ARTICLE 5 SUMMARY

The Final Draft Land Development Code document is available on the City's Web page at www.ci.ellensburg.wa.us

ARTICLE 5 Project Design

Establishes new individual project site and building design standards for all new development including building additions, site iprovements and signage.

15.500.020 For building additions, remodels and site improvements there are three (3) different thresholds to determine how the design standards are applied.

- Level I Improvements include all exterior remodels, building additions, and/or sit improvements
  - commenced within a 3 year period
  - that affect the exterior appearance of the building/site and/or increase the building's footprint by up to 50 percent
  - ***must*** meet the current standard for the proposed improvements – not the entire structure – and not increase any existing nonconformance with the standards

- Level II Improvements include all improvements
  - commenced within a 3 year period
  - that increase the building's footprint by more than 50 percent but not greater than 100 percent
  - ***must*** comply with all standards that do not involve repositioning the building or reconfiguring site development and must not increase any existing nonconformance with the standards

- Level III Improvements include all improvements
  - commenced within a 3 year period
  - that increase the building footprint by more than 100 percent
  - ***must*** conform to all appliable standards

15.510 **Site Orientation Standards** Apply to all non-residential and multifamily development

15.510.030 Table 15.510.030 describes the new **Street Frontage Types**

- Storefront Street
  - emphasize a "Main Street" setting with storefronts adjacent to sidewalk
  - building at edge of sidewalk
  - non-residential use required on ground floor facing street
  - parking located to side or rear of building

- Secondary Street
  - provide option of storefront or frontage Types
  - building at edge of sidewalk OR with10 ft landscaped setback
  - no ground floor use restrictions
  - parking located to side or rear of buildings, with some exceptions

- Landscaped Street
  - provide/reinforce pattern of landscaped frontages and modest building setbacks
  - feature modest front yard setbacks
  - no ground floor use restrictions
  - parking located to side or rear of buildings, with some exceptions

- Gateway Streets – highly visible streets
  - provide/reinforce pattern of landscaped frontages and modest building setbacks
  - modest front yard setbacks
  - no ground floor use restrictions
  - parking located to side or rear of building

15.510.040 Maps showing the Street Frontage Types

15.510.050 **Storefront Street Standards**

- buildings ***shall*** be located adjacent to sidewalk or a pedestrian-oriented space as defined in 15.520.030(C)

- parking ***shall*** be located to rear, below or above the storefront building
  - if some off-street parking on storefront street is unavoidable there can be no more than 60 feet of frontage occupied by parking and vehicle access
  - new parking lots on street corners is ***prohibited***

- vehicular access (driveways) are
  - ***discouraged*** on storefront streets
    - if unavoidable then no more than 1 curb cut allowed

- ground floor use
  - residential uses EXCEPT for lobbies or similar entrances are ***prohibited*** on the ground floor

- building entry ***shall*** face sidewalk

- weather protection is ***required*** over all primary entries
  - at least 3 feet deep
  - south and west facing facades ***encouraged*** to be at least 6 feet deep along majority of storefront for shade in summer months
  - projections into public right-of-way ***require*** street use permit
  - ***shall*** not interfere with street trees or extend beyond edge of sidewalk
  - ***shall*** maintain 8 feet of clearance over sidewalk

- storefront transparency is ***required***
  - transparent window area along at least 70 percent of ground floor façade
    - between 30 inches and 8 feet above grade
    - display windows *may count* for up to 50 percent if they are at least 16 inches deep to allow for changeable displays
      - tack on display cases do not qualify for transparency
  - DEPARTURES ***will be considered*** per 15.210.060 and 15.510.120 (Landmark and Design Commission review required and ***must demonstrate*** how departure meets purpose of the standard and the criteria that applies to the standard
    - ***May*** decrease minimum transparency by up to 50 percent (no less than 35 percent of ground floor façade between 30 inches and 8 feet above grade)

- Ground floor and façade heights
  - ***Shall*** have a minimum floor-to-ceiling height of 15 feet from grade
  - ***Shall*** have a façade of at least 20 feet in height

15.510.060 **Secondary Street standards – *may*** be either storefront street standards or landscaped street standards

- Buildings ***must be*** at edge of sidewalk OR 10-foot setback

- Covered entry weather protection up to 6 feet into setback ***required***

- ***No*** ground floor use restrictions

- ***Must*** have at least 1 building entry visible from sidewalk

- ***Must*** have entry weather protection at least 3 feet deep

- ***Must*** have transparent window area along at least 15% of façade. DEPARTURES ***available*** per 15.210.060 and 15.510.120

- ***Must*** have landscaping in all areas between sidewalk and building, except walkways, porches, decks or other pedestrian-oriented space

- Parking ***must*** be no more than 50% of street frontage. DEPARTURES ***available*** per 15.210.060 and 15.510.120

15.510.070 **Landscaped Street standards**

- Locations as shown on map OR all residential zone sites
- Modest front yard setbacks – 15 foot ***minimum*** or zone minimum
- No ground floor frontage use restrictions
- ***Must*** have at least 1 building entry visible from sidewalk
- ***Must*** have entry weather protection at least 3 feet deep
- ***Must*** have transparent window area along at least 15% of façade. DEPARTURE ***available*** per 15.210.060 and 15.510.120
- ***Must*** landscape all areas between the sidewalk and the building except walkways, porches, decks or other pedestrian-oriented space
- Parking ***must*** be no more than 50% of street frontage. DEPARTURES ***available*** per 15.210.060 and 15.510.120

15.510.080 Gateway Street standards

- Modest front yard setbacks – 15 foot ***minimum*** or zone minimum
- No ground floor frontage use restrictions
- ***Must*** have at least one building entry visible from sidewalk
- ***Must*** have entry weather protection along at least 15% of façade.
- ***Must*** have transparent window area along at least 15% of façade. DEPARTURES ***available*** per 15.210.060 and 15.510.120
- ***Must*** landscape all areas between the sidewalk and the building except walkways, porches, decks and other pedestrian-oriented space.
- Parking ***shall*** be to side or rear only. Drive-thru lane between sidewalk and building **prohibited**. DEPARTURES ***available*** per 15.210.060 and 15.510.120

15.510.090 **Site Orientation standards** for light industrial (I-L) heavy industrial (I-H) and public reserve (P-R)

- ***Shall*** comply with Secondary Street standards EXCEPT no limitation of parking along street frontage.

15.510.100 **Site Orientation standards** for residential zones

- ***Shall*** comply with Landscaped Street standards.

15.510.110 Properties that front on multiple streets or multiple street type designations

- Pedestrian entries for street corner properties ***shall*** provide a pedestrian entry on only one frontage, but entries at the corner and along both streets is ***encouraged***
- Storefront Street frontage takes precedence over non-Storefront Street frontage for street frontage location
- If front 3 or more streets then ***must*** have pedestrian entry on at least 2 street frontages. DEPARTURES ***available*** per 15.210.060 and 15.510.120
- Dual frontage properties ***shall*** have pedestrian entry visible from both streets. DEPARTURES ***available*** per 15.210.060 and 15.510.120
- Transparency percentage ***may*** be reduced by 50 percent on the façade where no no entry is included. DEPARTURES ***available*** per 15.210.060 and 15.510.120
- Parking location DEPARTURES ***available*** per 15.210.060 for all but one frontage on multiple frontage properties EXCEPT for developments adjacent to Storefront Streets.

15.510.120 Provides for select Site Orientiation DEPARTURES.

- Applicant must demonstrate the proposal meets the purposes of the standards subject to consideration of the following:
  - Current and future context of the site and surrounding area based on comp plan goals and policies and zoning/design requirements
  - Shape or location of the site presents special challenges for parking location
  - Proposed design of the streetfront elements help mitigate visual impacts of large parking areas fronting on the street
  - Whether proposed street design addresses or impacts non-motorized transportation elements of the street frontage

15.510.130 Exempts public buildings from site orientation standards provided design meets objectives:

- Enlivens pedestrian environment adjacent to the sidewalk and
- Incorporates visually prominent and inviting public building entry from the street frontage

15.520 Establishes **Site Planning and Design Elements** relating to design and layout of buildings, open spaces, circulation, and large site development

- ***Applies*** to all new nonresidential and multifamily development

15.520.010
thru 15.520.090 Establishes new **Site Planning & Design Elements** for layout of buildings, open spaces, circulation, and large site developments

15.520.020 **Side/rear yard design**

- Multi-family with solar access only from side or rear ***require*** 15-foot side or rear yard setback
- Balconies or rooftop decks within 15 feet of side property line ***require*** opaque guard rails
- All new development and Level II and III improvements ***must*** use one or more design options along side and rear property line

- Landscaping Type A 10 feet deep on side and rear
- Landscaping Type B and C 10 feet deep along side and rear if visual separation desired
- Shared pathway along property line with landscaping
- Shared internal drive along property line
- Tall privacy fence or hedge (8 feet)

15.520.030 **Open space** for all **non-residential and multifamily**

- Nonresidential open space outside of I-H that is more than 1 acre in size:
  - ***Must*** provide Pedestrian-oriented space at least 1% net project area PLUS 1% gross non-residential building floor area, less structured parking. Storage buildings exempt.

- Pedestrian-oriented space ***must*** be publicly accessible for outdoor activity and include visual amenities
  - ***May*** be a sidewalk area widened beyond minimum and used for outdoor dining or temporary retail
  - ***Must*** be physically and visually accessible from adjacent street or pedestrian route
  - ***Must*** be paved walking surface – concrete or other approved type
  - ***Must*** have pedestrian-scaled lighting less than 14 feet tall
  - ***Must*** have 3 feet of seating area or 1 seat per 60 sq.ft. open space
  - ***Must*** be visually interesting landscaping
  - ***Encouraged:*** water feature, drinking fountain, consideration of sun angle, movable seating, weather protection
  - ***Prohibited***: asphalt or gravel pavement unless part of continuous path, chain link fence, unscreened blank walls, dumpsters or service areas

- Open space for multifamily – all multi-family including portions of mixed use developments
  - ***Must*** be equal to at least 10% of building living space
  - ***May*** be provided by:
    - 100% may be common open space available to all residents such as courtyards, front porches, patios, play areas, gardens, etc.
    - Up to 50% may be private or common balconies
    - In mixed use buildings up to 50% may be common indoor recreation areas or shared roof decks available to all residents
    - Up to 25% may be pea patch
    - ***Includes*** landscaped courtyards, decks, front porches, gardens, play area, multi-purpose recreational areas and green spaces subject to:
      - Required yard setback areas do not count toward open space unless they are part of the open space and meet all open space requirements
      - Must be large enough to be functional for leisure or recreation – at least 15 feet wide except for front porches
      - Must be visible from some dwelling units and near pedestrian activity
      - Must feature paths, landscaping, seating, lighting and other pedestrian amenities
      - Low walls and hedges encouraged to delineate public versus semi-public spaces
      - Must be separated from ground floor windows, automobile circulation and service areas by landscaping or low fencing

- Should be oriented to receive sunlight
- Shared front porches qualify if at least 8 feet on all sides and accessible to all residents
- Private balconies and decks qualify if at least 35 sq.ft. and no dimension less than 4 feet wide and meets ADA standards
- Indoor recreational areas must meet ADA standards, be visible by an entrance, lobby or high traffic corridor and be designed to serve recreational functions and not just leftover space
- Shared rooftop decks must be ADA accessible to all dwelling units, provide amenities such as seating or landscaping, feature hard surfaces, and be safe
- Pea Patches must be located to receive at least 6 hours sunlight on summer day, have access to irrigation, have at least 1 foot tillable soil, may be shared or private common open space, must have a management plan, planting beds must be raised at least 6 inches above ground level and have walkways at least 2 feet wide.

15.520.040 **Internal pedestrian access and design** to improve pedestrian environment

- All building ***must*** have clear pedestrian access to sidewalk, street frontage, and to connecting businesses and building on the same site

- Parking lots greater than 150 feet long, ***must*** have a paved walkway or sidewalk at least 6 feet wide and ***must*** have a walkway for every 3 parking aisles or walkways that are separated by no more than 150 feet, separated from vehicular parking and traffic by contrasting or raised paving material. Speed bumps do not meet this requirement. Trees and pedestrian-scaled lighting shall be used for walkways and other pedestrian areas in parking lot.

- Internal walkways
  - Pathways in mixed-use or retail building 100 feet or longer not adjacent to street ***must*** be at least 12 feet wide **and include:**
    - Street trees average of every 30 feet in grates
    - Planting strips may be used between vehicle access or parking areas and the pathway
    - Pedestrian scaled lighting may substitute for street trees
    - All other interior pathways must be sufficient to accommodate number of expected users

- Pedestrian crossings are **required** when walkway crosses a paved area accessible to vehicles and sidewalk/walkway pattern/material must continue across driveway

15.520.050 **Internal vehicle circulation**

- All development ***must provide*** safe and convenient network of vehicular circulation connecting to surrounding road network and provides for future extension to adjacent parcels if applicable
  - Sites larger than 2 acres and deeper than 150 feet
  - Multi-family and non-residential must comply with block design and connectivity standards

- Interior network must be designed to connect to abutting developed land or future newly developed or redeveloped land
- Exceptions for environmental constraints

- Driveways are addressed in Public Works Development Standards

- Drive-thru lanes ***shall***
  - be delineated from other pedestrian pathways and vehicular areas by a landscaped median
  - If between a building and the street the drive-thru lane is treated as parking lot
  - ***Shall*** be separated from sidewalk by a planting strip Type C landscaping at least 5 feet wide. Alternative landscaping is allowed.
  - ***Shall*** not restrict pedestrian access between sidewalk and on-site buildings. Crossings must have a crosswalk that is raised or change in texture

15.520.060 **Service and mechanical areas**

- ***Requires*** a designated spot that minimizes negative impacts

- ***Must*** be paved with concrete

- Common trash and recycling facilities visible from street, pathway, pedestrian-oriented space or public parking (alleys are exempt) ***must*** be enclosed and screened by wall/fence at least 6 feet tall and sides and rear landscaped with Type A, B or C landscaping at least 5 feet deep

- Utility and electrical apparatus
  - Minimize visibility to public and screen with vegetation or architecture if visible

- Rooftop mechanical must be screened and/or colored

15.520.070 **Parking lot design**

- If new parking lot or associated with Level III Improvement and adjacent to street ***must*** use one of following buffer options
  - 5 foot wide planting bed that incorporates a low wall (3 feet tall) – planting bed on street/sidewalk side and a Type C landscaping
  - Elevated planter minimum 5 feet wide and 2 to 3 feet tall with 12 inch ledges for seating
  - At least 10 feet of Type C landscaping
  - IF located along side property line then
    - 6 to 8 foot screen fence with at least 5 feet of Type A, B or C landscaping in front of fence – breaks may be installed for access
    - Properties fronting on Storefront Streets or that have shared parking agreement are exempt.

15.520.080 **Special features and amenities**

- ***Must use*** durable pedestrian furniture for streetscape amenities
- Streetscape amenities
  - ***must*** be integrated into sidewalks for new development or Level III improvements along all Storefront and Secondary Streets.

- Level I and II improvements or if sidewalk recently newly installed or upgraded by city are exempt.
- Each 100 cumulative lineal feet of Storefront Street frontage ***must use at least 2 amenities***
- Secondary Streets ***must use at least 1 amenity***
- Amenities include seating, trash receptacles, planting beds, special pattern pavement or tree grates, bicycle racks, info kiosk, decorative clock, approved artwork, special lighting

15.530. Establishes new **Building Design** standards

15.530.020 Historic buildings and districts governed by Landmarks and Design Commission review in 15.280 in conformance with the design standards for rehabilitation in C. below (NOTE: the design standards need to be moved from 15.280 to here)

15.530.030 Establishes new **Architectural Scale standards**

- **Building Articulation**
  - Storefront Streets or if meet definition of 'storefront' must use at least two articulation features at least every 40 feet (pattern of small storefronts). Exempt if less than 60 feet wide.
    - Window or entry pattern of small storefronts
    - Weather protection features that pattern small storefronts
    - Change in roofline
    - Use of vertical piers to reinforce storefront pattern
    - Change in building method or siding style
    - Other methods meeting purpose of standards
  - Other non-residential /mixed use buildings ***must*** **include at least 3 features** along all facades with public entry at intervals at least every 60 feet. I-H and I-L zone buildings for manufacturing, storage or service uses generally not visible from street are exempt
    - Vertical building modulation at least 2 feet deep and 4 feet wide when combined with change in siding material or roofline modulation. Otherwise vertical modulation must be at least 10 feet deep
    - Horizontal modulation (step back of upper level) at least 5 feet and used consistently or at least along 75% of façade
    - Repeating distinctive window pattern
    - Providing covered entry or weather protection for each articulation interval
    - Use of vertical piers to reinforce storefront pattern. Piers must project at least 2 inches from façade and run from ground to roofline
    - Change roofline
    - Change materials and/or color in building plane
    - Provide lighting fixtures, trellis, tree or other landscape feature within each interval
    - DEPARTURES available pursuant to 15.210.160.
  - Multi-family (includes mixed use buildings) ***must include at least 3*** features at intervals no more than 30 feet along all street facades, common open space and common parking areas
    - Repeating distinctive window patterns
    - Providing vertical building modulation or horizontal modulation

- Change roofline
- Articulate the building's top, middle and bottom
- DEPARTURES available pursuant to 15.210.060

- **Roofline/cornice** design options
  - if visible from public street, open space or public parking. I-H and I-L zone buildings exempt. ***Must*** *meet 1* of the following
    - Roofline modulation provisions
    - Provide a decorative cornice projecting at least 6 inches and extending along at least 75% of façade
    - Combination of the above

- **Roofline modulation** *must* be varied by emphasizing dormers, chimneys, stepped roofs, gables

- **Maximum façade width**
  - 120 feet if facing streets or parking lot. I-H is exempt. Exceptions for buildings greater than 120 feet in width which must incorporate modulation or articulation to break up the scale of the façade. ***Must*** **use one of several optional methods.** DEPSRTURES available pursuant to 15.210.060

- **Building elements and details**
  - All non-residential and mixed use buildings
  - Toolbox of façade detail elements to pick from
    - All new buildings and additions associated with Level II and III improvements ***must use at least one detail element from each of 3 categories***
      - window and/or entry treatment
      - building elements and façade details
      - building materials and other faced elements

- **High visibility street corner buildings**
  - Designates certain high visibility street corners on a map
    - All corners in Downtown Historic District and others identified on map
  - Buildings ***must*** **provide at least 1** of the listed ***optional elements*** such as corner pedestrian entry, or bay window or turret, or clock or bell tower, or balconies, or unique art work or façade materials

- **Window design**
  - ***Must*** recess or project windows above ground floor at least 2 inches from façade and use window trim at least 4 inches wide with contrasting color

- **Year of construction plaque**
  - All new commercial and mixed use buildings ***must note year*** of construction on a plaque attached to the building

- **Building Material** standards for all non-residential and mixed-use buildings except I-L and I-H
  - **Metal siding** ***may be used*** if incorporated with other permitted materials and it

- features visible corner molding and trim and does not extend lower than 2 feet above grade with masonry or other material between the siding and the ground plane
- is factory finished with a matt or no-reflective surface
- Metal siding is prohibited in the Downtown Historic District

- **Concrete block *may be used*** if incorporated with other permitted materials
  - If used for primary façade then the building must incorporate a combination of textures and or colors
  - May comprise no more than 50% of a façade facing a public right-of-way or open space.
  - DEPARTURES available pursuant to 15.210.060
- **Stucco or troweled finishes *may be used*** if incorporated with other permitted materials
  - ***Must be*** Be trimmed with wood, masonry or other material and sheltered from extreme weather
  - Limited to no more than 50% of the façade facing public ROW or open space
  - Should not extend below 2 feet above ground plane and be separated by concrete or masonry, etc.
- **Prohibited materials**
  - Mirrored glass beyond 10% of façade
  - T-111 siding, etc.
  - Chain link fencing except temporary or for parks
  - Fiberglass sheeting
  - Back-lit vinyl awnings used as signs

15.530.060 Establishes new **Blank Wall Treatment standards.**

- Defined as a ground floor wall or portion over 6 ft tall with horizontal length of 15 or more feet and no transparent window or door OR any ground floor wall or portion of wall 400 sq.ft. or larger with no transparent window or door
  - Prohibited on public street or pedestrian pathway
  - **Must** treat them by:
    - Display window at least 16 inches deep
    - Landscaped planting bed at least 5 ft wide or raised bed at least 2 feet high and 3 feet wide in front of wall with plantings that obscure at least 60% of wall within 3 years
    - Vertical trellis with vines or plants
    - Mural as approved by the reviewing authority
    - Special building detailing adding visual interest at pedestrian scale
  - Firewalls along property lines are exempt but if visible to public must include horizontal and vertical banding or design for visual interest

15.530.070 **Voluntary Energy Efficiency Building Design standards**

- Residential – Northwest ENERGY STAR Homes Certification Requirements for Single Family Homes or Multifamily Homes
- Commercial and mixed use – ENERGY STAR rating by achieving at least 75 using EPA Energy Target Finder tool

15.540 New **Housing Type Standards**

- Apply to new residential developments

15.540.020 **Single Family** Design Standards

- Maintain "eyes on the street" – deemphasize garages and driveways along street and provide usable yard space

- **Entries and Façade transparency**
  - Pedestrian access **must** be from sidewalk to entry for new homes
  - New houses **shall** provide covered entry - minimum of 4 ft by 6 ft. May project 6 feet into front yard
  - **At least** 15% façade includes transparent windows or doors

- **Garage placement and design**
  - lots abutting alley – garage or off-street parking **encouraged** from alley
  - garage face **no more than** 50% of ground-level façade facing steet
  - setback **is** 25 feet from front property line

- **Driveway standards**
  - New driveway off street **permitted if:**
    - Only 1 driveway per dwelling unit
    - If lot is 50 feet or wider the driveway may be up to 20 feet wide
    - If lot less than 50 feet wide the driveway may be up to 12 feet wide
    - Tandem parking allowed for two-car garages for single family and duplexes
    - Also see Public Works Development Standards for driveways

- **Minimum useable open space** All new single-family **must** provide at least 10% lot area as contiguous open space
  - Must not be within the front yard setback
  - Must be at least 15 feet on all sides
  - Driveways do not count as usable open space
  - Single family additions cannot make existing usable open space non-conforming

- **Energy efficiency** single family and accessory buildings are subject to energy efficiency standards

- **Duplex and 3-plex design standards**
  - **Must** design similar to single with visible entry and windows facing street
  - **Must** minimize driveway and garage visibility
  - **Must** comply with single family design standards EXCEPT
    - **May** include 20 foot wide shared driveway or two 12 foot driveways on opposite sides of lot
    - **Tandem parking** for two-car garages **OK for duplex** NOT OK for triplex
    - Separate covered entry for each unit (new buildings only)
    - New Corner lot duplex **must** place pedestrian entries on each street frontage
    - Duplexes and 3-plex **must** use modulated roof forms

- **Accessory Dwelling Unit design standards (ADU)** - Applicable to all ADUs
  - **Only allowed** on single family lots of record
  - **Prohibited** on lots of record with single family structures that have been converted to multi-family use (e.g. Units A and B or 1 and 2)
  - Only 1 ADU allowed per lot **if all conditions are met**
    - ADU entrance subordinate to primary dwelling unit entrance (less visible from street)
      - Must provide pedestrian walkway from street/alley to ADU
      - Stairway access to 2nd story ADU must be internal or not visible from street
    - ADU limited to maximum of 2 bedrooms
    - ADU limited to maximum of 300 square feet floor area excluding stairways or garage
    - 1 additional off-street parking space required for ADU
    - ADU must be screened from neighboring properties by 6 to 8 foot fence where necessary
    - ADU must have proper street numbering visible from street

- **Attached ADU** additional standards
  - **May not exceed** lesser of 40% of floor area of primary dwelling unit or 1,000 square feet
    - may increase in certain conditions
  - ADU additions to existing homes **must** be architecturally consistent
    - exterior finish same or visually matching
    - roof pitch similar
    - trim same type, size and location
    - windows must match in proportion and orientation unless building code conflict
    - front façade of principal unit shall not be significantly altered unless whole structure being remodeled

- **Detached ADU (DADU)** additional standards
  - **may not exceed** lesser of 40% of primary unit floor area or 800 square feet in in R-S zone or 1,000 square feet if within R-L, R-M, R-O, C-C, CC-II and P-R
  - **may** be separate free standing structures to side or rear of primary unit or placed next to or on top of garage
  - **subject to** building placement standards for garages
  - site coverage for DADU and primary structure **cannot exceed** 40% of rear yard area
  - **must be** minimum 15 feet between existing dwellings and the DADU except if DADU built on top of or adjacent to garage
  - **maximum width** of ADU including any projecting building elements is 75% of lot width

15.540.050 **Cottage Housing design standards**

- Clusters of small detached dwelling units around common open space that may be condominiums or fee-simple lots

- **Density Bonus** – each cottage **counted as ½ a dwelling unit** for density calculations

- **Dimensional standards**
  - Maximum floor area — 1,200 square feet
  - Maximum floor area/ground or main floor — 800 square feet
  - Minimum common space — 400 square feet per cottage
  - Minimum private open space — 200 square feet per cottage
  - Maximum height — 25 feet and all roof above 18ft pitched no less than 6:12
  - Maximum height accessory structure — 18 feet
  - Setbacks — per ECC 15.320.030
  - Minimum distance between structures including accessory structures — 10 feet
  - Minimum parking per cottage — 1.5 spaces

- **Units per cluster**
  - **Minimum** of 4 cottages and **maximum** of 12 cottages
  - OK to have more than 1 cluster per development site

- **Windows on street**
  - **Must** have transparent windows/doors on at least 15% of façade facing street or common open space. DEPARTURE available

- **Parking and driveway location and design**
  - Parking **must** be located on same property as development
  - If lot abuts alley, the garage or off-street parking is **encouraged** to use alley
  - **Must** be located to side or rear of cottage clusters and not between street and cottages
  - Parking **prohibited** in front and interior setback areas
  - Parking a vehicular areas **must be screened** from street and adjacent residential by landscaping or architectural screens
    - If adjacent to street at least 10 feet Type C landscaping between sidewalk and parking area
    - If adjacent to residential uses, at least 5 feet of Type A, B or C landscaping
  - Parking **must** be in clusters not more than 5 adjoining uncovered spaces except if adjacent to alley. DEPARTURES available
  - Garage **may** be attached to individual cottage if all other standards met and footprint of ground floor, including garage, not more than 1,000 square feet
  - Garage **must** be located away from common open spaces
  - **No more than** one driveway per cottage cluster except where clusters front on more than 1 street

- **Common open space requirements**
  - **Must** abut at least 50% of the cottages
  - **Must** have cottages abutting on at least 2 sides
  - Cottages **must** be oriented around and have main entry from common open space
  - Cottages **must** be within 60 walking distance feet from common open space

- Open space **shall** include at least 1 courtyard, plaza, garden, or other central open space, with access to all units and with minimum dimensions of 15 feet by 20 feet

- **Required private open space**
  - Private usable open space with no dimension less than 10 feet **must** be provided adjacent to each dwelling unit. It should also be oriented to common open space.

- **Porches**
  - Cottage façade facing common open space or common pathway **must** feature a roofed porch at least 80 square feet with no side less than 8 feet

- **Covered entry and visual interest** any cottage facing public street **must** provide:
  - A covered entry feature minimum of 6 feet by 6 feet visible to street
  - At least 10 feet of landscaped open space between residence and street
  - At least 2 architectural details (Departures available)
    - Decorative lighting
    - Decorative trim
    - Special door
    - Trellis or decorative building elements, and/or
    - Bay window

- **Character and diversity** Cottage cluster and accessory buildings **must** be designed with same architectural style, such as:
  - Similar building/roof form and pitch
  - Similar siding
  - Similar porch
  - Similar window tri
  - Within a cluster diversity **may** include
    - Alternating porch style (maybe roof form)
    - Alternating siding details or roof gable
    - Different siding color

- **Energy efficiency** – cottage and accessory structures **are** subject to energy efficiency standards

15.540.060 **Townhouse design standards**

- **Entries**
  - If front on street each townhouse **must** have individual ground-related entry accessible from street.
  - Enclosed rear yards backing onto street is prohibited
  - If alley or other rear vehicular access, new buildings **must** emphasize pedestrian entrances rather than private garages by providing BOTH
  - **Enhance** entry with trellis, small porch, architectural features providing cover and a transitional space between outside and inside of building
  - **Must** have planted area in front of pedestrian entry at least 20 square feet with no side less than 4 feet and provide combination shrubs or groundcover and street tree

- **Must** have planting strip with no side less than 4 feet required adjacent to primary entry of all units including townhouses located to rear of lots off alley or private internal drive

- **Garages and driveways**
  - If lot abuts alley the garage or off-street parking **should** access alley
  - For Lots without alley **must** have a shared driveway
  - Garages facing public street **prohibited**
  - Internal drive aisle standards
    - Must meet minimum fire code widths
    - Minimum building separation is 25 feet
    - Upper level building may not project over drive aisles more than 3 feet

- **Open space**
  - **At least equal to** 10% of building living space, not counting auto storage area
  - **One or more** methods
    - Usable open space adjacent and accessible to dwelling units no smaller than 12 feet on all sides and configured for human activity (outdoor eating, gardening, play, etc)
    - Meets common open space required by ECC 15.520.030(E)(1)
    - Balconies, decks and/or front porches
    - Pea patch

- Building Design
  - Articulation same as for multifamily except intervals no wider than width of units
  - Repetition with variety via **one or more** of
    - Reversed elevation of 2 out of 4 dwellings
    - Different building elevations for external townhouse units by changing roofline, articulation, windows, or modulation patterns
    - Adding a different dwelling design or different scales

- **Energy efficiency** – townhouses **are** subject to energy efficiency standards

15.550 **Off-Street Parking** Based on current parking standards but have been **moved from Public Works Development Standard** to Land Development Code

15.550.030 Continues to base off-street parking on **several categories of similar uses**

- Residential/Lodging - examples

- Single family, duplex and townhouse		2 spaces per unit and tandem parking OK
- ADU		1 space
- Apartment	studio unit	1.2 per unit
	in C-C outside of the Downtown Historic District	0.7 per unit
	One bedroom	1.5 per unit
	in C-C outside of the Downtown	

Historic District	0.7 per unit
Two bedroom +	1.0 per bedroom
- Cottage housing	1.5 per cottage (chart is incorrect)
- Senior Housing	1.0 per unit with reduction possible
- Adult family home	2.0 per unit. If more than 4 units then 1 additional space for each bedroom beyond 4. Tandem parking for 2-car garage OK
- Senior citizen assisted housing	1.0 per every 2 dwelling or sleeping unit
- Community residential facilities	1.0 per every 2 bedroom
- Boarding/lodging house, fraternity, etc.	1.0 per bedroo
- Hotels/Motels	1.0 per guest room Other uses (restaurant or conference are additional spaces based on use
Bed and breakfast/guesthouse	1.0 per guest room plus 2.0 per facility

- General Retail and Service – examples
  - Offices, retail shops, clinic — 1 per 300 sq.ft. gross floor area
- Food and Beverage — 1 per 200 sq.ft. gross floor area
  - Drive-in coffee stand — 2.0 plus stacking for 6 vehicles
- Places Assembly — 0.25 per person of max occupancy
- Industrial — 1.0 per 1,500 sq.ft. gross floor area up to 20,000 sq.ft. structure; 1.0 per 2,000 sq.ft. for +20,000 sq.ft. structure
- Public and Quasi Public - examples
  - Hospital — 1.5 for each 5 beds
  - Elementary and junior high — 1 per classroom plus 1 per 50 students
  - High school, college — 1 per classroom plus 1 per 10 students
  - Government office — 1 per 350 sq.ft
- No off-street parking for any uses in C-C zone, EXCEPT residential uses outside of the Downtown Historic District which require 0.7 spaces per bedroom
- No reduced parking for CC-II zone. *A **change from current code** that gives 50% break for commercial parking in CC-II zone)1 per 600 sq. ft*
- More **detailed** language for **bicycle parking**
- More **detailed loading space requirements**
- **ALLOWS ON-STREET PARKING IMMEDIATELY ADJACENT TO THE PROPERTY TO BE COUNTED TOWARDS THE OFF-STREET PARKING REQUIREMENT FOR NON-RESIDENTIAL USES.**

15.560 Establishes revised **Sign Standards**

- Based on current sign standards but have also blended in some suggestions from Landmarks and Design Commission's 2009 review and has re-organized it for ease of reading

15.570 Establishes revised **Landscaping Standards**

15.570.030 Creates more specific minimum planting sizes and standards

15.570.040 Creates 4new **Landscaping Types**

- **Type A** provides a **full screen and visual barrier.** Typically between residential and non-residential uses
  - Mix of evergreen trees and shrubs generally in a landscaped strip
  - 70 to 90% evergreen
  - Greater of 1 tree per 100 square feet or 1 tree per 10 lineal feet
  - Evergreen shrubs 1 per 20 square feet
  - Groundcover
  - Completely screen 80% of unwanted view within 3 years of planting and fully screen within 6 years

- **Type B** is a **filtered screen serving as a visual separator.** Typically between differing residential developments
  - Mix of evergreen and deciduous trees and shrubs in a landscaped strip
  - 50% deciduous and 305 evergreen trees
  - Greater of 1 tree per 200 square feet or 1 tree per 20 lineal feet
  - Shrubs at 1 per 20 square feet
  - Groundcover
  - Meet desired screening within 3 years

- **Type C** is a **see-through screen that provides partial visual separation** for parking lots and building elevations. Usually along street frontages or between multifamily developments
  - Primarily deciduous trees extending beyond landscaped area
  - At least 70% deciduous
  - 1 tree per 250 sq. ft. or 1 tre per 25 linearl feet
  - Shrubs at 1 per 20 sq.ft.
  - Groundcover
  - Maintain trees and shrubs to maximize pedestrian visibility (between 3 and 8 feet)
  - Meet purpose of screening within 3 years

- **Type D** refers to **all other landscaped areas** that are not a Type A-D such as flower beds, or perennial beds adjacent to lawn areas. At least 3 feet wide with 1 shrub every 3 lineal feet and groundcover over rest of landscaped area

15.570.050 Landscape site design standards All required pervious areas in 15.320.070 shall meet these standard

- **Surface Parking lot**
  - Adjacent to public street requires Type C for greater of 6 feet feet or minimum building setback distance
  - Internal public roadways in commercial areas require Type C for 6 feet
  - Along internal lot lines, use either Type A or b at least 10 feet

- DEPARTURES available

- **Internal Parking Lot**
  - 20 feet of Type C required for each parking space. 40 spaces or less are exempt
  - At least 1 tree per planting island
  - All spaces within 50 feet of planting island
  - Planting islands at least 6 feet deep and wide
  - More
  - DEPARTURES available

- **Foundation plantings**
  - All street facing elevations **must** have landscaping along any exposed foundation

- **Installation and maintenance**
  - Must be installed within 6 months of issuance of certificate of occupancy but may defer installation up to 6 months with bonding
  - Must be maintained
  - Must be irrigated

15.580 **Outdoor Lighting** – takes current outdoor lighting code and locates it here without changes