20.20.012 B definitions.

Balcony	A projecting platform on a building that is either supported from below or cantilevered from the structure; enclosed with a railing or balustrade.
Balcony, Juliet	A false balcony, or railing at the outer plane of a window-opening reaching to the floor, and having, when the window is open, the appearance of a balcony.

20.20.018 E definitions.

Entry	Means a door where a person enters a building.

20.20.020 F definitions.

Fenestration	The design and placement of windows, doors and other exterior openings in a building. Garage doors are not considered fenestration.

20.20.032 L definitions.

Living Green Wall	A vertical garden that is attached to the exterior of a building and has a growing medium, such as soil, water or a substrate. Most green walls include an integrated water delivery system.

20.20.034 M definitions.

Mixed Single-Family Attached Development	A residential development where at least 70 percent of the dwelling units are single-family attached units with the remaining single-family detached units.

20.20.046 S definitions.

Shared-space	A street that facilitates pedestrian, bicycle, and vehicular traffic within a shared space. They typically lack separate pavement and include a variety of surface treatments, bollards, lighting, and landscaping to define a shared space. They are also known as a woonerf, home zone, or living street.

20.20.050 U definitions.

Unit Lot Development	A residential development that contains single-family attached building(s) or single-family attached structure(s) wherein each building or structure is defined as one building or one structure pursuant to the International Building Code, the International Fire Code, and National Electrical Code.
Unit Lot ~~Development (ULD)~~ Subdivision	A unit lot ~~development~~ subdivision (also known as a "fee simple lot") is the subdivision of land for single-family detached and/or attached dwelling units, ~~such as townhouses, rowhouses, or other single-family attached dwellings,~~ in the form of unit lot development, mixed single-family attached development, or zero lot line development ~~or any combination of the above types of single-family attached dwelling units~~ in all zones in which these uses are permitted.

20.20.060 Z definitions.

Zero Lot Line Development	A development that contains building(s) configured ~~The location of a building on a lot~~ in such a manner that one or more of the building's sides rest directly on a lot line.

20.30.410 Preliminary subdivision review procedures and criteria.

The short subdivision may be referred to as a short plat – Type B action.

The formal subdivision may be referred to as long plat – Type C action.

B. Review Criteria. The following criteria shall be used to review proposed subdivisions:

4. Unit Lot Subdivision ~~Development~~.

a. The provisions of this subsection apply exclusively to unit lot developments~~ for single-family attached dwelling units~~, mixed single-family attached development, or zero lot line developments~~ in all zones in which these uses are permitted~~.

b. Unit lot, mixed single-family attached, and zero lot line developments may be subdivided into individual unit lots. The development as a whole shall meet the applicable development standards ~~applicable at the time the permit application is vested~~.

c. As a result of the subdivision, development on individual unit lots may modify standards in SMC 20.50.020, Exception 2.

d. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of the property owner(s) and/or the homeowners' association shall be executed for the use and maintenance of common garage, parking and vehicle access areas; solid waste storage and/or collection area(s); on-site recreation; landscaping; underground utilities; common open space; exterior building facades and roofs of individual units; and other similar features, and shall be recorded with the King County Recorder's Office. These shall be recorded prior to final plat application or shown on the face of the final plat.

e. Within the parent lot ~~or overall site~~, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement set forth on the face of the plat~~, to be recorded with King County Records and Licensing Services Division~~.

f. The final plat shall note all conditions of approval. The final plat shall also note that unit lots are ~~is~~ not ~~a~~ separate buildable lots independent of the overall development~~,~~ and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot ~~and shall be noted on the plat, to be recorded with King County Records and Licensing Services Division~~.

g. For unit lot development, t~~T~~he applicant shall record a covenant on the plat that states, "These units will be considered individual units and part of one structure that cannot be segregated from one another. A unit lot development is defined as one building or one structure in the International Building Code and International Fire Code and National Electrical Code."

20.50.020 Dimensional requirements.

A. Table 20.50.020(1) – Densities and Dimensions in Residential Zones.

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

Residential Zones								
STANDARDS	**R-4**	**R-6**	**R-8**	**R-12**	**R-18**	**R-24**	**R-48**	**TC-4**
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	Based on bldg. bulk limits
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	Based on bldg. bulk limits
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
Min. Lot Area (2) (13)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	N/A
Min. Front Yard Setback (2) (3) (14)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min.	5 ft min.	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height (9)	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (16)	35 ft (40 ft with pitched roof) (8) (16)	35 ft (16)
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	N/A
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	90%

Table 20.50.020(2) – Densities and Dimensions in Mixed Use Residential Zones.

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

STANDARDS	MUR-35'	MUR-45'	MUR-70' (10)
Base Density: Dwelling Units/Acre	N/A	N/A	N/A
Min. Density	12 du/ac (17)	18 du/ac	48 du/ac
Min. Lot Width (2)	N/A	N/A	N/A
Min. Lot Area (2)	N/A	N/A	N/A
Min. Front Yard Setback (2) (3)	0 ft if located on an arterial street 10 ft on nonarterial street 22 ft if located on 145th Street (15)	15 ft if located on 185th Street (15) 0 ft if located on an arterial street 10 ft on nonarterial street 22 ft if located on 145th Street (15)	15 ft if located on 185th Street (15) 22 ft if located on 145th Street (15) 0 ft if located on an arterial street 10 ft on nonarterial street (18)
Min. Rear Yard Setback (2) (4) (5)	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft	5 ft	5 ft
Base Height (9) (16)	35 ft	45 ft	70 ft (11) (12) (13)
Max. Building Coverage (2) (6)	N/A	N/A	N/A
Max. Hardscape (2) (6)	85%	90%	90%

Exceptions to Table 20.50.020(1) and Table 20.50.020(2):

(1) Repealed by Ord. 462.

(2) These standards may be modified to allow <u>unit lot developments, mixed single-family attached developments and</u> zero lot line ~~and unit lot~~ developments. Setback variations apply to internal lot lines only. Overall site must comply with setbacks, building coverage and hardscape limitations; limitations for individual lots may be modified.

20.50.040 Setbacks – Designation and measurement.

I. Projections into Setback.

2. Fireplace structures, bay or garden windows, balconies (including Juliet balconies), enclosed stair landings, closets, or similar structures may project into required setbacks, except into any five-foot yard required setback, provided such projections are:

a. Limited to two per facade;

b. Not wider than 10 feet;

c. Not more than 24 inches into a side yard setback; or

d. Not more than 30 inches into a front and rear yard setback.

3. Eaves shall not project:

a. Into a required five-foot setback;

b. More than 36 inches into front and rear yard required setbacks.

Exception SMC 20.50.040(I)(3): When adjoining a legal, nonconforming eave, a new eave may project up to 20 percent into the required setback or may match the extent of the legal, nonconforming eave, whichever is less. Single-family attached and mixed single-family attached developments subject to Subchapter 3 may have eaves encroach up to 18-inches into a required five-foot setback.

Subchapter 3.
~~Multifamily and~~ Single-Family Attached Residential Design

20.50.120 Purpose.

The purpose of this subchapter is to establish standards for ~~multifamily and~~ single-family attached and mixed single-family attached ~~residential~~ development, excluding lots proposing one (1) duplex building when one unit is located over the other unit, in all zones except R-4, R-6 and neighborhood business (NB). ~~TC-4, PA 3, and R-8 through R-48 zones; the MUR-35' zone when located on a nonarterial street; and the MUR-45' zone when developing single-family attached dwellings~~ All mixed single-family developments shall meet the design standards contained in this subchapter. Standards that are not addressed in this subchapter will be supplemented by the standards in the remainder of Chapter 20.50 SMC. In the event of a conflict, the standards of this subchapter shall prevail. The purpose of this subchapter are as follows:

A. To encourage development of attractive residential areas that are compatible when considered within the context of the surrounding area.

B. To enhance the aesthetic appeal of new ~~multifamily residential~~ single-family attached buildings by encouraging high quality, creative and innovative site and building design.

C. To meet the recreation needs of project residents by providing open spaces within the project site.

~~D. To establish a well-defined streetscape by setting back structures for a depth that allows landscaped front yards, thus creating more privacy (separation from the street) for residents.~~

~~E. To minimize the visual and surface water runoff impacts by encouraging parking to be located under the building.~~

~~F. To promote pedestrian accessibility within and to the buildings.~~

D. To provide safe routes for pedestrians to onsite vehicle parking, building entries, and between buildings.

E. To emphasize quality building articulation, detailing, and durable materials, which add visual interest for pedestrians.

F. Encourage coordinated and functional elements of development, including buildings, landscaping, parking, site access and circulation, and outdoor space.

20.50.1~~22~~30 Administrative design review.

Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the design standards contained in ~~SMC 20.50.140, 20.50.170 and 20.50.180~~ this subchapter.

20.50.1~~25~~40 Thresholds – Required site improvements.

The purpose of this section is to determine how and when the provisions for full site improvement standards apply to a development application ~~in TC-4, PA 3, and R-8 through R-48 zones, the MUR-35' zone when located on a nonarterial street, and the MUR-45' zone when developing single-family attached dwellings~~ for single-family attached development and mixed single-family attached development. Full ~~S~~site improvement standards ~~of~~ for signs, parking, lighting and landscaping shall be required:

A. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or

B. When aggregate building construction valuations for issued permits, within any cumulative five-year period ~~after March 30, 2013~~, exceed 50 percent of the County

assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.

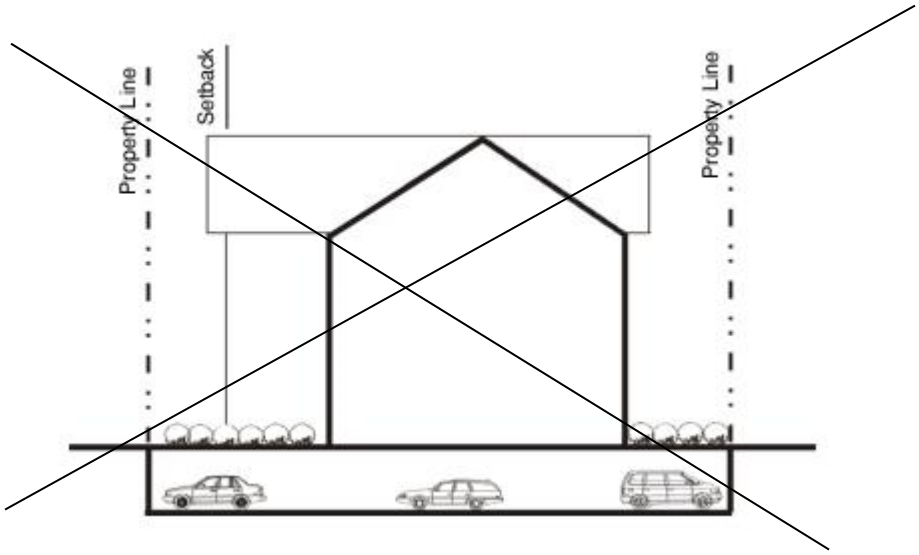
20.50.150 Overlapping Standards.

Site design standards for on-site landscaping, walkways, public access easements, and outdoor space may be overlapped if their separate, minimum dimensions and functions are not diminished.

~~**20.50.130 Site planning – Setbacks – Standards.**~~

~~For developments consisting of three or more dwelling units located on a single parcel, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.~~

~~Exception to 20.50.130(1): Underground parking may extend into required minimum yard setbacks, provided it is landscaped at the ground level.~~



~~Figure Exception to 20.50.130(1): Diagram of multifamily structure with underground parking within a required setback.~~

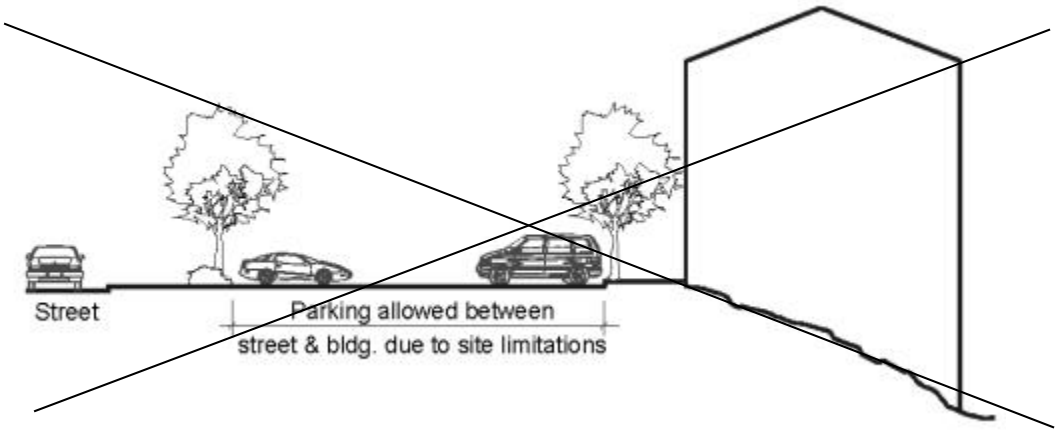
20.50.14~~6~~0 ~~Parking – Access and location~~ Site Design – Standards.

A. ~~Provide access to parking areas from alleys where possible.~~ **Setbacks**
For developments consisting of three or more units located on a single parcel, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.

B. Parking

~~B~~1. For units with individual garages ~~or carport units~~, at least 20 linear feet of driveway shall be provided between any garage~~, carport~~ entrance and the property line abutting the ~~street~~ public right-of-way, measured along the centerline of the driveway.

~~C~~2. ~~Above ground~~ Surface parking shall be located behind or to the side of buildings. ~~Parking between the street property line and the building shall be allowed only when authorized by the Director due to physical limitations of the site.~~



~~Figure 20.50.140(C): Example of parking location between the building and the street, which is necessary due to the steep slope.~~

3. Carports are prohibited.

C. Site Configuration.

At least 40 percent of units within a site shall be located between the property line and a 25-foot distance from the property line to create a “street wall” which enhances the streetscape and overall pedestrian experience.

D. Site Access and Circulation

1. Vehicle access requirements are contained in the Engineering Development Manual.

2. On lots with dead-end access drives with a length of 150 feet or greater, measured from the face of curb to the end of the access drive pavement, a turnaround facility shall be provided that meets the standard detail required by the Public Works Director.

3. If adjoining lots are being developed concurrently, and are under the same ownership, vehicle access points shall be consolidated. This requirement shall not apply to lots that do not have frontage on the same public right-of-way.

3. Each unit shall have onsite pedestrian access to a public sidewalk, and common outdoor space and common parking areas, if provided.

4. Onsite pedestrian access shall comply with one (1) of the following:

a. Onsite pedestrian access shall be raised, or otherwise separated from vehicular circulation, and a minimum of four (4) feet wide. Otherwise separated from vehicular circulation means (1) there is at least five (5) linear feet of landscaping between the closest edge of the vehicular circulation area and closest edge of the pedestrian access or (2) separation by a building; or

b. Pedestrian access shall be provided through shared-space with onsite vehicle circulation that complies with the following to clearly communicate to all users it is shared-space:

i. Traffic calming elements shall be located on both sides of the shared-space circulation and spaced no more than 25 feet apart. The shared-space circulation shall have at least one (1) of the following elements: trees that meet the minimum replacement tree size per SMC 20.50.360; raised planters a minimum height of three (3) feet and depth and width of two (2) feet; decorative bollards a minimum height of three (3) feet; or any other element the Director determines accomplishes the purpose;

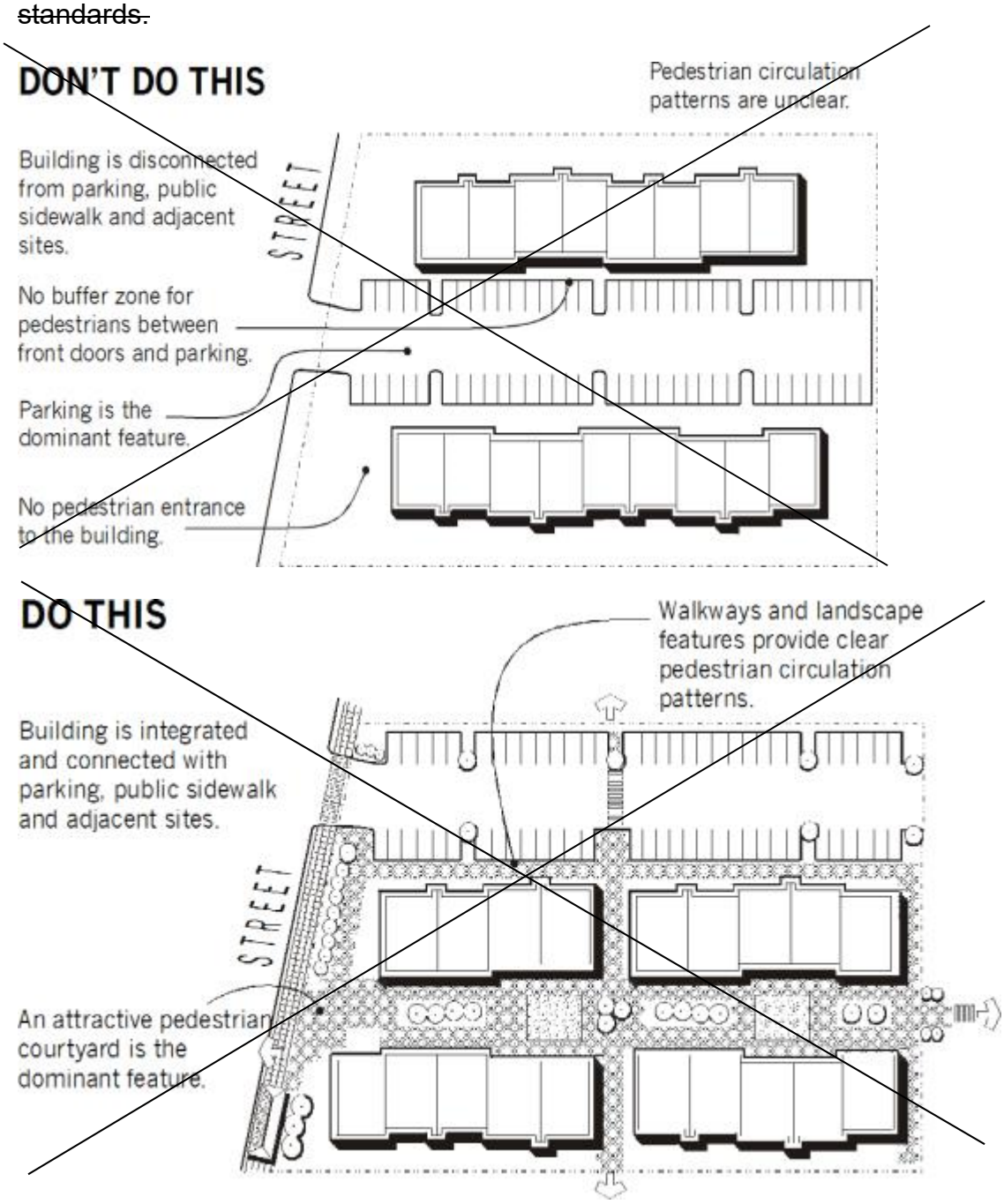
ii. The entire shared-space circulation area shall be constructed with decorative concrete, paving blocks, bricks, or other ornamental paving treatments to clearly indicate the entire surface is intended for pedestrians as well as vehicles;

iii. The shared-space shall relate to the building(s) by having elements that allow for informal surveillance, including porches, stoops and balconies oriented towards the shared circulation space; and

iv. The shared-space circulation shall not result in a dead-end when abutting two or more public rights-of-way. It shall provide through access from one public right-of-way to a second public right-of-way.

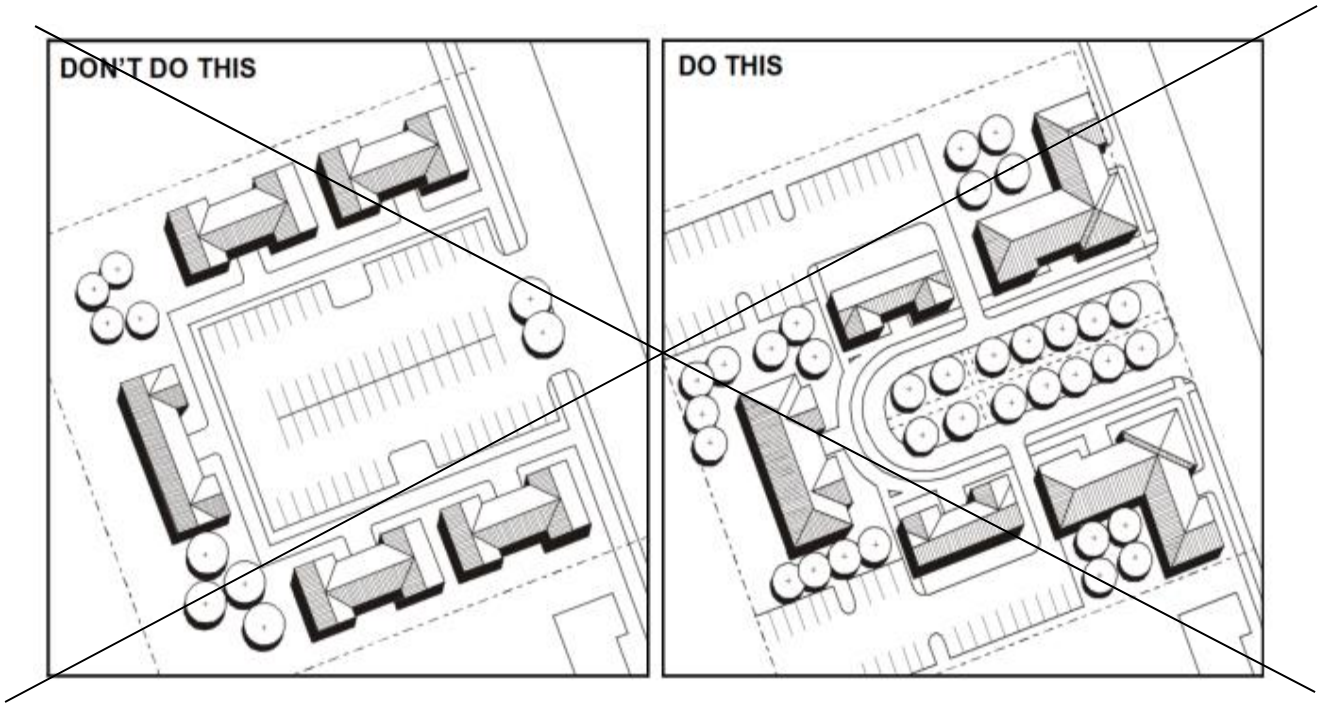
~~D. Avoid parking layouts that dominate a development. Coordinate siting of parking areas, pedestrian connections and open space to promote easily accessible, centrally located open space. Parking lots and access drives shall be lined on both sides with~~

~~five-foot-wide walks and/or landscaping in addition to frontage and landscaping standards.~~



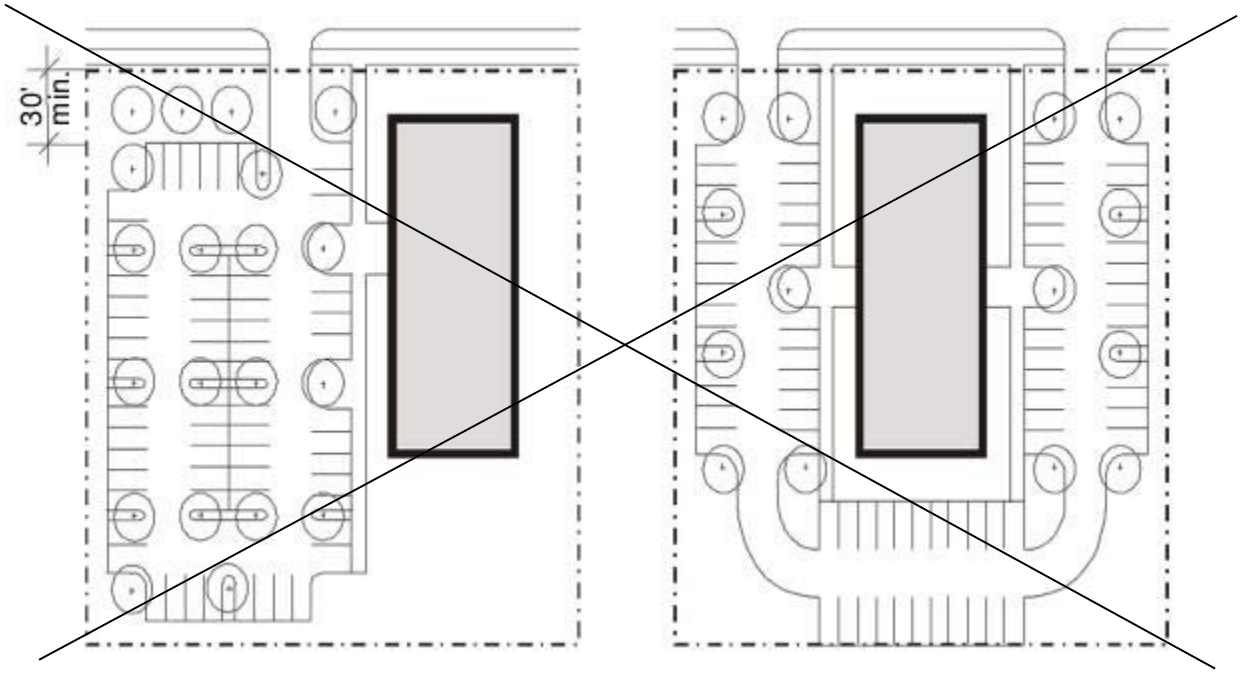
~~Figure 20.50.140(D): Avoid parking that dominates the site. Encourage parking located behind or on the side of buildings and common open space between buildings.~~

~~E. Break large parking areas into smaller ones to reduce their visual impact and provide easier access for pedestrians. Limit individual parking areas to no more than 30 parking spaces.~~



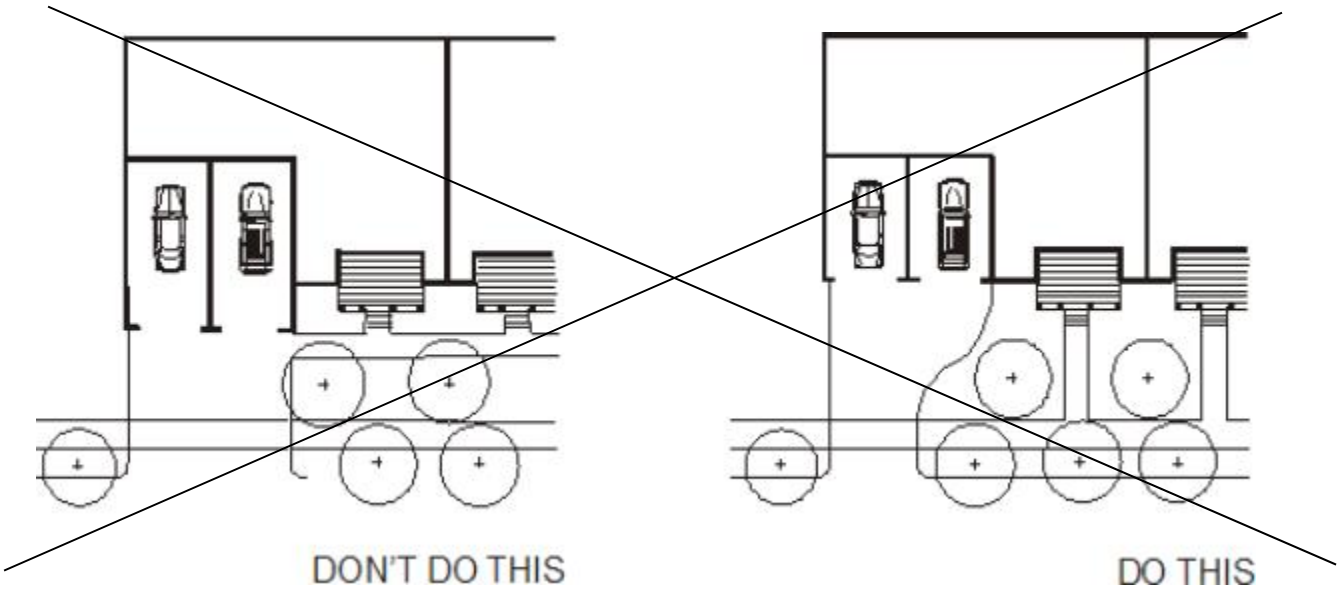
~~Figure 20.50.140(E): Examples of breaking up parking and siting it behind buildings. Such development creates an attractive open space and avoids the impact of a large central parking lot.~~

~~Exception to 20.50.140(E): Surface parking areas larger than 30 parking stalls may be allowed if they are separated from the street by a minimum 30-foot-wide landscaped buffer, and the applicant can demonstrate that a consolidated parking area produces a superior site plan.~~



~~Figure Exception to 20.50.140(E): A consolidated parking scheme (left) with more than 30 spaces may be permitted if it is buffered from the street and produces improvements from a separated parking scheme (right), such as a better open space layout, fewer curb cuts, etc.~~

~~F. Minimize the impact of individual garage entrances where they face the street by limiting the curb cut width and visually separating the garage entrance from the street with landscaped areas. Emphasize pedestrian entrances in order to minimize the garage entrances.~~



~~Figure 20.50.140(F), (G): Example of limiting the impact of garage entrances by building them flush with the facade, reducing their width, providing landscaping, and pedestrian access.~~

~~G. Garages or carports either detached from or attached to the main structure shall not protrude beyond the front building facade.~~

~~20.50.150~~ E. Storage space and staging area for the collection of solid waste ~~garbage, recyclables, and compostables – Standards.~~

~~Developments shall provide storage space for the collection of garbage, recyclables, and compostables consistent with the City's current authorized collection company as follows:~~

1. Developments with nine (9) or fewer units shall comply with one (1) of the following options for providing solid waste storage space and staging area:

a. If the storage space is provided in individual unit garages, the space shall be its own dedicated area and shall not overlap with space needed for required vehicle parking, and staging areas shall comply with one (1) of the following:

i. Solid waste bins shall be placed in the amenity zone if there is adequate area and placement does not conflict with above grade infrastructure or services, including, but not limited to fire hydrants, electrical poles, mailboxes, and street trees; or

ii. Solid waste bins shall be placed within the front setback, provided the area needed to accommodate the bins does not preclude compliance with other codes and standards; or

iii. Solid waste bins shall be placed along one side of the access drive, provided placement does not interfere with vehicular access and circulation, and the City's solid waste purveyor provides written confirmation it will service the location of the bins.

b. If the storage space and staging area is provided in a common indoor trash room or room(s) or a common outdoor enclosure or enclosure(s), it shall comply with all the following:

i. Access to and maintenance of the trash room(s) or enclosure(s), and financial responsibility, shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance;

ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s); and

iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened from pedestrian view from the public right(s)-of-way by a solid enclosure such as a fence or wall, or dense landscaping.

2. Developments with ten (10) or more units shall comply with one (1) of the following options for providing solid waste storage space and a staging area:

a. If the storage space is provided in the individual unit garages it shall be its own dedicated area and shall not overlap with space needed for required vehicle parking. Staging areas shall abut vehicle access drives, but shall not obstruct vehicle circulation, and shall comply with one (1) of the following:

i. The vehicle access shall not dead-end, but provide a through connection to a public right-of-way; or

ii. The site shall contain a turnaround that meets the standard detail required by the Public Works Director.

b. If the storage space and staging area is provided in a common indoor trash room or room(s), or in a common outdoor enclosure or enclosure(s), it shall comply with the following:

i. Access to and maintenance of the trash room(s) or enclosure(s), and billing shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance; and

ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s); and

iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened.

~~A. Garbage, recyclables, and compostables receptacles shall be completely stored inside or screened outside unit garages without obstructing parking or vehicle movements. Alternatively, receptacles can be placed in common containers that are completely screened and covered from weather and that meet the collection service requirements for access. Receptacle enclosures shall not be located between buildings that front on streets and rights-of-way.~~

~~B~~F. Accessory Structures.

1. Shipping containers are ~~not allowed~~ prohibited.

G. Utility and Mechanical Equipment

1. Mechanical and utility equipment shall be located and designed to minimize its visibility by the public. Preferred locations are off alleys; access drives; within, atop, or under buildings; underground; or other locations away from the public right-of-way. Equipment shall not intrude into required pedestrian areas.

2. Ground-mounted mechanical equipment shall be fully enclosed within an opaque fence or wall, or it shall be screened with dense landscaping from pedestrian view from the public right-of-way. Chain-link fencing with slats is prohibited.

3. All exterior building-mounted mechanical equipment, with the exception of solar collectors or wind power generating equipment, shall be screened from

pedestrian view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells, clerestories, equipment rooms, materials and colors.

~~20.50.160~~ H. ~~Open~~ Outdoor space ~~– Standards.~~

Outdoor space shall comply with one (1) of the following requirements:

1. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:

    a. No single outdoor space to be counted as part of this requirement shall be less than 50 square feet;

    b. Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director; and

    c. The private outdoor space shall be directly accessible from the associated unit.

2. Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater, that complies with all of the following standards:

    a. No dimension shall be less than ten (10) lineal feet.

    b. Common outdoor space includes rooftop decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.

    c. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:

        i. A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;

        ii. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and

        iii. Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")

d. The common outdoor space shall be accessible to all residents of the development.

I. Façade Landscaping.

As required by SMC 20.50.485, façade landscaping shall be provided on any building façade facing a public right-of-way.

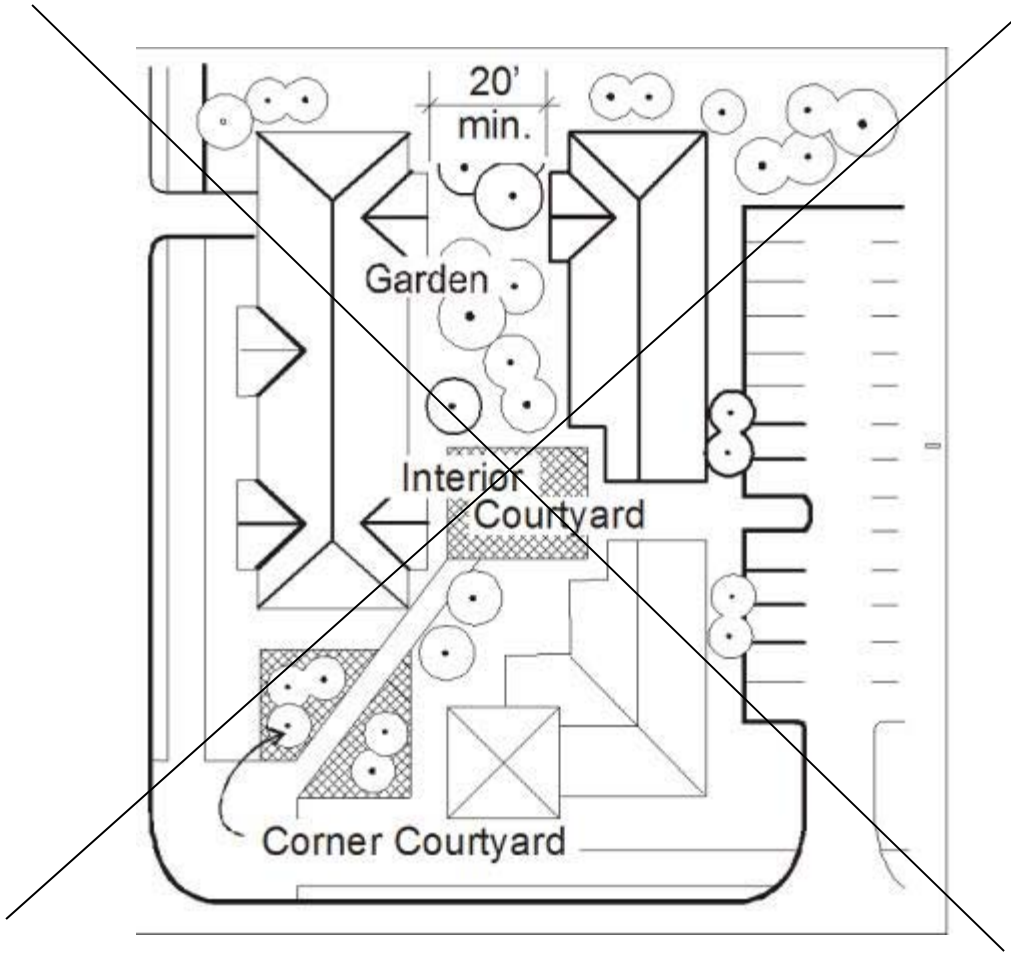
~~A. Multifamily developments shall provide on-site common recreational open space areas as follows:~~

~~Minimum 170 square feet per three or more bedrooms unit;~~

~~Minimum 130 square feet per two bedrooms unit; and~~

~~Minimum 100 square feet per studio or one bedroom unit.~~

~~On-site recreational open space areas shall be centrally located, and visibly accessible from dwelling units and sited away from arterial streets and parking areas, with a grade and surface suitable for their intended use, and have a smallest dimension (width) of minimum 20 feet (except for trail segments).~~



~~Figure 20.50.160(A): Usable outdoor open space can be created by careful siting buildings and appropriate landscape design.~~

~~Exception 20.50.160(A)(1): Indoor recreation areas may be credited towards the total recreation space requirement, when the City determines that such areas are located, designed and improved in a manner which provides suitable recreational opportunities. Senior and special needs housing may include social areas, game and craft rooms, and other multipurpose entertainment and educational areas as part of their required recreational space.~~

~~Exception 20.50.160(A)(2): Private yards, patios, balconies or roof decks may be credited towards the total recreation space requirement, when the City determines that such areas are located, designed and improved in a manner which provides suitable recreational opportunities. Private yards or patios shall have a minimum area of 100 square feet and a minimum dimension of 10 feet. Balconies and roof decks shall have a minimum area of 50 square feet and a minimum dimension of six feet.~~

~~Exception 20.50.160(A)(3): Stormwater runoff tracts may be credited for up to 50 percent of the on-site recreation space requirement, subject to the following criteria:~~

~~1. The stormwater runoff tract is dedicated or reserved as a part of a recreation space tract;~~

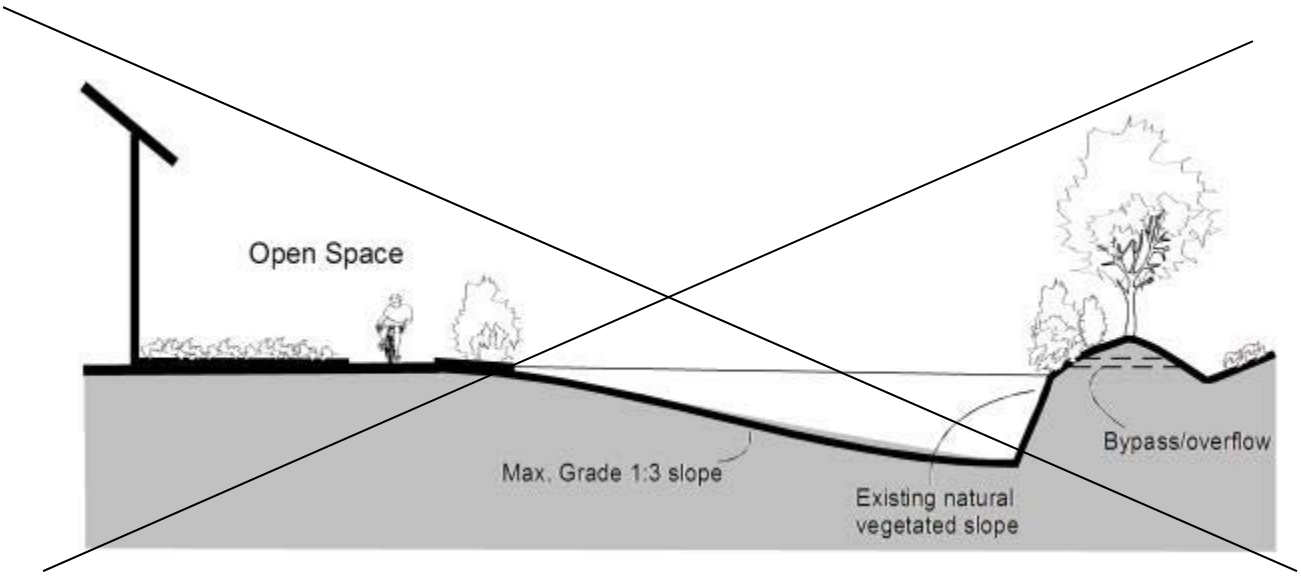
~~2. The detention pond shall be constructed to meet the following conditions:~~

~~a. The side slope of the stormwater facilities shall not exceed grade 1:3 (one vertical to three horizontal) unless slopes are existing, natural and covered with vegetation,~~

~~b. Any bypass system or an emergency overflow pathway shall be designed to handle flow exceeding the facility design and located so that it does not pass through active recreation areas or present a safety hazard,~~

~~c. The stormwater facilities shall be landscaped in a manner to enhance passive recreation opportunities such as trails and aesthetic viewing, and~~

~~d. The stormwater facilities shall be designed so they do not require fencing pursuant to the Stormwater Manual.~~



~~Figure Exception to 20.50.160(A)(2) and (3): Example of stormwater facility design which does not require fencing.~~

~~B. All multifamily developments, excluding age restricted senior citizen housing, shall provide tot/children play areas within the recreation space on-site, except when facilities are available within one-quarter mile that are developed as public parks or playgrounds and are accessible without crossing of arterial streets.~~

~~If any play apparatus is provided in the play area, the apparatus shall meet consumer product safety standards for equipment, soft surfacing and spacing, and shall be located in an area that is:~~

~~1. At least 400 square feet in size with no dimension less than 20 feet; and~~

~~2. Adjacent to main pedestrian paths or near building entrances.~~

~~C. Recreation areas shall be connected by trail or walkway to any existing or planned public park, open space or trails on adjoining properties.~~

~~**20.50.170 Pedestrian circulation and safety – Standards.**~~

~~A. Provide direct pedestrian access from building entries to public sidewalks, other buildings, on site open space, and parking spaces. Connect buildings in multifamily complexes such as courtyard bungalows with sidewalks or paved paths. Illuminate these areas with at least two foot-candles of light.~~

~~B. Avoid site configurations with entrapment areas such as dead-end exterior spaces or pathways where a pedestrian could be trapped by an aggressor.~~

~~C. Ensure that the site and buildings provides site lines that allow observation of outdoor spaces by building occupants. Site buildings so that windows, balconies and entries overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.~~

~~D. Ensure that building entries are visible from the street or, if this is not possible, from other buildings and primary pedestrian routes. Illuminate building entries with at least four foot-candles of light.~~

~~E. Avoid tall opaque fences, hedges or other visual obstructions that allow an aggressor to hide. Choose plant materials in open areas that allow pruning so that site lines are maintained between three feet, six inches and six feet in height. Dense screening may be allowed where there is no danger of creating a place to hide.~~

20.50.18~~7~~0 Building design ~~– Building orientation and scale~~ – Standards.

A. **Building Orientation** ~~To the maximum extent feasible, primary facades and building entries shall face the street.~~

1. Each unit with right-of-way frontage shall have its primary entry oriented toward the right-of-way.

2. Buildings with frontage on multiple public rights-of-way shall have at least one (1) entry oriented towards each public right-of-way.

B. **Building Modulation, Massing and Articulation** ~~The main building entrance, which is not facing a street, shall have a direct pedestrian connection to the street without requiring pedestrians to walk through parking lots or cross driveways.~~

1. Each unit shall have a covered entry or porch with weather protection at least 30 square feet with no dimension less than five lineal (5) feet.

2. Each unit shall incorporate variation to the building by using at least three (3) of the following elements on the front façade:

a. Variations in the setback of the façade of the building by at least four (4) feet between adjoining units;

b. Diminishing upper floors (gross floor area of third story is smaller than the gross floor area of the lower stories). To meet this requirement, the building wall shall be stepped back a minimum of two (2) feet with a minimum width of eight (8) feet. Balconies that are covered but not fully enclosed and meet the minimum dimensions specified shall be considered a diminished upper floor;

c. Changes in roofline at intervals not greater than 40 feet in continuous length, such as variations in roof pitch, overhangs, projections, or extended eaves;

d. Balconies (excluding Juliet balconies) on the façade of the building that have a minimum depth of six (6) feet between the building wall and the balcony railing; at least 50 percent of the units shall have a balcony;

e. Garage door entrance(s) for vehicles located at the side or rear of buildings;

f. Dormers (at least three (3) feet wide); at least 50 percent of the units shall have dormers;

g. Living green wall minimum of 100 square feet;

h. A façade with at least 40 percent fenestration and/or landscaping, 50 percent of which shall be fenestration;

i. Other variation techniques that meet the purpose of the section as approved by the Director.

3. Building Facades. Building facades shall comply with all of the following:

a. Public right-of-way facing facades shall consist of at least 30 percent fenestration and/or landscaping.

b. All other facades shall consist of at least 15 percent fenestration and/or landscaping.

c. The façade area is measured vertically, top to bottom, and horizontally edge-to-edge as illustrated in Figure x.

d. For purposes of calculation, the square footage of landscaping shall be measured at the size it will be at installation, not maturity.

e. Blank walls (building façade sections without fenestration or covered by landscaping) greater than 20 feet in length are prohibited.

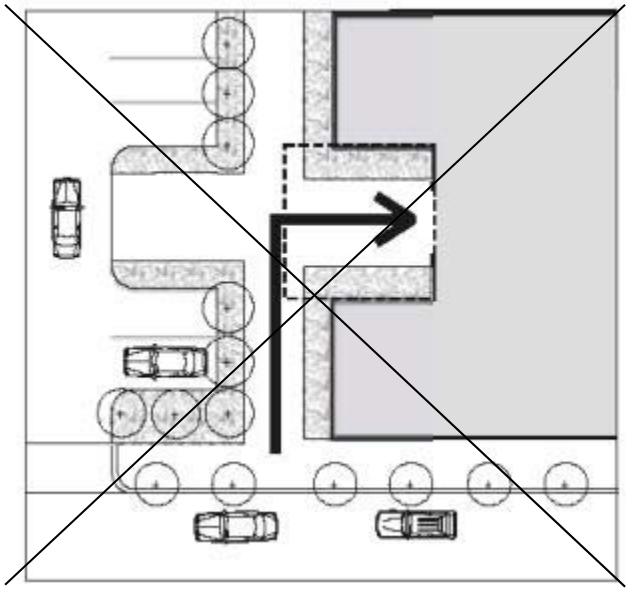
Figure x: Illustration of No Blank Façade. The façade facing the right-of-way measures 1,800 square feet. The façade depicted has xx square feet of fenestration and landscaping, meeting the requirement.

4. Public right-of-way-facing garages shall comply with the following standards:

a. The maximum combined garage door width facing the public right-of-way shall be 50 percent or less of the total building width. If the solid waste storage space is provided within each individual unit garage, then the width in the garage needed to accommodate this storage shall be excluded from the maximum 50 percent calculation;

b. The garage(s) shall be recessed a minimum of one foot behind the front façade; and

c. The access from the public right-of-way shall comply with the requirements of the Engineering Development Manual.



~~Figure 20.50.180(B): Example of connection of building entrance which is not located on a street but has a clear pedestrian walkway to it.~~

C. **Building Materials**

Materials and colors shall comply with the following:

1. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below siding materials, unless they are used as architectural features.

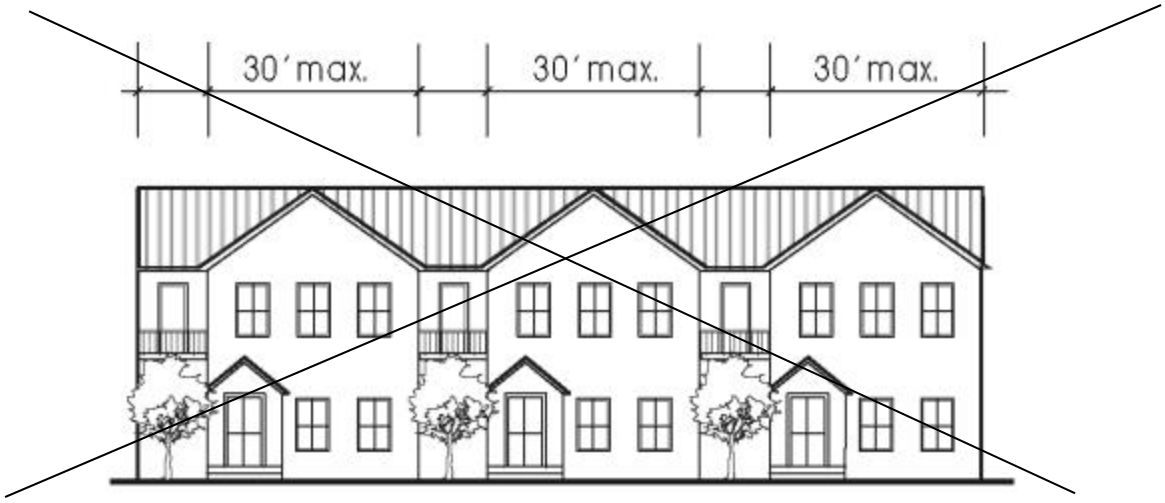
2. Architectural elements, such as trim, shall be of a color that provides contrast to the surrounding, dominant material color(s).

3. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, and plywood or T-111 siding are prohibited. Uncoated zinc and copper are prohibited.

~~C. Break large buildings into smaller components to reflect the character and scale of surrounding neighborhood through repetition of roof lines, patterns of door and window placement, and use of the characteristic entry features.~~

~~Figure 20.50.180(C): Stepping repeating elements such as entry porches help large buildings fit better with adjacent single-family neighborhoods.~~

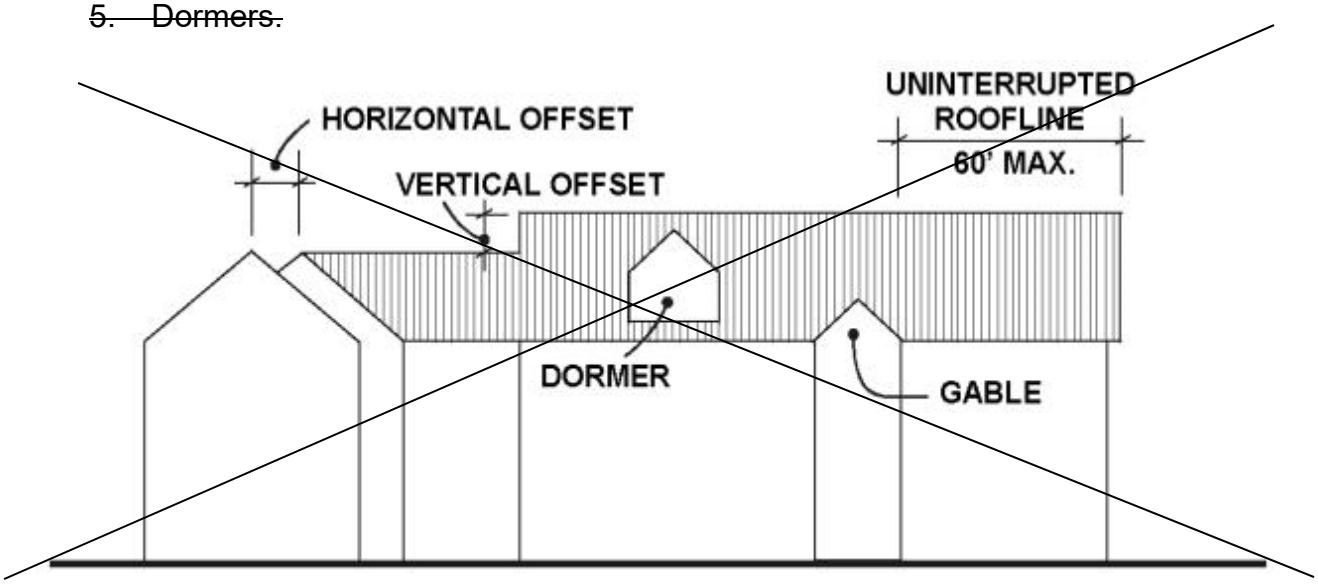
~~D. Break up a contiguous building facade facing the street or single-family zone (longer than 50 feet) by providing building elements, such as embellished entrances, courtyards, bays, balconies and other architectural elements dividing the facade visually. The maximum wall length without modulation shall be 30 feet.~~



~~Figure 20.50.180(D): Example of articulation of facades that can help break down the scale of large buildings.~~

~~E. Break up the scale of large buildings by providing roofline variation on rooflines exceeding 60 feet. Roofline variation shall be achieved using one or more of the following methods:~~

1. ~~Vertical offset in ridge line;~~
2. ~~Horizontal offset in ridge line;~~
3. ~~Variations in roof pitch;~~
4. ~~Gables;~~
5. ~~Dormers.~~



~~Figure 20.50.180(E): Examples of roofline variation techniques.~~

~~20.50.190 Exterior materials – Standards.~~

~~A. Building exteriors shall be constructed from quality and durable materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.~~

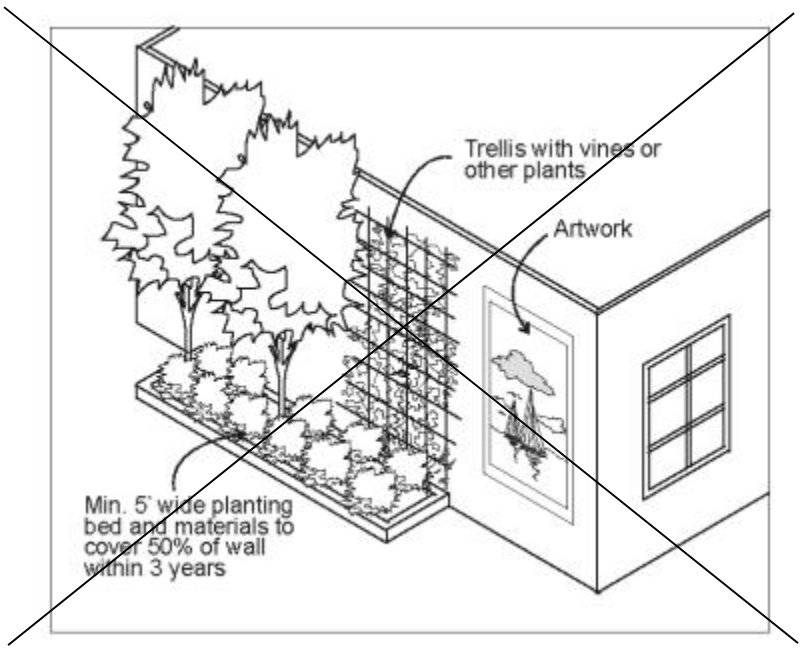
~~B. The "blank" wall shall be articulated in one or more of the following ways:~~

~~1. Installing a vertical trellis in front of the wall with climbing vines or planting materials.~~

~~2. Providing a landscaped planting bed at and five feet wide in front of the wall with plant materials that can obscure at least 50 percent of the wall's surface within three years.~~

~~3. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.~~

~~4. Other equivalent method that provides for enhancement of the wall.~~



~~Figure 20.50.190(B): Examples of "blank" wall treatment.~~

~~20.50.200 Facade elements – Standards.~~

~~A. All new multifamily residential building facades shall feature at least three of the following design features:~~

~~1. Multiple rooflines or gables (beyond what is required in SMC 20.50.180(C)).~~

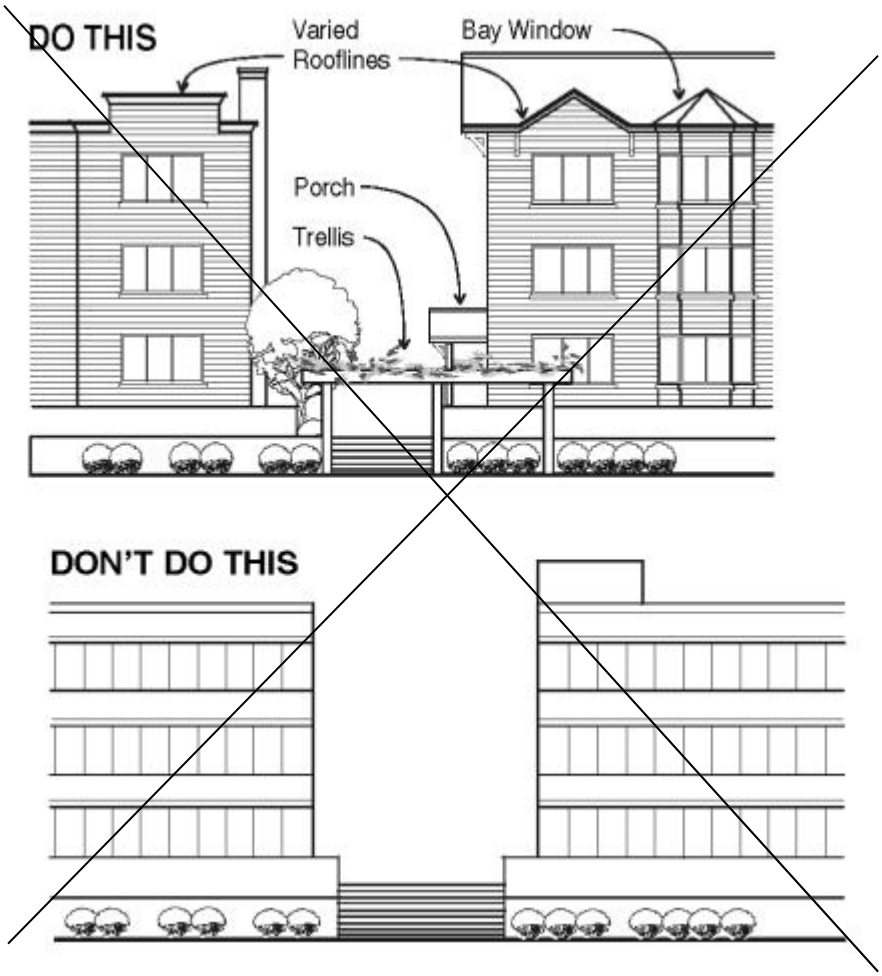
~~2. Windows and door treatment which embellishes the facade.~~

~~3. Porches.~~

~~4. Unique facade treatment, such as decorative materials, trellis, arcade and other design elements.~~

~~5. Dormers or fascia boards (at least 10 inches wide).~~

~~6. Bay windows.~~



~~Figure 20.50.200(A): These two projects point out the importance of architectural elements. They are essentially the same building envelope except that the upper example employs varied roof lines, window details, facade articulation, a trellis, chimneys, entry details and other features that reduce the "visual bulk" impact of the facade.~~

20.50.~~205~~180 Outdoor Lighting – Standards.

A. **Light Trespass Standard.** All light sources, such as a lamp or bulb, shall be shielded within a fixture, and fixtures shall be located, aimed or shielded to prevent direct ~~so as to minimize stray~~ light trespassing across property lines. ~~The light source (lamp or bulb) in a fixture installed on a property and visible from any residential property must be shielded such that the light source is not directly visible from that property.~~

B. Onsite pedestrian pathways shall be illuminated with at least two foot-candles of light.

C. Building entries shall be illuminated with at least four foot-candles of light.

~~B~~D. **Prohibited Lighting.** The following types of lighting are prohibited:

1. Outdoor floodlighting by floodlight projection above the horizontal plane~~.~~;

2. Search lights, laser source lights, or any similar high intensity light~~.~~; and

3. Any flashing, blinking, rotating or strobe light illumination device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot ~~or parcel~~.

Exemptions:

~~1. Lighting required for emergency response by police, fire, or medical personnel (vehicle lights and accident/crime scene lighting).~~

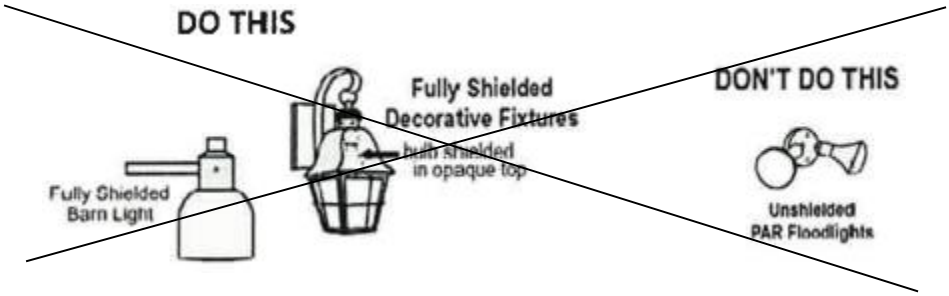
~~2~~1. Lighting in swimming pools and other water features governed by ~~Article 680 of the National Electrical Code~~ Section 321 (Lighting) of the International Swimming Pool and Spa Code, or Chapter 246-260 WAC, as applicable.

~~3~~2. Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.

~~4~~3. Holiday and event lighting (except for outdoor searchlights and strobes).

~~5. Sports and field lighting.~~

~~6~~4. Lighting triggered by an automatic emergency or security alarm system.



~~Examples of Fixtures~~

20.50.~~210~~190 Fences and walls – Standards.

A. Front yard. Fences and walls located within the required minimum front yard setback shall be a maximum of three feet, six inches high and shall be no more than 60 percent opaque. ~~between the minimum front yard setback line and the front property line for the street frontage that contains the main entrance to the building. Chain link fences are not permitted in the minimum front yard setback for the street frontage that contains the main entrance to the building.~~

B. Side and Rear yards. The maximum height of fences located along a side and/or rear yard property line shall be six feet.

C. Fences and walls shall be constructed of wood, wrought iron, brick, stone, or other high quality material. All chain link, electric, razor wire, and barbed wire fences, and other similar types of security fences are prohibited.

D. The height of a fence located on a retaining wall shall be measured from the finished grade at the top of the wall to the top of the fence. The overall height of the fence located on the wall shall be a maximum of six feet.

Subchapter 4.

Commercial and Multifamily Zone Design

20.50.220 Purpose.
The purpose of this subchapter is to establish design standards for all commercial zones – neighborhood business (NB), community business (CB), mixed business (MB) and town center (TC-1, 2 and 3), the MUR-35' and the MUR-45' zones for all uses except single-family attached and mixed single-family developments, ~~and~~ the MUR-70' zone~~s and the MUR-35' zone when located on an arterial street~~, and the R-8, R-12, R-18, R-24, R-48, PA 3 and TC-4 zones for all uses except single-family detached, attached and mixed single-family developments. Refer to SMC 20.50.120 when developing single-family attached and detached dwellings in the MUR-35' and MUR-45' zones. Some standards within this subchapter apply only to specific types of development and zones as noted. Standards that are not addressed in this subchapter will be supplemented by the standards in the remainder of Chapter 20.50 SMC. In the event of a conflict, the standards of this subchapter ~~will~~ shall prevail.

20.50.225 Administrative design review.
Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the design standards in this subchapter or sign standards in Chapter 20.50 SMC, Subchapter 8.

20.50.230 Threshold – Required site improvements.
The purpose of this section is to determine how and when the provisions for site improvements cited in the General Development Standards apply to development proposals. Full site improvement standards apply to a development application in commercial zones NB, CB, MB, TC-1, 2 and 3, and the MUR-70' zone~~ the MUR-45', and MUR-70' zones and the MUR-35' zone when located on an arterial street~~. This subsection also applies in the following zoning districts except for the single-family attached use: MUR-35', MUR-45', PA 3, and R-8 through R-48.~~ Refer to SMC 20.50.120 when developing single-family attached and detached dwellings in the MUR-35' and MUR-45' zones.~~ Full ~~S~~site improvements standards ~~of~~ for signs, parking, lighting, and landscaping shall be required:

A. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or

B. When aggregate building construction valuations for issued permits, within any cumulative five-year period ~~after March 30, 2013~~, exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.

C. When a single-family land use is being converted to a commercial land use then full site improvements ~~will~~ shall be required.

20.50.235 Site planning – Setbacks – Standards.

For developments consisting of three or more units located on a single parcel in the TC-4, the R-8 through R-48 zones, and the MUR-35', MUR-45' and MUR-70' zones, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.

Subchapter 7.

Landscaping

20.50.485 Front façade landscaping, single-family attached and mixed single-family attached developments – Standards.

A. The portion of the building adjacent to public rights-of-way shall have landscaping along the building façade. Foundation landscaping shall abut the building (while allowing the necessary space for growth) and shall be used or installed in such a manner so as to screen mechanical equipment attached to or adjacent to the building, provide direction to and enhance entrances and pedestrian pathways, and provide visual breaks along building facades.

B. Landscaping shall be provided at a width of at least 50 percent of the required front yard setback. If a property has a required setback of zero (0) feet, it is exempt from this

requirement. The width of required landscaping for properties with frontage on 145th Street or 185th Street shall be calculated by subtracting the amount of right-of-way dedication easement.

C. Foundation plantings may be comprised of trees, shrubs, accent plants, ornamental grasses, and ground cover in any combination; provided that no more than 50 percent of the total required landscaping area consists of ground cover.

D. At least one (1) three-gallon shrub for every three (3) lineal feet of foundation shall be provided.

E. Shrubs shall be a mix of deciduous and evergreens.

F. When calculating the minimum number of required plants, the linear distance of openings for doors entering the building shall be excluded.

20.50.490 Landscaping along interior lot line – Standards.

A. Type I landscaping in a width determined by the setback requirement shall be included in all nonresidential development along any portion adjacent to single-family and multifamily residential zones or development. All other nonresidential development adjacent to other nonresidential development shall use Type II landscaping within the required setback. If the setback is zero feet then no landscaping is required.

B. Multifamily development shall use Type I landscaping when adjacent to single-family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback. Single-family attached and mixed single-family developments shall use Type I landscaping when adjacent to R-4 or R-6 zoning, and Type II landscaping when adjacent to all other zoning districts. Single-family attached and mixed single-family developments that have a shared access drive with an abutting property are exempt from this requirement on the side with the shared access drive.

C. A 20-foot width of Type I landscaping shall be provided for institutional and public facility development adjacent to single-family residential zones. Portions of the development that are unlit playgrounds, playfields, and parks are excluded.

D. Parking lots shall be screened from single-family residential uses by a fence, wall, plants or combination to block vehicle headlights.

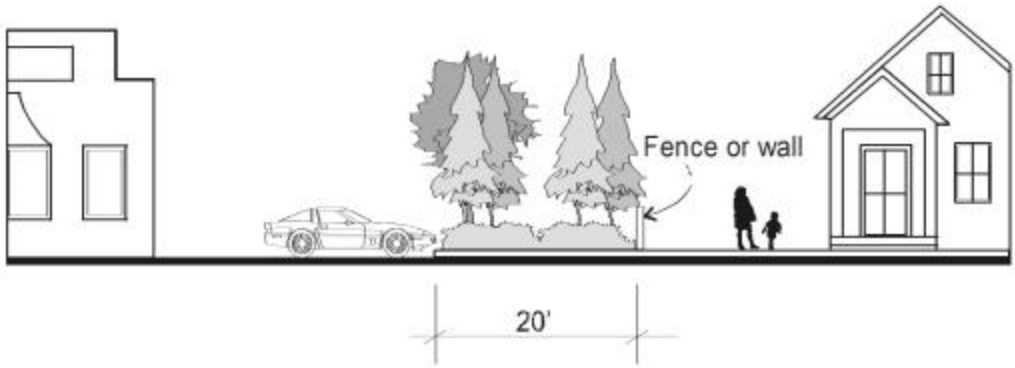


Figure 20.50.490(D): Example of parking screened from single-family house.