestrian passage shall be at least 12-feet clear, and any additional passageways must be a minimum of 10-feet clear.

These types of "streets" are not shown in current land use designations, but would be appropriate to connect uses and activities in a pedestrian orientation without additional public right-of-ways. Paseos can also be incorporated into development areas where unique site constraints or opportunities are

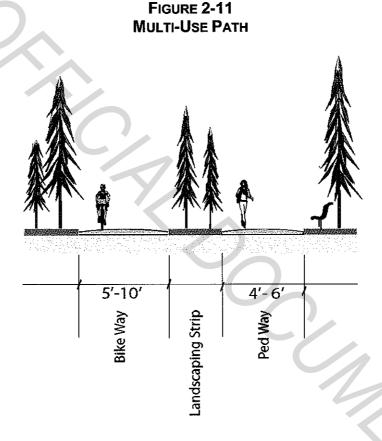
present, such as connecting front (street) and rear (alley) activity areas of the commercial block. Paseo street lighting and landscaping should be designed at a pedestrian scale.

### FIGURE 2-10 PASEO



#### 2.1.7 Multi-Use Paths

Multi-use paths provide low-stress environments for bicycling and walking that are separate from motor vehicle traffic. They can be great places for novice and child bicyclists to try out their bicycling skills prior to taking trips on urban streets. Multi-use paths are frequently in high demand among bicyclists, joggers, in-line skaters, people walking dogs, people with disabilities, and a variety of other users. Systems of Multi-use paths in urban and suburban neighborhoods serve as the arterials of the bicycle and pedestrian transportation system. They serve as a complement to and extension of on-street facilities and offer the protection from motor vehicle traffic that many citizens seek when looking to leave their vehicle behind in favor of walking, or using a bike or a skateboard, or other form of non-motorized transportation.



#### Accessible Path Design

Because Multi-use paths provide a transportation function, all newly constructed shared-use paths should be built to provide access for people with disabilities. In addition, existing shared-use paths should be improved to enhance access whenever possible. Key issues for accessibility include trail access points, grade, cross-slope, street crossings, curb ramp design, railings, and signage. A single source of access guidance for shared-use trails has not been compiled; however, taken together, the sources above address the essential topics.

 Surfaces can be paved (asphalt or concrete) or unpaved (crushed stone or aggregate), but should be firm, stable, and slip-resistant.

- Grades should generally be less than 5 percent, but can be up to 8 percent for short distances, such as 10 feet. Level landings or rest areas should be provided at appropriate intervals on grades steeper than five percent.
- Cross-slopes for drainage or super elevated curves should be no greater than two percent.

#### Trail Width

Under some conditions, the City may require a dedicated bicycle path and pedestrian path to be separated by a landscaping strip. In such cases, signage shall be provided to illustrate the dedicated bicycle and pedestrian lanes. Where space may be limited or bike and pedestrian traffic is moderate, however, a shared pathway may be acceptable. The recommended paved width for shared two-directional trails is 10 feet; however 12 to 14 feet widths are preferred where heavy traffic is expected.

# 2. STREETSCAPE DESIGN FOR VEHICULAR ZONE

### 2.2. STREETSCAPE TYPE STANDARDS

The following table displays associated standards for each Street Type.

TABLE 2-1
STREETSCAPE TYPE STANDARDS

	Neighbor- hood Collector Arterial	Local Feeder Street	Neighbor- hood Street	Access Lane	Alley	Paseo	Multi-Use Path
Functional Classification:	Collector	Local	Local	Local	Local	Pathway	Pathway
Right-of-Way Width:	60'	55' - 60'	49'- 52'	40'	24'	N/A	N/A
Through Traffic Lanes:	2 Lanes	2 Lanes	2 Lanes	2 Lanes	1 Lane	Emergency Only	Emergency Only
Traffic Lane Width	11'	10'	10'	10′	16'	N/A	N/A
Parking Lanes:	N/A	7' Wide, Parallel (Both sides of street)	8' Wide. Parallel (One side of street)	Not permitted	Not permitted	N/A	N/A
Sidewalks	5' (Both sides of street)	5' (Both sides of street)	5' (Both sides of street)	Variable walkway requirement	N/A	N/A	N/A
Landscaping/ Planter Strip Width (Including Curb)	5.5' – 8'	5.5' – 8'	5.5' – 7'	10' (Includes pedestrian walkway)	4'	N/A	N/A
Curb Radius (inside):	10' – 20'	10'-15'	10'-15'	10'-15'	5'-10'	N/A	N/A
Bike Facilities:	On-street, striped 5'-6' wide	On- street, shared use	On-street, shared use	On-street, shared use	On- street, shared use	N/A	Designated or shared bicycle lane(s)

#### 2.3. INTERSECTION IMPROVEMENTS

One of the objectives of the streetscape guidelines is to create a pedestrian friendly environment. The following guidelines for the treatment of the intersection will help to integrate the future built form, create a functional and aesthetic neighborhood pedestrian corridor and provide a safe environment.

- Pedestrian crossings should be striped with a painted crosswalk to provide high visibility for both motorists and pedestrians.
- Curb extensions or bulb outs should be provided at the four corners of the intersection
  as a means of reducing pedestrian travel distance across the intersection, providing
  additional sidewalk space, providing additional opportunities for streetscape treatments
  and to slow traffic.
- Street trees and raised planters should be considered where they will not interfere with pedestrian movement or obstruct sightlines for both motorists and pedestrians.
- Pedestrian crossings should be integrally designed with the rest of the intersection.

Tactile Warning Strip
Painted Asphalt Crosswalk
Ornamental Light Fixture
Stormwater Planter
Bus Shelter

Bulbout for
Ped. Crossing

FIGURE 2-12
INTERSECTION

#### 3. STREETSCAPE DESIGN FOR PEDESTRIAN ZONE

Design Objective: To provide a higher level of design detail and to promote walkability by improving pedestrian safety, convenience, and comfort. The guidelines focus on improving the attractiveness and effectiveness of the pedestrian network in order to encourage walking as a realistic mode of transportation. They provide design strategies for enhancing the physical safety, comfort, and convenience of the pedestrian environment as well as the aesthetic character and quality of the pedestrian experience.

This Pedestrian Zone section covers the following subcategories:

- Sidewalks
- Curb Return Radii
- Street Widths
- Street Furniture
- Bus Shelters
- Utilities
- Medians
- Planting Strips

#### 3.1 SIDEWALKS

The sidewalk is the unifying element that knits University Place together, from the city's core areas to the adjacent residential neighborhoods that surround it. Providing pedestrian linkages is vital to achieving character and a sense of community. Nicely designed sidewalks that are inviting are principal factors in creating and increasing pedestrian activity. Sidewalks can also aid in decreasing the amount of traffic throughout University Place and providing safe routes for multiple users. Sidewalks can be designed to create a sense of community and social engagement.

#### Guidelines

- Dedicate adequate space within the public street right-of-way to support a safe, comfortable, attractive, and robust pedestrian environment.
- Public sidewalks should provide a direct and continuous pedestrian network that
  connects neighborhoods to each other with a clear, unobstructed pedestrian pathway
  that is designed to accommodate the needs of a broad range of users, including the
  elderly, those with disabilities, and young children.
- Landscaping of the public sidewalk is encouraged as a means of adding color and visual interest, softening the urban edges, providing shade, and improving air quality.
   Landscaping generally should be located in the amenity and frontage zones and should not obstruct through pedestrian traffic or access to the street.

#### 3. STREETSCAPE DESIGN FOR PEDESTRIAN ZONE

#### 3.1 CURB RETURN RADII

Curb returns are the curved connection of curbs formed by the intersection of two streets. A curb return's purpose is to guide vehicles in turning corners and separate vehicular traffic from pedestrian areas at intersection corners. The radius of the curve varies with longer radii used to facilitate the turning of large trucks and buses. Larger radius corners increase the length of pedestrian crosswalks. Special care must be taken in specifying curb return radii so that transportation facilities will be designed to be safe for all users regardless of the mode of travel they chose.

Generally, intersections should be designed as compact as practical. This is especially true for small lot developments, which are intended to be pedestrian-oriented in all facets of design while still accommodating the automobile. To help achieve this goal, the smallest practical curb return radii are used to shorten the length of the pedestrian crossing distance, crossing time, exposure to traffic, encourage pedestrian travel and increase safety.

According to Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities, issued as a Proposed Recommended Practice by the Institute of Transportation Engineers (ITE) in 2006, a typical minimum curb return radius of 10 to 15 feet should be used where:

- · High pedestrian volumes are present or reasonably anticipated;
- Volumes of turning vehicles are low;
- The width of the receiving intersection approach can accommodate a turning passenger vehicle without encroachment into the opposing lane;
- Passenger vehicles constitute the majority of turning vehicles;
- Bicycles and parking lanes create additional space to accommodate the "effective" turning radius of vehicles;
- Low turning speeds are required or desired; and
- Occasional encroachment of a turning school bus, moving van, fire truck or oversized delivery truck into an opposing lane is acceptable.

Per the ITE recommendations, curb radii will need to be larger than 15 feet where:

- Occasional encroachment of a turning school bus, moving van, fire truck or oversized delivery truck into an opposing lane is not acceptable;
- · Curb extensions are proposed or might be added in the future; and
- Receiving street does not have parking or bicycle lanes and the receiving lane is less than 12 feet in width.

In such cases where a minimum curb return radius larger than 15 feet is proposed, it should be demonstrated that pedestrian safety will not be compromised beyond that which is necessary to accommodate other transportation facility requirements.

### 3.2 STREET WIDTHS

Pavement widths on many existing streets adversely affect the visual and neighborhood design character of the area being served. Wide streets are generally at odds with preserving the pedestrian scale and intimate character that contribute to successful residential neighborhoods.

#### Guidelines

• Design elements are encouraged to be used to reduce perceived street widths. These elements can include landscaping, street tree placement, medians and street furniture.

# 3.3 STREET FURNITURE

In order to transform the public streetscape from mere transportation facility to vibrant public open space it is important to add facilities and amenities that: allow people to stop and linger, provide services and information, and engage and delight the senses.

Providing comfort and convenience for pedestrians is vital to creating vibrant and walkable neighborhoods. The placement and selection of street furniture are keys to ensuring a comfortable environment for pedestrian and visual unity for all areas of University Place. Street furnishings should be chosen in a manner to adapt to the context of the streetscape.

#### Guidelines

- Street furniture shall be consistent with established City standards and requirements. It should contribute to the character of development and should not impact adjacent development.
- Street furniture should be clustered to provide amenity nodes for pedestrians; however
  placement shall not obstruct the flow of pedestrian traffic. These clusters shall be
  provided adjacent to neighborhood streets where they may intersect pocket parks, trails,
  paseos or other off street amenities.
- Adequate space should be allocated to accommodate the various types of street furniture and anticipated volumes of users.
- Graffiti-proof surfaces should be used where feasible.

#### 3.4 Bus Shelters

Bus Shelters shall be in keeping with the street furniture palette and shall be approved by the providing local transit agency.

#### Guidelines

- Bus shelters should be provided at appropriate locations to facilitate transit use by providing places of refuge, especially during periods of rain.
- Shelter design should also be compatible with the architectural design of the surrounding neighborhood.

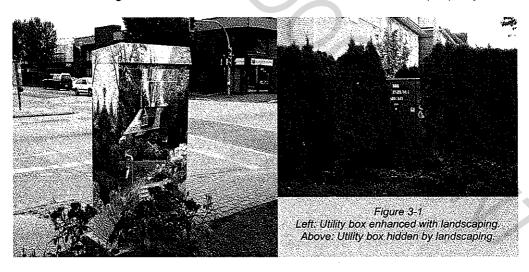
- Transit shelters should be designed to provide protection from sun, wind, and rain;
   additional amenities, such as real-time arrival information, nighttime lighting, and trash receptacles, should be provided.
- Transit shelters should be designed to promote transit and energy efficiency by incorporating features such as solar panels, LED lights, etc.
- Graffiti-proof surfaces should be used where feasible.

### 3.5 UTILITIES

Above ground utilities are a common element found within the context of the streetscape. These utilities include power poles and lines, transformers, telecommunication pedestals, traffic signal control panels, etc. Often these utilities are located with little or no regard for the overall aesthetic appearance of the street. While access and maintenance issues are important and not to be overlooked, special design considerations must be taken into account in order to minimize their cumulative negative visual impact on the street.

#### Guidelines

- Whenever possible, utilities should be located underground. Where this is not possible
  utilities shall be located to the side or back of a building where they will be out of view
  from the street.
- Utilities shall be screened from view through the use of planting, fencing or architectural screening. The design of the screen or fence should be complementary to the building material and existing fences or screens if located elsewhere on the property.



- Ensure that maintenance personnel can access the utility without obstructing the movement of pedestrians or vehicles to other parts of the street or site.
- The City should explore a combination of options to address the visibility and attractiveness of utility boxes.

 Landscaping shall not block, impede or hide fire hydrants or fire sprinkler hose connections. Fire hydrants may be aesthetically enhanced provided their accessibility and use is not impeded or compromised.

### 3.6 MEDIANS

Medians provide many functions for a streetscape. Properly landscaped medians can help to beautify roadways of the city while providing pedestrians a safe refuge during street crossings. Special considerations must be taken, when designing and landscaping medians to take into account pedestrian crossings and intersection visibility. Landscape planting shall also take into account the widths and placement of trees to accommodate safe traffic flow on these corridors.

#### Guidelines

- Landscaped medians should be implemented on arterial streets consistent with Title 13
  to create visual interest, a more intimate roadway scale, and a place for pedestrians to
  take refuge while crossing wide streets.
- Where medians are narrowed near intersections, landscaping should be graduated and include the use of small accent trees and ground cover.
- The use of groundcover or xeriscape concepts at intersections is favored over the extensive use of hardscape.
- Hardscape should only be used in medians where planting is not feasible due to sitespecific constraints such as narrow median width or preservation of a significant view corridor.
- All landscaping requiring irrigation should be served by an automatic irrigation system, consistent with City Standard Details and Specifications in Title 13.

# 3.7 STREETSCAPE LANDSCAPING

Street trees and other landscaping treatments are essential for creating beauty and improving the quality of life in a neighborhood setting. The benefits include: providing shade and cooling effects, providing a sense of enclosure, providing definition and scale to the street, protection from wind, separation from vehicular traffic, and reducing airborne dust and pollutants.

Many opportunities exist for street tree planting and other landscaping treatments in the existing neighborhoods of University Place. The most favorable locations are within sidewalks and planting strips to enhance the streetscape environment and within traffic medians to reinforce traffic calming measures.

#### Guidelines

Existing trees within the public right-of-way should be examined for growth characteristics, the health of the tree and suitability of the location. Every effort should be made to protect mature and suitable trees. Considerations for the selection and location of street trees include:

 The ultimate growth, height and spread of the tree canopy in order to allow for unrestricted growth;

- The density of the canopy, ultimate shape and branching pattern. Trees will provide varying degrees of shade due to branching habits and size and type of leaf;
- Access to adequate sunlight and rain water. Considerations of other microclimatic limitations such as reflected light sources from surface pavements and buildings and increased wind load caused by building design should be considered when locating trees either on the street or as part of a site plan development;
- The location of existing and proposed utilities to allow uninhibited growth without disturbance to the tree crown or root zone;
- Maintenance requirements of street trees including watering, fertilizing, pruning and repair of damage caused naturally and unnaturally; and
- Height of the tree canopy to protect sightlines along the street for both motorists and pedestrians.

### Standards and Guidelines

## 3.7.1 Planting Strips

Planting strips aid in separating the pedestrian environment from the vehicular environment via street trees and other native plants and flowers. In addition, planting strips also aid in providing shade for pedestrians, help to filter air from adjacent roadways, and can facilitate a social streetscape environment. Landscaping of planting strips shall always take into account visibility at intersections and a safe passage for pedestrian movement.

### Guidelines

- Landscaping in planting strips shall be adequately maintained and include the installation of an automatic irrigation system consistent with City Standard Details and Specifications in Title 13.
- To provide a landscape separation between street and sidewalk, planting strips should be installed between the back of the curb and the sidewalk.
- Planting strips shall be designed to the extent practicable to be wide enough to
  accommodate medium to large street trees that have a high, broad branching canopy; a
  continuous streetscape planting strip, exclusive of easements, shall be located in areas
  adjacent to an existing or proposed public road. The City shall decide on the width of
  the planting strip in order to balance median and sidewalk widths.
- The planting strip shall be located generally parallel to the existing or proposed road and shall not be located in areas identified for road widening, road projects, drainage areas, or other public improvement projects. Minor encroachments in the planting strip by drainage easements may be approved by the City.
- Street trees shall be required to be planted within the planting strip with an even, linear spacing. If minor shifts to the linear spacing are required due to the location of existing infrastructure, development or required sight distance, these shifts may be approved by the City.

- The use of groundcover or xeriscaping concepts adjacent to intersections is favored over the extensive use of hardscape.
- Hardscape should only be used in areas where planting is not feasible due to sitespecific constraints such as a narrow median width or preservation of a significant view corridor.

#### 3.7.2 Street Trees

Street trees are required on both sides of all newly created, widened, or substantially improved public and private streets to provide shade and to calm traffic.

#### **Guidelines**

- Trees shall have a minimum caliper of 2 inches within a development at time of planting unless the City determines that a particular species or cultivar, which is available only in a smaller size, is the preferred selection for a specific location.
- Spacing of street trees, on average, shall be 30 feet on center. Wider spacing may be approved for trees having exceptionally broad canopies and narrower spacing may be required for trees having a narrow canopy forms.
- Street trees shall be high-branching with a canopy that starts at least 6 to 8 feet above
  finished grade, depending on species or cultivar, and have roots that will not break up
  sidewalks or roadbeds or invade utility lines. For areas without overhead power lines,
  tree types shall be planted that will achieve a minimum height of 35 feet at maturity.
- Street trees shall be placed so as not to block sight distance or create a safety concern.
  Generally, trees should be planted at least 10 feet from utility or light poles or fire
  hydrants, 20 feet from street intersections, and 10 feet from driveways and alleys. The
  City may authorize irregular spacing to accommodate sight distance requirements for
  driveways or intersections or to avoid public infrastructure such as street lighting, utility
  poles or fire hydrants.
- Street tree species shall be approved by the City in accordance with the Approved Street Tree Palette in Table 3-1. The use of a variety of street trees within a development is encouraged to increase visual interest and minimize exposure to diseases that could target specific species and cause widespread damage if these species are heavily planted within an area. The City may approve trees not on the Approved Street Tree Palette if a registered landscape architect or certified arborist demonstrates to the satisfaction of the City that the proposed tree species or cultivar will not cause damage to infrastructure or create nuisance conditions.
- For access lanes, street trees may be planted on the abutting private lot if the City determines that insufficient space exists within the public right-of-way to accommodate the trees.

# 3.7.3 Approved Street Tree Palette

The street tree palette for street tree selection includes trees selected for their survivability, drought tolerance, native habitat, ease of maintenance, and appearance. The following table is

arranged by planting strip width; selections should consider planting strip width and other site characteristics.

DT – Drought tolerant WWN – Western Washington Native HF – Hard to find

T – May need training, multi-stemmed WCN – West Coast Native Highlighted – Utility Friendly

# TABLE 3-1 APPROVED STREET TREE PALETTE

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
For planting strips 4' wide ar	nd up:			
Mountain Hemlock (Tsuga mertensiana): WWN, DT	10'x4'	Bluish needles	Not for use on corners	
Swamp Magnolia (Magnolia virginiana)	15'x15'	Fragrant flowers	Will take damp soils	7
Skyrocket Juniper (Juniperus scopulorum 'Skyrocket,' or other upright cultivars): DT	15'x5'	Narrow bluish needles	Evergreen	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
Vine Maple (Acer circinatum): WWN, T	15'x6'	Yellow-red fall color	Prefers part sun/shade	
Amur Maple (Acer ginnala): T	18'x20'	Yellow-red fall color	Easy to transplant	
Crape Myrtle (Lagerstroemia Indica): DT, T	20×10'	Variety of flower and leaf colors	Prefers hot, sunny & dry	

Tree Name	Size (HxW)	Notable Features	Attributes	Image
Sentinel Crabapple (Malus 'Sentinel')	20'x20'	White fragrant flower	Bright red fruit	
Witchhazel (Hamamelis virginiana, H. mollis): T	20'x15'	Fragrant late winter flower	Open airy growth	
Star Magnolia (Magnolia stellata): T	20'x15'	White spring flowers	Slow growth	
Butterfly Magnolia (Magnolia 'butterfly')	20'x20'	Yellow flowers	Aromatic blooms	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
Red Chokecherry (Prunus virginiana 'Canada Red')	25'x20'	Red foliage	Edible fruit, wildlife attractant	
Golden Desert Ash	20'x18'	Golden foliage	Seasonal interest	
Sourwood (Oxydendrum arboreum): DT, HF	25'x20'	Red fall color White summer flowers	Seasonal interest.	
Stewartia: (S. koreana, pseudocamellia, monadelpha)	25'x20'	White summer flowers	Winter interest	

Tree Name	Size (HxW)	Notable Features	Attributes	Image
Amur Maackia (Maackia amurensis)	25'x25'	White summer flower	Peeling bark with maturity	
Japanese Tree Lilac (Syringa reticulata)	25'x20'	White fragrant flowers	Winter fruit	
Dogwoods: (Cornus 'Milky Way,' 'Stellar Pink, 'Cherokee Brave,' & 'Celestial,' C. kousa)!	'25'x25'	White spring flowers	Choose disease resistant varieties	
Japanese Snowbell (Styrax japonicus)	25'x25'	White summer flowers	Winter interest	

Tree Name	Size (HxW)	Notable Features	Attributes	Image
Redbuds (Cercis canadensis, C. siliquastrum)	25'x30'	Dark pink spring flowers	Airy form Rounded shape	
Trident Maple (Acer buergeranum)	28'x28'	Yellow-red fall color Bronze-purple new leaves	Rounded shape	
Kobus Magnolia (Magnolia kobus): DT	35'x15'	White spring flowers	Often multi-stemmed	
Incense Cedar (Calocedrus decurrens): WCN, DT	40'x15'	Dense foliage with cones	Evergreen Slow-medium growth	
Honey locust (Gleditsia triacanthos 'Inermis'): DT	50'x40'	Open form	Fast growth Can have disease issues	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
Zelkova (Zelkova serrata): DT	65'x40'	Red fall color	Urban tolerant	
Deodar Cedar (Cedrus deodara): DT	70'x30'	Graceful, pendulous branches	Evergreen Tough tree	
For planting strips 6' wide and	d up:		en i sinoo en montabol en enkel ha enkel en electrico de encolonia.	
Japanese Maple (Acer palmatum)	20'x20'	Variable fall color	Slow-medium growth	
Paperbark Maple (Acer griseum)	25'x14'	Red fall color	Exfoliating bark	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
American Smoke Tree (Cotinus obovatus): DT, HF	25'x20'	Variable fall color Airy-textured flowers	Rounded shape	
Umbrella Pine (Sciadopitys verticillata)	25'x20'	Handsome conifer	Evergreen	
Dove Tree (Davidia involucrata, aka Handkerchief Tree)	20'x20'	Large white flowers	Bracts (flowers) hang like handkerchiefs	
Katsura (Cercidyphyllum japonicum)	50'x30'	Red-purple/blue green leaves Apricot fall color	Dense foliage	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
Alaska Yellow Cedar (Chamaecyparis nootkatensis): WCN	35'x12'	Weeping cultivars exist	Evergreen	
Japanese White Pine (Pinus parviflora)	40'x30'	Bluish needles Nice form	Evergreen	
Carolina Silverbell (Halesia tetraptera): HF	35'x30'	White spring flowers	Can take semi-shade	
Golden Rain Tree (Koelrueteria paniculata)	35'x30'	Yellow summer flower New growth pink	Ornamental seed pods	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
Evergreen Magnolia (Magnolia grandifolia)	40'x35'	White summer flowers	Evergreen	
Black Tupelo (Nyssa sylvatica): HF	40'x35'	Yellow-red fall color	Best for residential areas	
Hinoki Cypress (Chamaecyparis obtusa)	50'x15'	Fern-like branches Excellent foliage	Evergreen Can be wind sensitive	
Sawara False Cypress (Chamaecyparis pisifera)	50'x15'	Wide range of foliage colors and textures	Evergreen Many cultivars available	

Tree Name	Size (HxW)	Notable Features	Attributes	Image
Bald Cypress (Taxodium distichum): DT	50'x15'	Deciduous conifer	Adaptable to many soils	
Cork Oak (Quercus suber)	60'x25'	Great rugged bark	Evergreen	
Oaks: Pin, Red, Scarlet, and Willow (Quercus rubra, Q. coccinea, Q. phellos)	70'x40'	Yellow-red fall color	Great street trees	
Athena elm (Ulmus parvifolia)	30'x35'	Yellow fall color Outstanding bark	Disease resistant	
For planting strips 8' wide and	d up:			

Tree Name	Size (HxW)	Notable Features	Attributes	Image
Carriere Hawthorn (Crataegus x lavallei)	20'x15'	White spring flowers	Wildlife attractant	
Thorn less Cockspur Hawthorn (Crataegus crusgalli var. inermis)	25'x25'	Red-purple fall color	Wildlife attractant-red fruit Can have disease issues	
Winter King Hawthorn (Crataegus viridis 'Winter King')	25'x25'	Yellow fall color	Sharp thorns	
Blue Ice Smooth Arizona Cypress (Cupressus arizonica var. glabra 'Blue Ice'): DT	30'x15'	Blue foliage	Evergreen Prefers hot, sunny & dry	

Tree Name	Size (HxW)	Notable Features	Attributes	Image
Shore Pine (Pinus contorta var. contorta): WCN, DT	30'x15'	Irregular shape	Evergreen Native to shore areas	
Pacific/Norwegian Sunset Maples (Acer 'Pacific Sunset' / 'Norwegian Sunset')	30'x15'	Red-yellow fall colors	Moderate to fast growth	
Persian Ironwood (Parrotia persica): DT	30'x15'	Yellow fall colors	Flaky bark with age	
Silk Tree (Albizzia julibrissin)	30'x30'	Pink fragrant flowers	Seeds easily	

Tree Name	Size (HxW)	Notable Features	Attributes	Image
Saucer Magnolia (Magnolia x soulangiana)	30'x30'	Pink spring flowers	Multi-stemmed	
Pillar Crabapple (Malus tschonoskii)	35'x30'	Great fall color	Wildlife attractant - berries	
Jacquemont Birch (Betula utilis var. jacquemontii)	35'x30'	Yeilow fall color	Winter interest	
Italian Alder (Alnus cordata): DT	40'x30'	Yellow-brown fall color	Pyramidal shape	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
Golden Locust (Robinia pseudoacacia 'Frisia'): DT	40'x30'	Golden foliage	Fast growth	
Swedish Whitebeam (Sorbus aria)	40'x30'	White spring flowers	Wildlife attractant-red fruit	
Fruitless Mulberry (Morus - Fruitless Cultivars)	40'x40'	Yellow-green to dark green foliage	Fast growth	
Antarctic Beech (Nothofagus antartica): DT, HF	45'x25'	Yellow fall color	Attractive bark	

Tree Name	Size (HxW)	Notable Features	Attributes	Image
Swamp White Oak (Quercus bicolor)	45'x25'		Well adapted to wet soils	
Serbian Spruce (Picea omorika)	50'x25'	Light green to blue- green foliage	Evergreen Graceful form Great street tree	
Oriental Spruce (Picea orientalis): HF	50'x25'	Short needles-fine texture	Evergreen	
Oregon Myrtle (Umbellularia californica): DT, WCN	50'x25'	Aromatic leaves	Evergreen native to OR and CA	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
Lawson Cypress (Chamaecyparis lawsoniana): DT, WCN	50'x35'	Yellow fall color	Great winter interest	
Hackberry (Celtis occidentalis): DT	50'x40'	Purple berries	Wildlife attractant	
Chinese Paper Birch (Albosinensis)	50'x40'	Yellow fall color	Great winter interest	
Paper-Bark Birch (Betula papyrifera)	60'x30'	Yellow fall color	Great winter interest	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
River Birch (Betula nigra):	55'x50'	Yellow fall color	Great winter interest	
Spanish Fir (Abies pinsapo): DT, HF	60'x30'	Pale blue-green foliage	Evergreen	
Pagoda Tree (Sophora japonica): HF	60'x40'	White summer flower	Great street tree	
Ginkgo/Maidenhair Tree (Gingko biloba)	70'x40'	Yellow fall color	Urban tolerant	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
For planting strips 10' wide ar	nd up:			
Mugo Pine (Pinus mugo): DT, WCN	20'x20'	Tannenbaum is single- stem variety	Evergreen Growth size is extremely variable	
Cornelian Cherry (Cornus mas): T	25'x20'	Fragrant yellow flower	Suckering may occur	
Hedge Maple (Acer campestre)	28'x28'	Yellow fall color	Slow growth	
Japanese Plume Cedar (Cryptomeria japonica 'Elegans')	30'x10'	Green foliage changes to bronze in winter	Evergreen Fluffy and airy foliage	

Tree Name	Size (HxW)	Notable Features	Attributes	Image
Sycamore Maple (Acer pseudoplatanus)	45'x45'	Green spring flowers Flaky bark	Shade tree	
Norway Maple (Acer platanoides)	50'x40'	Yellow fall color	Shade tree	
Red Maple (Acer rubrum)	50'x40'	Yellow-red fall color Silvery underside leaves	Adaptable to variety of conditions	
Shingle Oak (Quercus imbricaria): HF	55'x50'	Yellow-red fall color	Slow-medium growth	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
Norway Spruce (Picea abies)	60'x30'	Dark green needles	Evergreen Can have insect problems	
Oregon White Oak (Quercus garryana): WWN	60'x40'	Abundant acorns	Native to Western WA Wildlife attractant	
Sugar Maple (Acer saccharum)	60'x40'	Yellow fall color	Shade tree	
Western Red Cedar (Thuja plicata): WWN, DT	70'x20'	Beautiful form and foliage	Evergreen Prefers moist soils	

Tree Name	Size (HxW)	Notable Features	Attributes	lmage
Dawn Redwood (Metasequoia glyptostroboides)	70'x25'	Deciduous conifer	Needs little pruning	

### 4. APPENDICES

### A. DEFINITIONS

**Bulb-outs**: Bulb-outs extend the sidewalk or curb line out into the parking lane of a street to effectively reduce the street width. These measures greatly improve pedestrian crossings by reducing the crossing distance and improving the ability for pedestrians and motorists to see each other. Curb extensions also can help reduce turning speeds at an intersection and provide additional space for curb ramps and/or level sidewalk landings where space is limited. Bulbouts are only appropriate where on-street parking exists; curb extensions should never reach into travel lanes, bicycle lanes, or shoulders.

**Design guidelines:** These minimum guidelines or recommendations are intended to guide the design of streets. Where conditions are not specifically addressed in the guidelines, it is the responsibility of the proponent to show that the proposed design solution meets the intent of the most closely related guidelines.

**Median:** The area of raised paving or planting running down the center of a street, separating the directions of traffic.

**Multi-modal circulation:** Refers to the circulation systems that involve multiple systems including; pedestrians, bicycles, automobiles, buses and other various forms of transportation found in University Place.

**Multi-use paths:** An off-road hard-surfaced path, that may be separated from motorized vehicular traffic by an open space or barrier, which has been designated, or designed and designated by the City for public use for human-powered travel or movement."

**Paseos:** Are private or public pathways that are designated for pedestrian use, and where appropriate can serve as an outdoor space for outdoor dining, public art, retail space and other activities deemed suitable by the City.

**Pedestrian refuge:** Pedestrian refuges are raised islands with minimum dimensions of 4-6 feet wide and 8-12 feet long, which are placed in the center of the roadway separating opposing lanes of traffic. Pedestrian refuge islands are particularly suitable for wide two-way streets with four or more lanes of moving traffic traveling at higher speeds. They are particularly useful to persons with mobility disabilities, very old or very young pedestrians who walk at slower speeds, and persons who are in wheelchairs.

**Pedestrian Scale:** The proportional relationship between an individual and his or her environment.

**Right-of-way:** The boundary of public ownership of the street. The area between private property lines is generally referred to as the public right-of-way.

**Standards:** Minimum/maximum requirements based on quantifiable criteria.

**Streetscape:** The visual character of a street as determined by elements such as structures, access, greenery, open space, view, etc. The scene as may be observed along a public street composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

**Traffic calming:** Refers to various design features and strategies intended to reduce vehicle traffic speeds and volumes on a particular roadway.

**Xeriscape:** A landscaping method that employs drought-resistant plants native to the region in an effort to conserve resources.