#### **ORDINANCE NO. 452**

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING TITLE 19 OF THE UNIVERSITY PLACE MUNICIPAL CODE "ZONING" TO ADOPT NEW PROVISIONS FOR REVIEW OF DEVELOPMENT SUBJECT TO THE CITY'S COMMERCIAL DESIGN STANDARDS AND AMENDING DESIGN REQUIREMENTS REGARDING ACCESS, TRANSPARENCY, AND LANDSCAPING.

WHEREAS, the University Place City Council adopted a GMA Comprehensive Plan on July 6, 1998 which became effective July 13, 1998 with amendments on May 1, 2000, August 4, 2003 and December 12, 2004, and

WHEREAS, the Revised Code of Washington 36.70A.040 requires the City to adopt development regulations which are consistent with and implement the comprehensive plan, and

WHEREAS, the City Council directed the Planning Commission to review the City's commercial design standards for consistency and to ensure quality development occurs within the City's commercial zones consistent with comprehensive plan goals and policies, and

WHEREAS, the Planning Commission held several public meetings to review the City's commercial design standards including a public hearing on April 20, 2005, and

WHEREAS, the Planning Commission heard from representatives of the development industry, citizens and staff and duly considered those comments before unanimously recommending amendments to the City Council on May 4, 2005, and

WHEREAS, an expedited State agency review period on the proposed Zoning Code amendments began on July 20, 2005 and concluded on August 4, 2005 without comment, and

WHEREAS, a Determination of Non-Significance (DNS) and adoption of existing environmental documents was issued on July 8, 2005 with a comment period ending on July 22, 2005, and

WHEREAS, the University Place City Council held public meetings on June 6, 2005 and July 18th to review the proposed amendment, and

WHEREAS, the City Council has determined that amending the City of University Place Zoning Code is in the public interest and serves to implement comprehensive plan policies, NOW THEREFORE.

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

SECTION 1. TITLE 19 ZONING. Title 19 Zoning of the University Place Municipal Code is hereby amended as set forth in Exhibits "A" "B" and "C" attached.

SECTION 2. COPY TO BE AVAILABLE. One copy of this ordinance shall be available in the office of the City Clerk for use and examination by the public.

SECTION 3. SEVERABILITY. 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 4. PUBLICATION AND EFFECTIVE DATE. 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 THE 6<sup>TH</sup> DAY OF SEPTEMBER 2005.

Ken Grassi, Mayor

ATTEST:

Sarah Ortiz, CMC, City Clerk

APPROVED AS TO FORM:

Janean Polkinghorn, City Attorney

Date of Publication:

9/9/05

Effective Date:

9/14/05

#### Exhibit A

# Chapter 19.10 DEFINITIONS

"Major Improvement" shall mean improvements to the interior and/or exterior of a principal building structure, except normal maintenance and repair and life/safety improvements including but not limited to re-roofing, painting, re-carpeting, fire sprinkler installation, improved exiting and accessibility, which within a 12-month period exceeds a cumulative value of 25 percent of the assessed value as assessed by the Pierce County Assessor's office of the principal building structure. The 12-month period shall include the value of all improvements made in conjuction with permits issued within a 12-month period preceeding the application for a new permit. Normal maintenance and repair and life/safety improvements include but are not limited to re-roofing, painting, re-carpeting, fire sprinkler installation, improved exiting and accessibility.

"Major Redevelopment" shall mean the redevelopment of or addition to a principal building or Commercial Center, except normal maintenance and repair and life/safety improvements, which results in the remodeling of or addition of 25 percent or more of the gross floor area of the existing building or, collectively to any buildings in a Commercial Center. Normal maintenance and repair and life/safety improvements include but are not limited to re-roofing, painting, re-carpeting, fire sprinkler installation, improved exiting and accessibility.

#### Exhibit B

# Chapter 19.65 Landscaping & Trees

19.65.090(B) Expansions of or Alterations to Existing Uses. The requirements of this section shall apply to remodeling or expansion of existing uses under either of the following conditions: 1) when the remodeling or expansion results in the remodeling of or addition of 10 percent or more of the gross floor area of the existing principal building or, collectively, to any principal buildings in a Commercial Center; or (2) when the remodeling or expansion results in cumulative improvements to the interior and/or exterior of a structure, (except for normal maintenance, repair, and life/safety improvements including but not limited to re-roofing, painting, re-carpeting, fire sprinkler installation, improved exiting and accessibility), which within a 12-month period exceeds a cumulative value of 10 percent of the assessed value of the structure as assessed by the Pierce County assessor's office. constitutes a major tenant-improvement. All landscape requirements of this section shall apply to the entire property. when there is a major tenant improvement.

#### **New Section**

# 19.65.105 Transition Landscaping Requirements

Development or redevelopment of uses not permited in the R1 or R2 zones on those portions of properties that abut or are across a local street (as defined in Chapter 13.20 UPMC), from a R1 or R2 zoned property shall

- 1. Install Level 1 landscaping within the front yard setback abutting all local streets. See Figuire III
- 2. Install a solid 100 percent sight-obscuring six-foot-high fence or wall within or along the required setback along all local streets. The location of the fence or wall shall be approved by the director. For the purposes of this section, a cyclone fence with slats is not a sight-obscuring fence.

#### **Exhibit C**

# Chapter 19.50 DESIGN STANDARDS FOR TOWN CENTER, 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 Development plan – Filing requirements.

19.50.050 Review process.

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

#### 19.50.010 Purpose.

The following special design standards are intended to promote integrated development and pedestrian-oriented design and to improve the character and quality of development in the Town Center, Commercial, Mixed Use, and Mixed Use – Office zones.

- A. Design standards help guide architects, developers and property owners to know what is expected of their development projects, and what could make their designs responsive to the plans and policies adopted by the city, as outlined in the city's vision and comprehensive plan and other city documents.
- B. Examples or illustrations of how certain design standards can be achieved are included. The graphic examples are just that examples. They are not the only acceptable solutions. Applicants and project designers may consider designs, styles and techniques which are not pictured in the examples but fulfill the intent of the design standard.
- C. The design standards also provide ways to reduce negative impacts of development on abutting and adjacent properties.
- D. The standards help establish a character for the town center, commercial and mixed use areas which includes varied uses and is pedestrian friendly. Impacts of the automobile are reduced, while easy access and movement through the area are maintained. The standards will implement the intent of the city of University Place comprehensive plan.

(Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

#### 19.50.020 Definitions.

As used in this title, unless the context or subject matter clearly requires otherwise, the following words or phrases shall have the following meanings:

"Access road" means the road providing direct access to a parcel or project.

"Arch" means a structural device, especially of masonry, forming the curved, pointed or flat upper edge of an opening or a support, as in a bridge or doorway.

"Balcony" means a platform projecting from the wall of a building and surrounded by a railing, balustrade or parapet.

"Bay window" means a compartment projecting outward from the wall of a building and containing a window or windows.

"Building footprint" means the outer perimeter of a building excluding eave overhangs, and other cantilevered portions of the building projecting no more than 18 inches and no wider than 10 feet.

"Building front" means, usually, the building side where architectural detailing is emphasized most, and is typically the side where the primary entrance is located.

"Column" means a vertical shaft or pillar that supports, or appears to support, a load.

"Common area" means an on-site outdoor space designed for outdoor activities and leisure for customers of commercial development.

"Cornice" means a horizontal molded projection that crowns or completes a building.

"Dormer" means a window set vertically in a small gable projecting from a sloping roof, or a gable holding a dormer.

"Eave" means the projecting overhang at the lower borders of a roof.

"Elevation" means a scaled drawing from the side, front or rear of a particular structure without any allowance for the laws of perspective.

"Facade" means the front or principal face of a building, any side of the building that faces a street or other public place.

"Fenestration" means the arrangement and design of windows and doors in a building.

"Full mansard roof." See "Pitched roof."

"Gable" means the portion, above eaves level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof this takes the form of a triangle.

"Gambrel roof" means a gable roof design, but with two pitches on each side of the ridge, the lower slope having the steeper pitch.

"Hip" means one of the sloped faces of a hipped roof, usually referring to the narrow end.

"Hipped roof" means a roof with pitched or sloped roof planes on all sides, usually of the same pitch.

"Marquee" means a roof-like structure made of solid materials, projecting over an entrance to a building and connected to the wall with no columnar support. The front of the marquee is often hung from chains or rods extending out from the face of the building.

"Mass/massing" means the physical bulk or volume of a building. In architectural terms, a single-mass building is a single geometric form such as a rectangle or square, and may include a simple roof form with no variation in the roof line. Massing refers to variation in the mass and may involve multiple masses joined together.

"Mixed use, vertical" means a single-story structure which provides retail service or commercial and office uses on the ground floor, and residential and office uses on the above floors.

"Mixed use, horizontal attached" means a single structure that provides retail, service, or commercial uses in the portion fronting the street with attached residential or office uses behind.

"Parapet" mean a low protective wall (usually solid) along the edge of a roof or balcony.

"Perspective drawing" means a three-dimensional representation of a building or site providing the appearance of depth as seen by normal binocular vision.

"Pitch" means the angle of a roof pitch, usually expressed as a ratio of units of vertical distance to 12 units of horizontal distance. For example, 8/12 means eight units of vertical rise to every 12 units of horizontal run.

"Pitched roof" means a roof with angled edges, with or without a defined ridgeline and extended eaves.

"Plan drawing" means a drawing representing a downward view of an object or building, or a horizontal section of it. A floor plan drawing of a building will show the arrangement of the walls, partitions, rooms, doors, and windows.

"Porch" means a covered entrance to a building, either open or up to one-third enclosed.

"Primary structure" means a structure designed to serve as a focal point to the site and to suggest a point of activity. On parcels with more than one structure, it is the primary or anchor tenant building. Structures joined to a primary structure with minor connections such as breezeways or low walls shall be considered separate structures.

"Primary walkway" means the main pedestrian walkway that connects a building's entrance to the public right-of-way (see "Secondary walkway").

"Secondary walkway" means a pedestrian walkway that provides for pedestrian movement between buildings without depending on parking lots or landscape areas for this purpose.

"Siding" means material used for the finished surface of a frame building.

"Story" means the horizontal division between a floor and an abutting ceiling or floor.

"Terraced roof" means a roofline incorporating setbacks for balconies, roof gardens or patios.

"Transit stop" means an area designated as a waiting area for riders of mass transit.

(Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

# 19.50.030 Authority and applications.

A. The provisions of this chapter shall augment and/or supersede existing regulations in the University Place zoning code regarding Town Center, Mixed Use, Mixed Use – Office, and Commercial zones defined in the official zoning map. The chapter provisions shall apply to:

- 1. All new construction on vacant land requiring building or development permits;
- 2. Major Redevelopment. (As defined in UPMC 19.10) Redevelopment or additions to a building/ or Commercial Center /site which total 25\_50 percent or more of the gross floor area (gfa) of the existing building or collectively to any buildings in a Commercial Center complex /site;

- 3. Major Tenant Improvement. (As defined in UPMC 19.10) For projects where the construction budget is 25.50 percent or more of the assessed value of the existing building, the building/complex/site being redeveloped or added to shall integrate the design standards and other parking, landscaping and regulations into the redevelopment or addition;
- 4. When the provisions of this chapter apply, they apply to the entire property where the use is situated.
- 45. Renovation of an existing single-family structure for residential or commercial use is exempt from the following sections, this Chapter provided no expansion of the structure occurs.
- B. The following zoning designations are exempt from the provisions of this chapter:
  - 1. Light Industrial Business Park;
  - 2. Neighborhood Commercial;
  - 3. Multifamily; and
  - 4. Residential.
- C. When provisions included in these design standards conflict with the definitions in Chapter 19.10 UPMC and requirements of the University Place zoning code, these design standards shall apply unless otherwise provided. These design standards shall not supersede provisions of the zoning code regarding uses and density.

(Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

# 19.50.040 Development plan - Filing requirements.

Development applications must be submitted in such detail as to allow the review of the specific project in accordance with these standards, SEPA, and other applicable city codes. Developers are encouraged to discuss their plans at a preapplication technical review conference as provided in UPMC Title 22. In addition to existing application requirements, the following information must be included as elements in the development application:

A. Site Plan. A site plan, at a scale no smaller than one inch equals 30 feet, must show the location, size and finished grade of all proposed and existing on site structures, as well as the existing topography with a maximum interval of five feet and the grade of the street or streets on which the site fronts. The site plan must also show the location and arrangement of on site parking, access routes for vehicles, pedestrians and bicycles, both on site and linking to abutting and adjacent developments, common areas or plazas (including paving materials, street furniture and accessories) and the location of existing significant trees.

- B. Building Elevations. A complete set of elevation drawings for all proposed buildings on the project site showing all trim details, dimensions and exterior materials including roofing, siding, windows and trim. Provide details on how all mechanical and utility rooftop equipment will be screened.
- C. Vicinity Area Plan. A vicinity area plan must show lot lines and footprints of all buildings on the project site plus on parcels that abut the site and share one or more street frontages with the site. The vicinity area plan shall label <u>abutting and</u> adjacent streets, show the dimension of all lot lines, and the distance of each building footprint from its nearest lot line border. Show also links to abutting and adjacent open spaces and landscaped areas.
  - D. Landscape Plan. In accordance with Chapter 19:65 UPMC.
- E. Grading and Drainage Plan. In accordance with UPMC Title 13, Public Works Code.
- F. Use Charts. To determine allowable uses in the Town Center, Mixed Use, Mixed Use Office and Commercial zones, please see Chapter 19.25 UPMC.

(Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

19.50.040 050 Review process.

- 1. An administrative use permit is required when these standards apply (Chapter 19.85 UPMC). The city shall review the applications in accordance with the process below.
- 2. Pre-Submittal Concept Review. A pre-design meeting may be scheduled with the city's technical review committee prior to formal project application. The applicant may present schematic sketches and a general outline of the proposed project. This meeting will allow city staff to acquaint the applicant with the design standards, submittal requirements and the application procedures, and provide early input on the proposed project.
- 3. Submittal Requirements. Applicants shall submit a design review application form(s) provided by the city, along with the correct number of documents, plans and support material required in the application checklist.
- 4. Review Fees. Design review fees must be paid at the time of submittal.
- 5. Time Frame and Procedure. Design review shall be conducted in accordance with the timelines and procedures set forth in UPMC Title 22, Administration of Development Regulations, and shall be considered a Type I permit.

- 6. Review Criteria. The city shall approve applications when any of the following findings are made:
  - a. The applicant meets all standards of this chapter, or
  - b. The applicant is unable to meet all standards of this chapter but is able to set forth a proposal that the director determines meets or exceeds the intent of the standards in this Chapter. 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.
    - 1. That the departure from the design standards is consistent with both the comprehensive plan and with the intent statements of the design standards.
    - 2. 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.
    - 3. That the proposal creates an equal or better environment, results in and 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.
    - 4 That the departures from the design standards are compensated by the applicant's 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.

7. Written Decisions. The city shall issue a written decision approving, approving with conditions or denying the permit and include findings of fact and conclusions that support the decision.

- 8. Exceptions. A standard may be replaced with an equivalent item(s) if the applicant can demonstrate to the satisfaction of the city that the standard is of equal or greater quality or quantity.
- 9. Expiration of Approvals. If the applicant has not submitted a complete application for a building or site development permit within two years from the date of permit issuance, or if appealed within two years of the final decision, design review approval shall expire. The city may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration of the permit.
- 10. Appeals. Any decision of the city may be appealed to the city hearing examiner. Appeals shall be filed as set forth in UPMC Title 22.

Review of proposals for compliance with the design standards shall be done administratively. Proposals that do not comply with the design standards shall be denied. However, in situations where a proposal cannot comply with the standards because of the size, shape, or topography of the parcel or if, in the opinion of the applicant, a proposal offers an equivalent or better design than could be achieved through the strict application of the design guidelines, then the applicant may voluntarily request review and public comments before the planning commission. The planning 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. Required Findings. Departure from the standards of this chapter shall only be granted by the director if all of the following findings are made:
- 1. That the departure from the design standards is consistent with both the comprehensive plan and with the intent statements of the design standards.
- 2. 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.
- 3. That the proposal creates a more desirable environment and results in better use of land and a better design than that which could be produced through the strict application of the design standards.
- 4. That the departures from the design standards are compensated by the applicant's 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.
- B. Approval. Based upon 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.

- C. Denial. 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.
- D. Appeals of an administrative decision will be taken to the hearings examiner in accordance with UPMC Title 22.

#### 19.50.050 Reserved

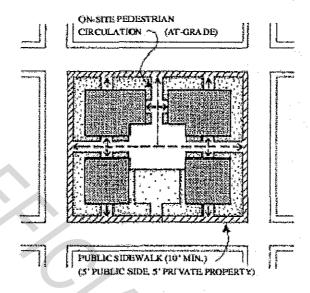
#### 19.50.060 Pedestrian circulation.

- A. The intent of the pedestrian circulation standards is to:
- 1. Improve property values through increased access and coordination of private and public projects;
  - 2. Improve pedestrian access to commercial areas;
- 3. Allow an incremental improvement process to link private and public properties and to coordinate with city capital improvement projects; and
- 4. Ensure development of an integrated, safe and convenient system of sidewalks, trails and bicycle paths which connect to auto access, parking and entry areas.

#### B. Pedestrian Circulation.

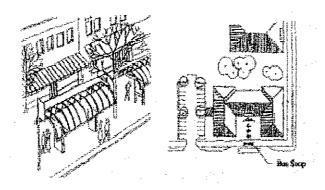
- 1. All development plans proposing multiple buildings shall connect building entrances to one another and to sidewalks on abutting streets via a walkway system separated from vehicular traffic. Public sidewalks should be considered part of the walkway system.
- 2. Pedestrian pathways identified in an adopted city plan shall be concrete, a minimum of 10 feet wide and will meet ADA (Americans with Disabilities Act) requirements. Pedestrian pathways shall be designed to connect to off-site pathway systems on adjoining properties and public rights-of-way. On-site extensions of pedestrian circulation shall link to an existing or a planned walkway system defined in this and other city documents.
- 3. Primary pedestrian circulation and access shall be at grade. Pedestrian entry routes interrupted by driveways shall be distinguished from the driveway surface by decorative paving to the building entrance.
- 4. Driveway stacking lanes associated with drive-through facilities shall not be located between the building and a city street.

5. Buildings constructed across a designated pedestrian right-of-way shall provide public pedestrian access 24 hours a day through a corridor, plaza or walkway through the property.



#### C. Pedestrian Access to Transit.

- 1. To facilitate public transit use, paved sidewalks or walkways shall be provided between building entrances and the property edge nearest to a transit stop. Fences, landscaping and other site improvements shall be located so as not to impede safe and convenient pedestrian circulation.
- 2. Lighting shall be provided along pedestrian walkway connections to parking lots and public sidewalks.
- 3. Wherever possible, buildings shall be sited to encourage the use of transit.



D. Pedestrian Safety.

- 1. Clearly distinguish the pedestrian walkway network from vehicle and transit circulation areas. This is particularly important where these various travel modes intersect, such as in parking lots.
- a. Where walkways cross vehicular driveway aisles, provide a continuous crossing marked by a contrasting paving material from the driveway surface, adding color mixture to concrete, stamping asphalt or striping with reflective paint. (Safety striping is permitted but must be in addition to other treatment, not as a substitute.) (Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

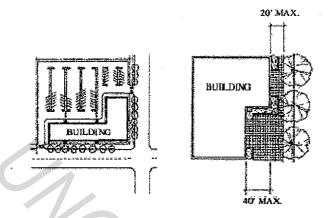
# 19.50.070 Site planning and building orientation.

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.

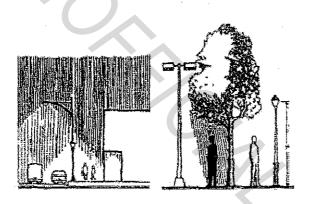
# B. Site Planning and Building Placement.

- 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 in the Town Center zone, (35th, 37th, 40th, 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. <u>Development or redevelopment of uses not permited in the R1 or R2 zones shall not access a local street which abuts a R1 or R2 zone except by major varinace or ordinance.</u>
- 5. If the subject property is a through lot and the secondary street is a classified local street with single family (R1) or two family (R2) residential zoning directly across the street, the following shall be required for nonresidential uses:
  - a. A 25-foot minimum setback from the classified local street:
  - b. Level I landscaping within the setback along the local street:
  - c. Direct vehicle access shall not be permitted to the local street;
- d. A solid 100 percent, sight-obscuring-six-foot-high fence or wall shall be located within or along the required setback along the secondary local street. The location of the fence or wall shall be approved by the director. For the purposes of this section, a cyclone fence with slats is not a sight-obscuring fence; and
- e. On-site-lighting shall be shielded or directed away from abutting or adjacent residential uses.
- 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.

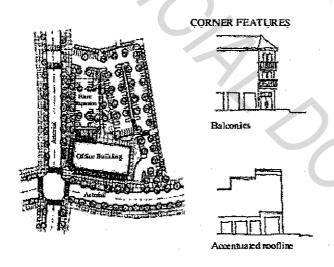


- D. Front Yard Setback Pedestrian Zone.
- 1. A front yard setback pedestrian zone shall be provided abutting the public sidewalk (public right-of-way). The front yard setback pedestrian zone shall consist of a minimum five-foot-wide paving area free of physical obstructions to pedestrian movement. Paving 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 27<sup>th</sup> Street between Grandview Drive and 67<sup>th</sup> Avenue / Mildred Street the following street furnishings shall be installed:
  - a. One DuMor Bench 57PL (Cedar)
  - b. One Recepticle 123PL (Cedar) with rain cover.
  - c. When required pursuant to UPMC Chapter 13, King Luminarie 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;

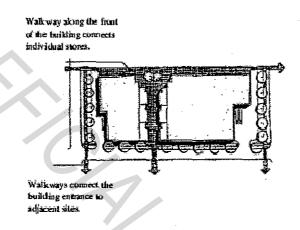
and

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. 423 §§ 64, 65, 2004; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

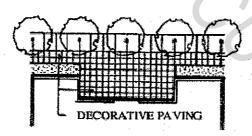
### 19.50.080 Open space and amenities.

- A. The intent of the open space and amenities design standards is to:
- 1. Create pedestrian friendly commercial and mixed use areas which include natural landscapes;
- 2. Achieve a more integrated urban design for the town center through establishing a public realm of parks, trails and natural areas;
- 3. Preserve and enhance visual and noise separation between residential and commercial areas:
  - 4. Encourage a variety of public open spaces;
- 5. Provide public amenities in park and plaza spaces such that people will enjoy shopping, walking and meeting together;
- 6. Reflect and preserve the existing topography and to capture potential views from properties; and
  - 7. Protect existing trees and drainage areas.

#### B. Usable Open Space Required.

1. Commercial and/or mixed use developments with a building footprint over 2,000 square feet shall provide usable open space, accessible to the public.

- 2. Usable open space for employees and the public shall include two or more of the following:
- a. Passive pocket park: means a small public park improved with open space amenities suitable for passive recreation. A passive park shall be a minimum of 500 square feet.
- b. Active pocket park: means a small public park improved with open space amenities suitable for active recreation such as a sports court or similar active recreational facility. An active park shall be a minimum of 500 square feet.
- c. Pedestrian trails and pathways separate from the public roadway system, serving to connect abutting and adjacent properties or as throughways allowing the public to pass through the property from one road to another.
- d. Publicly accessible plazas, or courtyards: means an open space area abutting or adjacent to pedestrian building entrances, of a minimum 400 square feet, consisting of at least 80 percent decorative paving. The remaining 20 percent of required open space area may be installed as plantings within or immediately abutting the plaza or courtyard.
- 3. Decorative paving areas shall be constructed of such materials as stamped, broom finish, or scored concrete; brick or modular pavers. Materials used abutting the public sidewalk should be of compatible construction and finish.
- 4. If site development conditions preclude on-site development of the required public open space, at the approval of the director, the project proponent may be allowed to contribute to an off-site open space project in the vicinity to fulfill the requirement.



C. Repealed by Ord. 394.

- D. Open Space Amenities.
- 1. Focal Point for Outdoor Pedestrian Areas. Plazas, courtyards, and pocket parks shall incorporate one or more of the following open space amenities to encourage pedestrian use and activity:
  - a. Public seating, play areas;
- b. Public art, such as a water feature or sculpture, play sculptures, sidewalk art:
  - c. Transit stops;
  - d. Performance/stage areas, or specialty plantings; and
  - e. Other public amenities, as approved by the director.
- 2. Outdoor Seating. Provide at least two seating arrangements on site in the form of free-standing outdoor benches or seating incorporated into low walls, raised planters or building foundations. Low walls or planter edges to be used for seating shall be at least eight inches wide and 18 inches high.
- 3. Accessory Site Furnishings. Waste receptacles, public telephones, movable planters and other accessory site furnishings shall be of compatible design, and located so as not to obstruct pedestrian or vehicular access along sidewalks and to businesses.
- 4. Open space amenities shall not be impacted by shadows from signs nor shall the views into or from these areas be blocked by signage.

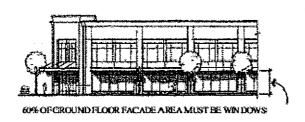
#### E. Fences.

- 1. Fences shall not be used except to separate commercial and residential areas or around refuse containers or other similar facilities.
- Fences must be stoutly built of either wood or masonry. Chain link fences are only permitted when approved by the director and when no other form of fencing is acceptable for security purposes. All chain link fencing shall be plastic coated. Plastic slats in chain link fences are prohibited.
- 3. Wood fences must be attractively built and include post caps, molding boards and/or other features that distinguish it from a fence constructed of slats attached on one side to two-by-four boards held in place by four-by-four posts.
- 4. Masonry walls shall be constructed of rock, red brick, split-face concrete masonry units, or solid concrete walls formed with decorative liners.

(Ord. 423 §§ 66, 67, 2004; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

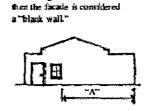
## 19.50.090 Building design.

- A. The intent of the building design standards is to:
- 1. Improve the visual appeal and visibility of storefronts and businesses to attract more customers and improve the business climate;
- 2. Clearly identify entrances and emphasize store merchandise from both pedestrian and auto areas;
- 3. Provide convenient and safe walkways that encourage shopping and interaction between people;
- 4. Create a livelier pedestrian zone that provides visual appeal and to reduce the scale of long building walls;
- 5. Reduce visual and noise impacts of mechanical equipment for shoppers and abutting residential areas; and
- 6. Reduce the scale and mass of large buildings by allowing flexible ways to break up the size/volume of the building mass.
  - B. Ground Floor Transparency Requirements.
- 1. Windows shall be provided on the street level rather than blank walls to encourage a visual and economic link between the business and passing pedestrians.
- a. A minimum of 60 percent of the ground floor (first floor) building wall which faces the street shall be in nonreflective, transparent glazing material. At this building level, darkly tinted or reflective glass shall not be used.

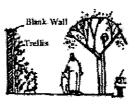


- b. Transparency requirements shall apply to that area of the ground floor building wall fronting the street up to the finished ceiling height of the ground floor space. Transparency requirements shall also apply to the ground floor of parking structures that include a ground floor retail, service, or commercial use. Window painting shall not exceed 20 percent of glazing area.
- c. Windows shall begin from 12 to 30 inches above the finished grade of the ground floor building space.
- d. Transparency requirements shall not apply to the ground floor of single-use residential structures.
- 2. Interior "dead space" along window walls at pedestrian level is discouraged.

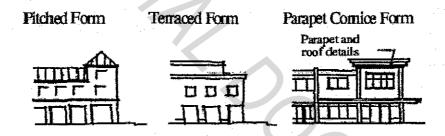
- C. Pedestrian Building Entries.
- 1. Primary building entries shall be designed to be clearly visible or recognizable from the public right-of-way through incorporation of two or more of the following features:
- a. Canopies or other entry coverings that provide pedestrian shelter and interest:
- b. Distinctive architectural elements such as a variation in the building footprint, roof form, materials or amount of transparent glazing;
  - c. Pedestrian-scaled lighting no greater than 16 feet in height; and
  - d. Landscaping designed as entry focal point.
- 2. All ground level building entries which front the street shall be located no more than three feet above or below the grade of the sidewalk. In the case of an allowable grade difference between a building entry and sidewalk, provide stairs and/or ramps to accommodate pedestrian access. Waivers to this requirement may be granted by the director based on substantial topographical differences, particularly along certain portions of Bridgeport Way.
- D. Treatment of Blank Walls Visible from a Public Street or Residential Area. The definition of a "blank wall" is any wall or portion of a wall that is located within 40 feet of the street right-of-way and is without a ground level window, door or other architectural feature along a wall of 25 feet in length or more.
- 1. Where blank wall sections are unavoidable due to the requirements of a particular land use or interior layout, they shall not exceed a length of 50 feet, or 20 percent of the length of the wall facing the street, whichever is less.
- 2. Blank wall sections of allowed lengths shall receive one or more of the following special design treatments to increase pedestrian comfort and interest:
- a. Install vertical trellis in front of the wall for up to two floors with climbing vines or other plant materials;
- b. Provide a decorative masonry pattern over at least 30 percent of the blank wall surface;
- c. Employ a combination of small setbacks, indentations, or a change in texture, color or materials to break up the wall's surface; and
- d. Artistic murals on exterior blank walls are permitted but shall not be used as signs to advertise a product or business.



li "A" is greater than 25 feet

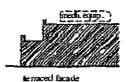


- E. Roof Lines. To provide a visual terminus to the tops of buildings and soften flat roof designs, roof designs must conform to one of the following options:
- 1. Roof Line with Architectural Focal Point. A roof line focal point refers to a prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roof line trellis structure.
- 2. Roof Line Variation. The roof line articulated through a variation or step in roof height or detail, such as:
- a. Projecting Cornice. Roof line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
- b. Articulated Parapet. Roof line parapets shall incorporate angled or curved detail elements.
- 3. Pitched Roof or Full Mansard. A roof with angled edges, with or without a defined ridgeline and extended eaves.
- 4. Terraced Roof. A roofline incorporating setbacks for balconies, roof gardens, or patios.



- F. Rooftop Equipment. Rooftops shall effectively screen mechanical equipment from view through one or more of the following methods:
  - 1. A concealing roof line;
  - 2. A terraced facade;
  - 3. A screening wall or grillwork directly surrounding the equipment;
- 4. Sufficient setback from the facade edge to be concealed from street-level view; or
- 5. Where roofs are visible from abutting and adjacent residential areas a trellis structure or roof will be required to cover mechanical units from view.



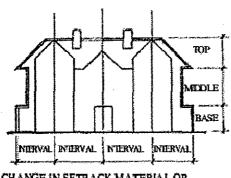






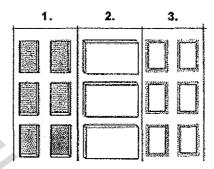
trellis on facade

- G. Character and Massing.
- 1. Building elevations over 100 feet in length visible from city streets shall incorporate a change in setback, material, finish, or window and door design at least every 65 feet through either a vertical subdivision or a horizontal subdivision process, such as:
- a. Vertical or horizontal changes in architectural detailing, window design, material, or finish;
  - b. Distinctive building bays or balconies;
  - c. Ground floor recesses or projections;
- d. The upper floors distinguished from the facade of the ground floor through a change in material or finish; or
- e. Pedestrian arcades, colonnades, awning covers or the setback of the upper floors.
- 2. Front facades incorporating a variation in building setback shall include within the setback such architectural elements as covered or recessed building entries, plazas or courtyards, storefront or bay windows, seating and/or planting areas.



CHANGE IN SETBACK MATERIAL OR WINDOW/DOOR DESIGN AT LEAST EVERY 65'

- H. Upper Story Window Treatment. The pattern and proportion of upper story windows shall be designed to create shadow lines or to break up flat surfaces, through such techniques as:
  - 1. Recessing the windows into the face of the building;
  - 2. Projecting the windows in bays; or
  - 3. Framing each window with decorative window trim.



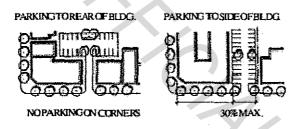
(Ord. 423 § 68, 2004; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

## 19.50.100 Surface parking.

The following parking standards shall be in addition to the parking standards established under Chapter 19.60 UPMC and will in some cases supersede existing regulation.

- A. The intent of surface parking design standards is to:
- 1. Reduce the negative visual impacts of surface parking lots in front of developments;
- 2. Improve circulation and connections to abutting and adjacent projects and to allow the closest spaces to the entry and street to fill first. In this way the business looks active, clearly open and a sea of asphalt does not confront a pedestrian entering the site;
- 3. Improve both pedestrian and vehicular safety along the street and encourage sharing of driveways and curb cuts along the street to save money and improve traffic flow;
- 4. Reduce the asphalt area, enhance landscaping thus decreasing drainage impacts and detention requirements;
- 5. Link stores and allow people to drive between stores without returning to the main street;
- 6. Reduce the scale and negative impacts of large parking areas to improve safety and security as well as aesthetic appeal of a project/building; and
- 7. Organize pedestrian movements through a site along clearly delineated pathways to improve pedestrian and auto safety.

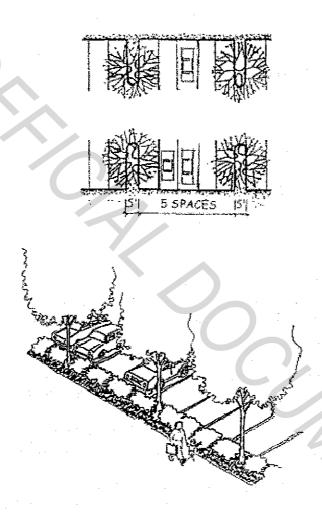
- B. Location of Surface Parking Lots.
- 1. Parking shall not be located between the building and the front property line, other than a driveway for passenger loading and off-loading only. Surface parking shall be located behind a building or to the side of a building.
- 2. Parking located next to a building shall occupy no more than 30 percent of the site along the primary street frontage, and no more than 75 percent of the secondary street frontage.
- 3. On corner lots, no parking shall be located between the building and either of the streets.
- 4. Facilities for bicycle parking shall be provided within 50 feet of the building in compliance with requirements of Chapter 19.60 UPMC.



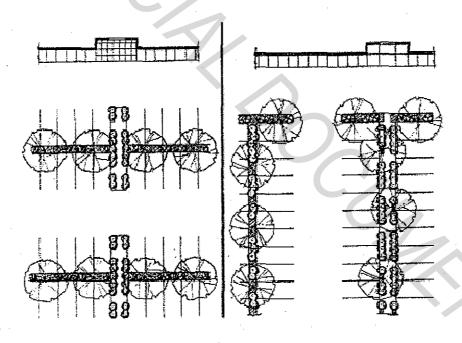
- C. Encouraging Joint-Use Parking Areas.
- 1. Joint-use parking areas shall be encouraged to reduce overall parking needs. A convenient pedestrian connection must exist between abutting and/or adjacent properties to qualify parking areas as a joint-use parking facility. As an incentive, the city will consider the following options:
- a. For abutting parcels that have linked parking lots, side yard setback and landscape requirements will be waived along the access corridor;
- b. Parking associated with multiple tenant retail and commercial facilities, on the same or separate parcels, will be treated as a joint-use parking facility; or
- c. Allowing overall reduction in the parking ratio of up to 50 percent of the requirement for primary night-time uses such as theaters, bowling alleys, and restaurants when coordinated with a parking supply which serves primarily daytime uses such as banks, offices, and retail stores.
  - D. Parking Lot Landscaping and Treatment of Perimeter.
- 1. At least 10 percent of the interior surface parking area shall have landscaping when the total number of parking stalls exceeds 10. A minimum of one tree for every five parking stalls shall be reasonably distributed throughout the parking lot and principally at the ends of rows.

2. Surface parking shall be visually screened from streets by means of building placement and/or landscaping. The perimeter of a parking lot shall be planted with five-foot-wide landscaping buffers.

3. The required width of interior parking area planting beds shall be a measurement of the usable soil area between pavement curb edges. Except as noted in this subsection, trees and required landscaping shall be placed in planting beds at least five feet wide between parking rows within the interior of the parking lot.



- E. Pedestrian Circulation Through Parking Lots.
- 1. Surface parking lots shall provide pedestrian walkways through the parking area. Pedestrian walkways shall be a minimum of five feet wide, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-streetfront building entrances or existing pedestrian walkways.
- a. For parking rows perpendicular to the principal building, pedestrian walkways shall be located between two rows of parking spaces at a minimum of one walkway every three bays or approximately 200 feet. Pedestrian walkways shall be located between minimum five-foot-wide planting beds or abutting one 10-foot-wide minimum planting bed which includes wheel stops.
- b. For parking rows parallel to the principal building facade, pedestrian walkways shall be incorporated abutting a series of aligned landscape islands at a minimum of one walkway every 21 parking spaces.
- 2. Provide regular access links through or between planting beds to allow convenient connections between parking areas and pedestrian walkway.



Parking Rows Parallel

Parking Rows Perpendicular

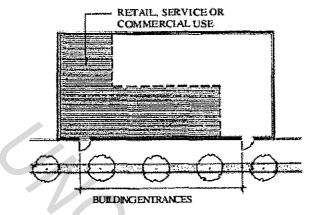
(Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).

#### 19.50.110 Mixed use development.

- A. The intent of design standards for mixed use development is to:
- 1. Reduce the separation between uses such as residential and retail so that more pedestrian activity can occur and fewer auto trips are necessary;
- 2. Provide flexibility and alternatives for achieving a greater density and mix of uses on one site:
- 3. Increase pedestrian activities and provide for a mix of daytime and night-time use; and
- 4. Encourage quality residential and commercial infill projects, an attractive streetscape, and a pedestrian friendly environment.

#### B. Definition of Mixed Use.

- 1. Mixed use refers to the combining of retail, service or office uses with residential use in the same building or on the same site in one of the following ways:
- a. Vertical Mixed Use. A single structure which provides retail, service or commercial and office uses on the ground floor, and residential and/or office uses on the above floors.
- b. Horizontal Mixed Use Attached. A single structure that provides retail, service or commercial use in the portion fronting the street with attached residential or office uses behind.
- 2. Residential uses in mixed use projects are not permitted on the ground floor facing the classified principal arterial (e.g., Bridgeport Way) in any of the above options.
- C. Ground Floor Uses in Mixed Use Projects. Within the maximum front yard setback:
- 1. A minimum of 50 percent of the ground floor area shall be designed for retail, service, public uses or commercial uses, such as those specified below:
- a. Retail. Retail uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, and other retail uses that are not specifically auto-oriented (gas stations, fast food drive-through, or auto services) in scale or nature;
- b. Services. Personal, professional, financial, insurance and real estate services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs;
  - c. Commercial. Hotels and general offices;
  - d. Public uses. Public uses include post office and public agencies.
- 2. The building shall include a building entry arrangement suited to the division of ground level tenant spaces and access to upper floor uses.



# D. Mixed Use Building Base.

- 1. Vertically mixed use buildings shall be designed to differentiate the upper floor uses above from the ground level uses below in at least two of the following ways:
- a. A minimum eight-foot-wide arcade that extends beyond the building for buildings 40 feet in height or less. For buildings exceeding 40 feet, either an arcade or a minimum five-foot setback from the facade of the ground floor retail, service or commercial base;
- b. Changing material, finish or texture between the base and upper floors;
- c. A heavy cornice line at the top and a continuous 10-foot-deep awning at the first level;
- d. A series of distinctive entry canopy fronts for each retail entry along the facade with a minimum of 15 feet in width and eight feet deep.
- 2. The minimum clear interior ceiling height for the retail, service, or other commercial use portion of mixed use buildings shall be 10 feet for all ground floor building space.
- 3. The minimum depth of ground level space for the 50 percent required retail, service or commercial uses shall be 20 feet. This area can be averaged through approval by the director.

(Ord. 423 § 69, 2004; Ord. 394 § 1, 2003; Ord. 307 § 2, 2001).