City of Monroe Infill, Multifamily, and Mixed-Use Design Guidelines

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## Infill, Multifamily, and Mixed-Use Design Guidelines

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Tables
Table 1 –
The Infill, Multifamily, and Mixed-Use Design Guidelines use imperative language such as “shall” and “must” to indicate high priority features and a strong directive toward satisfying the guidelines’ intent. Words such as “should” and “may” indicate desirable conditions or elements that are strongly encouraged. The “intent statements” preceding each section indicate the underlying objectives behind the guidelines and are included to assist in interpreting and applying the guidelines.

City staff, interested city groups, city boards, and consultants developed the Infill, Multifamily, and Mixed-Use Design Guidelines through a collaborative effort. The process of developing the guidelines involved many public meetings and workshops.

The following individuals and groups were instrumental in the preparation of the guidelines and standards contained in this document:

City of Monroe Community Development Department: Russ Wright
City of Monroe Planning Commission
City of Monroe City Council
Makers Architects/Juanita Consulting
Section 1 General Infill Standards and Guidelines

Purpose

Urban development often occurs on larger vacant tracts away from central city cores. Within existing neighborhoods and commercial areas, some properties remain undeveloped or underdeveloped. These areas can range from single lots to several acres. Developers may overlook such properties because of physical constraints, less desirable locations, or current disrepair. Newer areas that surround these undeveloped, underdeveloped, or dilapidated infill sites often have a unified design and appearance. So what is infill development? The Municipal Research & Services Center of Washington defines infill development as the process of developing vacant or under-used parcels within existing urban areas that are already largely developed (1997).

One of the recurring themes in Monroe’s Comprehensive Plan is to promote the small-town atmosphere of the city and to ensure that new residential development is compatible with present uses. Several goals and policies found in the Land Use and Housing elements encourage infill development and developing design guidelines for residential and mixed-use areas. The challenge is to develop land efficiently, balance market demands, and respect the integrity of existing districts. With this goal in mind, developers need to employ innovative approaches to accomplish infill development projects.

The benefits of infill development include access to existing infrastructure, lower development costs, increased inventory of smaller more affordable housing units, and residences conveniently located to retail and services.

The infill residential (detached housing), multifamily (attached housing), and mixed-use guidelines encourage the efficient use of developable land and provide direction to developers to implement the city’s design-related goals and objectives for infill, mixed-use, and multifamily development. Some key concepts affect the success of infill projects, namely street orientation, parking, setback patterns, landscaping, architectural features, massing, privacy, and usable open space. These guidelines and standards provide best practices to help integrate new projects effectively into existing neighborhoods and commercial areas. When residential infill projects meet the design guidelines and incorporate appropriate design elements, the city will grant a 30 percent density bonus, allow a minimum lot size reduction, and permit modifications to the bulk requirements, on sites less than three acres. These incentives are similar to those provided for Planned Residential Developments (PRD), without requiring an additional open space dedication. Table A to MMC 18.10.140 Bulk Requirements defines the specific infill incentives, by zoning district, under the PRD columns, as defined in the planned residential development standards of the municipal code for the underlying zone without requiring additional open space dedication.

Application

All proposed development must follow the prescriptive requirements identified in the Monroe Municipal. The guidelines apply to new construction and major exterior alterations of existing structures.

The infill standards for single-family and multifamily development apply to existing neighborhoods south of US-2 less than three acres in size when development proposals include density bonuses, lot size reductions, and modifications to the bulk requirements.
Mixed-use standards apply to the Mixed-Use Commercial and Mixed-Use Neighborhood Center zones.
Altering and new construction should be consistent within the design context and reinforce the basic character of the surrounding area. The infill guidelines for detached single-family homes, attached multifamily homes, and transitional mixed-use neighborhoods include a base set of required elements that all new-applicable developments must follow and provide a menu of specific design options, to be included with each proposal, to allow flexibility for the applicant.

**Placement and Orientation**

Building placement and orientation should provide an attractive pedestrian environment, improve the character of the streetscape, enhance the use and safety of open spaces, and provide attractive building facades.

**Streetscape and alignment of buildings** – The streetscape should establish visual continuity throughout the area with the following elements:

- Encourage the repetition of established front building setbacks in existing neighborhoods and commercial areas.
- Use appropriate landscaping and trees to emulate existing landscape patterns in areas where trees and vegetation unify the neighborhood character.

*Figure 1* – Illustration showing desirable streetscape patterns (Illustration adapted from, *The Infill Design Toolkit: Medium-Density Residential Development*, city of Portland Planning Bureau 2008)

- Orient windows, main entrances, and other principal building elements toward the street to strengthen the pedestrian-oriented environment and street edge.
A pedestrian-oriented frontage creates a welcoming, interesting streetscape and promotes neighborhood security.

*Figure 2– Multifamily building with main entrances, windows, & porches oriented toward street*

**Side and rear yard compatibility** – developers should provide joint features along property lines, as practical and use the side and rear yards to enhance internal pedestrian and/or vehicular circulation.

- Project proponents shall incorporate one or more of the following elements into the site’s design:
  - Provide a shared internal drives and walkways along the property line for residential and mixed-use development;
  - Provide a trail or other shared internal pathway along the property line(s) for residential and mixed-use development; and
  - Provide joint stormwater features, such as rain gardens.

*Figure 3 – Side and back yard design options for multifamily development and mixed-use development*
Prospective developers need to consider that adjacent uses may be different or become different over time. The ultimate design of the side and rear yards should consider views, existing and future uses, connectivity, environmental conditions, and privacy:

- Side and rear yard design options should enhance the area’s pedestrian environment;
- Flexible standards that allow property owners to maximize on-site development opportunities, while meeting community design goals;
- Compatibility between conflicting uses; and
- Provide Type I or II landscaping and fencing, as applicable along rear and side property lines where zones or adjacent uses change.

**Design buildings and architectural features to increase privacy:**

- Design windows and balconies to maximize privacy for adjacent yards and residences or use sight-obscuring glass, if it is not practical to locate windows in ways that minimize privacy impacts.
- Locate windows high on walls & stagger placement of windows on adjacent buildings to avoid overlook problems.
- Use landscaping to screen private spaces of neighboring properties.
- Locate spaces for less private uses and activities along street frontage.
- **Balconies shall be set back at least 10 feet** from side or rear property lines separating adjacent residential or mixed-use properties. Balconies or rooftop decks within 15 horizontal feet of a side or rear property line shall use opaque guardrails to minimize privacy impacts on adjacent properties.

**Figure 4 – Side and rear yard setbacks for solar access**

- Fencing for residential structures should integrate into the architecture of the building and add visual interest in its detail, materials, or color, especially when seen from the street.
- All fences in the front and side street setbacks are limited to 42 inches in height and may be no more than 60% opaque. Chain link or cyclone fencing is not allowed in the front or side street setback.

**Massing and Scale**

Although building heights may vary, most new buildings in residential neighborhoods will be between one and three floors depending on the zone. New buildings in mixed-use zones may be four or five floors. The building scale within infill neighborhoods should strive to create buildings that appear to be smaller than they are. Perceived scale may reduced by employing specific design elements.
Design residential buildings that emphasize architectural features common to the existing neighborhood and use architectural features that reduce the visible mass and scale of new structures:

- Residential structures shall emphasize horizontal elements to emulate low-lying buildings, on the front facades, using architectural features such as porches, balconies, and bays seen from the street to counteract the vertical emphasis of taller buildings.
- Provide a transition in scale to neighboring smaller houses on larger sites.
- Change materials and/or colors to de-emphasize upper levels.
- Develop a primary facade that is in scale and alignment with surrounding buildings, for example if a neighborhood is characterized by one or one and a half story homes, dormers can contain new living space or new living spaces could be below grade as feasible;

![Diagram showing contrasts in building heights from 1 story to 2 ½ stories.](image)

**Figure 5** – This illustration shows contrasts between building heights from 1 story to 2 ½ stories. (Illustration adapted from, Infill Design Toolkit: Medium-Density Residential Development, city of Portland Planning Bureau 2008)

Divide larger buildings into “modules” that are similar in scale – Buildings with visible facades over 100 feet in length parallel to a roadway, parking area, pedestrian connection, or open space must include vertical and horizontal articulation. Articulation may be accomplished in several ways:

- Express modules three-dimensionally along the building’s exterior, limited to 30 feet in length;
- Step back or project portions of the facade;
- Include significant building elements and focal points such as distinctive entries, balconies, porches, canopies, towers, or entry areas that visually break up the facade;
• Provide a defined building top, middle, and base to emphasize human-scale architecture;

**Architectural Character**

Within each existing neighborhood, there is not a single unifying theme. As suggested, the goal is to integrate new development into existing neighborhoods and commercial areas. Developers can substantively use building elements and materials and incorporate architectural elements to help integrate new construction, but maintain Monroe’s small town character.

**Architectural concept – Incorporate the substantive building elements and varied materials that maintain Monroe’s small town character.**

• Provide well-designed, detailed buildings that highlight subtle and refined design elements including decorative building materials, such as tile, timbers, and metalwork.
• Stylistically distinguish new buildings from existing buildings.
• Create a varied, non-homogenous set of buildings within the neighborhood that provide a sense of evolution rather than the appearance of a one-step development.
- Change finish materials, colors, or textures on building elements to provide further articulation and add variety and craftsmanship.

![Figure 8](image)

**Figure 8**– Examples of appropriate multifamily and mixed-use buildings that incorporate desirable design elements including canopies, decks, upper level setbacks, trellises, and varied roof forms

- Consider multi-paned window fenestration (windows with several panes separated by mullions).
- When windows are not part of a multi-paned window, the window should have a vertical orientation (i.e., be longer in the vertical dimension than in the width) or be square.

![Figure 9](image)

**Figure 9**– This illustration shows appropriate single window forms

- Include a variety of roof slopes, details, materials, and configurations.
- Provide dormers, stepped roofs, gables, or other elements to reinforce the modulation or articulation interval.
- Flat-roofed designs shall include architectural details such as cornices, and decorative facings to provide interest from the ground level.

![Figure 10](image)

**Figure 10**– Illustration of different roof configurations
Landscaping
Use landscaping to create visual continuity with existing neighborhoods and commercial areas.

- Use trees and shrubs to unify design elements, strengthen the image of the streetscape, and frame the human-made elements with a natural backdrop.
- Retain existing native or desirable mature vegetation.
- Encourage the use of hardy, attractive, and easily maintained native Northwest plant material to provide multi-seasonal interest, color, and texture.

Figure 11– This example shows appropriate landscaping along the front of these townhomes
- Encourage enhanced landscaping in public-oriented spaces and along walkways. This may include landscape areas that exceed minimum standards by 10%, integrate rock walls, boulders, public art, water features, and/or accent lighting.

Open space
Design sites and buildings to maximize useable open spaces:

- Include ample usable outdoor spaces e.g., side yards, rear yards, private easements, common courtyards, or other common opens spaces.
- Design multifunctional outdoor spaces that may provide recreational, environmental, and/or access functions.
- Integrate the usability of indoor and outdoor spaces with convenient access;
- On taller structures, use roofs to provide outdoor space such as rooftop decks, patios, or green roofs.
- Consider the passage of sunlight in relation to the height of buildings adjacent to open spaces.
- Alternatives to ground level open space should be included in the form of a roof garden, large balcony and articulated front porches.
- Common open space should be usable, easily supervised, and compatible with the characteristic open space of the neighborhood.
- Balconies should be oriented and screened to ensure a high degree of privacy from other units and neighboring homes.

Internal open space.
- Provide a variety of pedestrian areas.
- Provide safe, attractive, and usable open spaces that promote pedestrian activity.
- Create usable space that is suitable for leisure or recreational activities for residents.
• Create open space that contributes to the residential setting.
• Promote the use of a variety of types of open spaces for multifamily uses.

Low-Impact Development / LEED Certification
New construction or exterior alterations must use durable, high-quality building materials, with a low, life cycle cost, of typical use in the Northwest. New construction in existing neighborhoods and commercial areas are encouraged to use “green” building methods and incorporate low-impact development techniques, be highly energy efficient, and/or seek varying levels of LEED certification.

• Achieve LEED Certification (Silver, Gold, Platinum Rating)
• Employ low-impact development techniques that may include “green-roofs,” porous paving, tree retention, rain gardens, or other methods, as defined in the Low Impact Development Technical Guidance Manual for Puget Sound.
• Incorporate high-efficiency building materials, systems, and techniques into new construction.
• Use water-permeable paving (right) to help minimize the negative environmental impacts of the additional amount of paved vehicle area needed for rear parking arrangements

Preferred parking options:
Reduce the impact of parking facilities on the fronting street, sidewalk and neighboring properties by designing parking lots, carports, and garages so that they do not dominate the street front, and provide adequate screening through landscaping.

Minimize the visual impact of multifamily, mixed-use, and commercial developments parking areas by locating them in structures or underground, at the side, or rear of buildings

![Preferred parking configurations for multifamily, mixed-use, and commercial developments](image)

Figure 12 – Preferred parking configurations for multifamily, mixed-use, and commercial developments

• Locate parking in areas that are less visible from the street with multifamily, mixed-use, and commercial space(s) facing the street
• Locate parking toward the rear of sites to provide pedestrian-friendly street frontages
• Private lanes shall be considered streets for frontage, setback, and design purposes.
• Minimize the number and width of driveways and curb cuts;
• Break large parking lots into smaller ones in a way that provides easy access for pedestrians; and
• Parking lots should only be located between the building and street when necessary due to physical limitations of the site

Consider shared parking structures including first level or basement parking garages as a parking solution in terms of meeting multiple objectives
• Parking structures accommodate more parking than otherwise possible on smaller, higher density sites;
• Parking structures allows more outdoor spaces and landscaping in place of driveways and parking areas;
• Parking structures allow multifamily and mixed-use residential units to be above grade and may increase privacy along busy streets.
• Note: Care must be taken so that structured parking does not dominate the ground level of street frontages. This can be achieved by excavating the parking, so that living space above is brought closer to ground level, or by wrapping the front of structured parking with active building spaces.

Minimize potential negative impacts of residential parking areas and garages on the streetscape
• If an alley exists, parking shall be accessed via the alley otherwise the parking area shall be from the lane or street.
• Residential structure should minimize blank garage doors and provide architectural details on the garage door
  o Recess the garages behind the living space
  o Building elements such as porches or trellises over garages takes the focus away from garage doors and makes them secondary elements.
  o Use windows in garage doors to increase visual interest and avoid a “blank wall” appearance.
• Share driveways with adjacent property owners are encouraged when possible and subject to a shared access and maintenance agreement;
• Tandem parking is allowed (may be exterior or interior);
• Locate garages partially below grade, as feasible, to help establish a stronger relationship between living spaces above grade and to reduce overall building height.

Provide perimeter landscaping and interior landscaping within all parking areas that act as a low landscaped screen;
• Screen parking lots abutting single-family residences with landscaping and/or fencing;
• Use landscaping and trees, to break up expanses of rear vehicle areas; and
• Incorporate greenery within the driveway including the use of tread paving or grasscrete.
**Mechanical Equipment and Service Utilities**

Utility service boxes, telecommunication devices, cables, conduits, trash, and recycling storage may affect the character of an area. Mechanical equipment and service utilities should be located in an area not visible from a public street and must be screened from public view to avoid negative effects on building design.

**Minimize the visual impact of mechanical equipment on the public way**
- Screen equipment from view.
- Do not locate window air conditioning units on a primary facade.
- Use low profile or recessed mechanical units on rooftops.
- Locate satellite dishes out of public view.

**Minimize the visual impacts of trash storage and service areas**
- Locate service areas away from major pedestrian routes; locate them at the rear of a building, off an alley, when possible.
- Screen dumpsters from view.
- Ensure that all screens meet applicable Monroe Codes.
- Garbage/recycling areas shall be consolidated and screened from public view.

*Figure 13* – These illustrations show screening of mechanical equipment and service areas

**Minimize the visual impacts of utility connections and service boxes**
- Locate utility connections and service boxes on secondary walls when feasible.
- Roof-mounted mechanical equipment (HVAC) must be screened from view.
Section 2 – Infill Residential (detached housing) Standards

Application and Purpose

There are evident differences between mixed-use, multifamily, and detached single-family buildings. The following prescriptive standards and guidelines augment the general standards found in Section 1 and apply specifically to infill development in zoning districts that allow detached single-family units and duplexes. This section provides examples of common single-family options that developers will likely construct in existing neighborhoods.

Residential corridors and side streets frame standard single-family neighborhoods. Private yards with landscaped setbacks and individual driveways exemplify typical single-family neighborhood frontages. Frequently, sidewalks, planting strips, and street trees strengthen the residential character and buffer residences from traffic. Internally, developers need to consider the design of public and private areas in standard single-family neighborhoods as well as the aesthetic continuity of a single structure or component to the larger neighborhood. As discussed in Section 1, the challenge is ensuring that compatible development occurs in infill situations and new neighborhoods.

Standard single-family lot standards

Description: Standard single-family lot development means a detached single-family unit constructed on lots that are 6000 square feet and over in area (1.5 times greater area for duplexes) and 45-feet or over in width.

Site Requirements and Setbacks

Applicable zones or neighborhoods:

- UR6000
- UR9600

Minimum lot requirements (per MMC 18.10.140):

- Lot size – 6000 square feet and over
- Lot size for duplex – 1.5 times greater than underlying lot size
- Height – 35-feet (three stories)
- Lot coverage – 50%
- Lot dimensions – between 1:1.6 to 1:2
- Lot width – 45-feet & over (existing nonconforming lots may be less)
- Front setbacks – 10 to 20 feet
- Side setbacks – 5 w/ total of 15-feet
- Rear setback – 15-feet

Figure 14—This graphic illustrates a typical single-family house
**Site Design**

- **Standard Backyards** should emphasize privacy, private open spaces from neighbors for residents.
- Fencing for residential structures should integrate into the architecture of the building.
- Preferred Parking: First level or rear with alley

![Diagram of a single-family house lot plan](image)

*Figure 15 – This drawing illustrates a typical single-family house lot plan.*

**Building Design**

- Residential structures should emphasize single-story massing elements on the front facades, using architectural features such as porches and bays seen from the street.
- Residential structures are encouraged to use gable roofs to emphasize vertical proportions and create modulation.
- Residential structures should vary the massing with elements such as bays, dormers, etc.
- Residential structures are encouraged to change materials, colors, and/or textures on different elements to provide further articulation and additional variety and character.
- Residential structure should minimize blank garage doors and provide windows and/or architectural details on the garage door.
**Small lot single-family standards**

**Description:** Small-lot developments consist of detached single-family dwelling units on small or narrow lots up to 4,000 square feet in area and less than 45-feet in width. Planned residential development density bonuses and lot size reductions apply in infill situations, per Chapter 18.84 MMC.

**Site Requirements and Setbacks**

**Applicable zones or neighborhoods:**
- UR600
- MR6000
- Professional Office
- Downtown Commercial – Downtown Neighborhood

**Minimum lot requirements (per MMC 18.10.140):**
- Lot size 2,500 to 4,000 square feet
- Lot size duplex – 1.5 times greater than underlying lot size.
- Height – 35-feet (three stories)
- Lot coverage – 60 to 75%
- Lot dimensions – between 1:1.6 to 1:2
- Lot width – 30 to 45-feet (existing nonconforming lots may be less)
- Front setbacks 10 to 20 feet
- Side setbacks 5 w/ total of 10-feet
- Rear setback 10-feet (20-feet parking backup area with alley)

![Figure 16](image)

*Annotated graphics of Small Lot alternatives from XXX*

**Site Design**
- Dwelling units that front public streets or lanes shall have entrances facing the street or lane.
- The backyards of residential structures should emphasize privacy from neighbors.
- Share driveways with adjacent property owners are encouraged when possible and subject to a shared access and maintenance agreement;
- Tandem parking is allowed (may be exterior or interior);
- Residential structures should encourage rear parking as feasible.
- If parking is provided in the front, the residential structure should minimize blank garage doors and provide architectural details on the garage door
  - If an alley exists, parking shall be accessed via the alley otherwise the parking area shall be from the lane or street.
o Recess the garages behind the living space

o Provide building elements such as porches or trellises over garages takes the focus away from garage doors and makes them secondary elements.

o Use windows in garage doors to increase visual interest and avoid a “blank wall” appearance.

o Locate garages partially below grade, as feasible, to help establish a stronger relationship between living spaces above grade and to reduce overall building height.

Figure 17 – This graphic illustrates required setbacks and typical building placement for small lot single-family residences (adapted from xxx)

Building Design

- Bulk and massing: No single floor shall be greater than 800 square feet, with a maximum height of 35-feet or as allowed in the underlying zone.
- Each dwelling shall have a covered front porch with a minimum area of 50 square feet or more, with no dimension less than five feet.
- Residential structures are encouraged to use gable roofs to emphasize vertical proportions and create modulation.
- Residential structures should vary the massing with elements such as bays, dormers, etc.
- Residential structures are encouraged to change materials, colors, and/or textures on different elements to provide further articulation and additional variety and character.
- Residential structure should minimize blank garage doors and provide windows and/or architectural details on the garage door.
Compact / clustered housing standards

Description: Compact / clustered housing are standard detached single-family dwelling units on separate lots 5,999 square feet or less in area and less than 45-feet in width oriented toward a landscaped courtyard that provides pedestrian access.

Site Requirements and Setbacks

Applicable zones or neighborhoods:

- UR600
- MR6000
- Professional Office
- Downtown Commercial – Downtown Neighborhood

Lot requirements (per MMC 18.10.140):

- Lot size – 5,999 square feet and less
- Height – 35-feet (three stories)
- Lot coverage – 60 to 75%
- Lot dimensions – between 1:1.6 to 1:2
- Lot width – 45-feet or less (existing nonconforming lots may be less)
- Front setbacks – 10 feet
- Side setbacks – 5 w/ total of 10-feet
- Rear setback – 15-feet

Figure 18 – Photos of small lot house alternatives that illustrate design principles

Figure 19 – This photo shows the common courtyard of a compact housing development.
Site Design

- All units shall face the shared open space except units that front the public street – these shall have entrances facing the public street.
- Backyards should emphasize privacy from neighbors.
- Fencing for residential structures should integrate into the architecture of the building.
- Preferred Parking: Rear or in common structure or parking area following Section 1

Building Design

- Each dwelling shall have a covered front porch with a minimum area of 50 square feet or more, with no dimension less than five feet.
- Structures shall emphasize single-story massing elements, on the front facades, using architectural features such as porches and bays seen from the street.
- Residential structures are encouraged to use gable roofs to emphasize vertical proportions and create modulation.
- Residential structures should vary the massing with elements such as bays, dormers, etc.
- Residential structures are encouraged to change materials, colors, and/or textures on different elements to provide further articulation and additional variety and character.
Section 3 – Multifamily (attached housing) Standards

Application and Purpose

The following prescriptive standards and guidelines augment the general standards found in Section 1 and apply specifically to attached, multifamily units. Multifamily neighborhoods provide a transition between lower density single-family neighborhoods and commercial areas or mixed-use areas. The typical form of multifamily development varies and includes small multiplexes, shared courts, townhouses, and low-rise apartments. Small multiplexes, shared courts, and townhouses may emulate the feel of single-family developments and include semi-private yards with landscaped setbacks and individual driveways. Larger buildings, bigger lots, open or structured parking areas, common open space, and formally landscaped characterizations of low-rise apartment developments. The development of attached & multifamily structures requires compatibility with neighboring single-family neighborhoods and commercial areas. Other concerns relate to large parking areas and potentially the large scale of buildings.

Attached housing options may be attractive to some developers because they reduce the cost of development per unit. Attached housing may also be an attractive and convenient option to seniors, empty-nesters, and smaller families. Attached housing also ensures affordable housing options for different income levels. The attached guidelines will help developers integrate new multifamily developments into existing neighborhoods by providing well-designed buildings that respect the character and design of existing neighborhoods; create attractive new neighborhoods, and encourage creative site and building design.

Small multiplexes

Description: A small multiplex is a single structure comprised of three or four dwelling units, on a single lot constructed either side-by-side or on different floors.

Site Requirements and Setbacks:

| Applicable zones and neighborhoods: | all zones that allow multifamily development, unless otherwise prohibited. |
| Minimum lot requirements (per MMC 18.10.140): |  |
| • Lot size – based on number of units per acre | separate unit(s), or different zones will be 10 feet. |
| • Maximum height – 35-feet (three stories) | Rear setbacks 10 to 20feet |
| • Lot coverage – 75% | |
| • Lot dimensions – between 1:1.6 to 1:2 for individual lots or per site needs | |
| • Lot width – 30 to 45-feet for individual lots | |
| • Front setbacks – 10 to 20 feet | |
| • Side setbacks – per municipal code, with the perimeter setback abutting a ROW, | |
Site Design

- Orient building entrances to public streets, within the confines of the site characteristics, to enhance the character of the street.
- Development should provide a frontage character compatible with existing neighborhoods, as appropriate.

Building Design

- No single floor shall be greater than 1000 square feet.
- Each dwelling unit shall have 50 square feet of private open space, with no dimension less than five feet. An
attached deck or porch may satisfy the open space requirement.

- Small multiplexes should create visual interest and avoid a box-like image by dividing the facade visually into smaller components and providing porches, staircases, entrance roofs, door details, and other appropriate architectural features.

![Photo of a small multiplex that illustrates desirable design principles](image)

- Small multiplexes should reduce the building’s perceived size by emulating larger, single-family units or dividing the structure into distinct units that emphasize vertical proportions, create modulation by:
  - Varying design with elements such as bays, dormers, gable roofs, balconies;
  - Changing of materials, colors, or textures on building elements.

**Shared Courts**

**Description**: A shared court is a multifamily development, on separate or joint lot(s), arranged around a common landscaped courtyard or private street. Courtyards commonly blend pedestrian uses of the open space with other uses including vehicular access for parking. The entrances of shared courts must visibly connect to adjacent public streets, particularly when the fronting street is a collector or arterial.

**Site Requirements and Setbacks**

**Applicable zones or neighborhoods**: all zones that allow multifamily development, unless otherwise restricted in the Municipal Code

**Lot requirements (per MMC 18.10.140)**:

- Lot size based on number of units per acre
- Height 35-feet (three stories)
- Lot coverage 60 to 75%
- Lot width 45-feet and over (existing nonconforming lots may be less)
- Front setbacks 10 to 20 feet
- Side setbacks 5 w/ total of 10-feet, with the perimeter setback abutting a ROW, separated unit(s), or different zones will be 10 feet
- Rear setback 15-feet

![Photo showing typical building placement for shared court](image)
Site Design

- There shall be a minimum of four dwelling units (two buildings) and a maximum of twelve dwelling units (six buildings) clustered around a shared court with a portion of the courtyard visible from the street. Units can be located on separate lots or several units may be located on a common parcel.
- All units shall face the shared open space except units that front the public street – these shall have entrances facing the public street.
- Shared courts must integrate buildings, vehicular access, parking areas, and the courtyard area into a connected site.
- Shared courts must provide clear direction to primary building entries that includes a walkway from each dwelling unit to the shared court and street, and enhances paths with trees, lighting, and landscaping.

Building Design

- No single floor area shall be larger than 1,000 square feet per dwelling unit.
- Each dwelling unit shall have a covered front porch no less than 50 square feet with no dimension less than five feet to provide private open space.
- Units can be stacked (“flats”), in a house-like form, or in a townhouse configuration, but should emphasize vertical proportions, create modulation, and vary the massing with bays, dormers, and other architectural elements.
- The preferred parking options would be first rear, second-2nd side, or third 3rd first level.
- Define the garden court space through a combination of building, landscape, and other site furnishings with at least two of the following elements:
  - Benches, bench-type edges for planters
  - Fountains or other water feature
  - Ornamental shrubbery and landscape trees.

- Courtyard housing, especially street-facing units should provide house-like forms to integrate multifamily housing into neighborhoods dominated by detached houses.

Figure 25– This drawing shows an optional building configuration for a shared court.


**Townhouses (Row-houses)**

**Description:** A townhouse is one of a row of attached homes sharing common walls, each with its own front and rear access to the outside on lots 2500 to 4000 sq ft.

**Site Requirements and Setbacks**

**Applicable zones or neighborhoods:** all zones that allow multifamily development, unless otherwise restricted in the Municipal Code.

**Minimum lot requirements (per MMC 18.10.140):**

- Lot size based on number of units per acre
- Height 35 feet (three stories)
- Lot coverage 75%
- Lot dimensions between 1:1.6 to 1:2
- Lot width (per building need)
- Front setbacks 5 – 10 feet
- Side setbacks: zero setback between units in allowed zones. The outside setback for attached housing units abutting a ROW, separated unit(s), or different zone will be 10 feet.
- Rear setback 10 – 20 feet

**Site Design**

- Each townhouse unit shall front a street or lane, and have an entrance that faces a street or lane.
Townhouses may be located on a separate (fee simple) lot or several units may be located on a common parcel.

- Maximum number of attached dwelling units is eight.
- Each dwelling unit shall have 200 square feet of private open space with no dimension less than five feet. Up to 100 square feet of deck or structure may be included.
  - Private open space must be screened from public right of way, paths, and lanes.
  - Private open space must be directly accessible from the dwelling unit.
  - Backyards should emphasize privacy from neighbors.
- Preferred Parking: Rear with private drive or first level from public street. Front yard parking aprons are discouraged, but allowed if no alternative.
- Five-foot landscaped buffer along perimeter setbacks abutting a ROW, separate unit(s), or different zones.
- Provide generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design

Building Design

- Use lines and rhythms to create a human scale streetscape. These may include vertical and horizontal patterns as expressed by bays, belt lines, doors and windows.
- Buildings must be modulated along the public street at least every 30 feet. Building modulations must step the building wall back or forward at least four feet
- Each dwelling unit shall have a covered front porch no less than 50 SF with no dimension less than five feet to provide private open space.

Figure 28 – This photo illustrates shows desirable design elements for townhomes
Residential structures shall emphasize single-story massing elements using architectural features such as porches and bays, dormers, etc as seen from the street.

Residential structures are encouraged to use gable roofs to emphasize vertical proportions and create modulation.

Residential structures are encouraged to change materials, colors, and/or textures on different elements to provide further articulation and additional variety and character.

**Low-rise Apartments/Condominiums**

**Description:** Low-rise apartment or condominium developments consist of attached dwelling units within a single building or clusters of buildings on larger sites. Typically, the individual dwelling units are stacked rather than side-by-side. Parking is usually in a common structure or in a defined open parking area.

**Site Requirements and Setbacks**

**Applicable zones or neighborhoods:** all zones that allow multifamily development, unless otherwise restricted in the Municipal Code

**Minimum lot requirements:**

- Lot size based on number of units per acre
- Height 35 – 55 feet (three to five stories)
- Lot coverage 75%
- Lot width (per site needs)
- Front setbacks 10 feet
- Side setbacks: The outside setback for attached housing units abutting a ROW, separated unit(s), or different zone will be 10 feet.

- Rear setback 10 – 20 feet
Figure 30 – This photo illustrates typical low-rise apartment complex.

**Site Design**
- Preferred Parking: side or rear
- Five-foot landscaped buffer along perimeter setbacks abutting a ROW, separated unit(s), or different zones.

**Building Design**
- Residential structures shall emphasize single-story massing elements, on the front facades, using architectural features such as porches and bays seen from the street.
- Residential structures are encouraged to use gable roofs to emphasize vertical proportions and create modulation.
- Residential structures should vary the massing with elements such as bays, dormers, etc.
- Residential structures are encouraged to change materials, colors, and/or textures on different elements to provide further articulation and additional variety and character.
- Units over three stories must step back the fourth and fifth stories and additional five feet per story, where the buildings adjoin the ROW, separate unit(s), or a different zone.
Section 4 – Mixed-use Standards

Application and Purpose

Provisions herein would apply to new development in mixed-use zones. With the goal of enhancing the visual character of fronting streets; enhancing the pedestrian environment of fronting streets; minimizing potential negative impacts of parking lots and garages on the streetscape; promoting “eyes on the street” for security for pedestrians; creating a more welcoming and interesting streetscape; and reinforcing the established pattern of landscaped frontages.

Mixed-use standards

Description: Mixed-use development should be located on corridors with available public services and adequate traffic capacities. The mixed-use commercial district allows high-intensity development and requires that new developments provide safe and convenient access, minimize curb cuts, and facilitate better parking and traffic flow. This district permits residential, commercial, office, and light industrial land uses. Commercial uses should serve primarily the employment, housing, shopping, service, and recreational needs of those residing within the district and surrounding area.

Site Requirements and Setbacks

Applicable zones or neighborhoods:

- Mixed-use Commercial
- Mixed-use Neighborhood Center

Minimum lot requirements (Per Monroe Municipal Code):

- Residential density number of dwelling units per acre per municipal code
- Height mixed-use buildings may be one to five stories, with a maximum height of 55 feet
- Minimum first story height 15 feet
- Front setbacks 5 to 10 feet
- Side setbacks
  - 10 feet to ROW, separate detached unit(s), or different zones.
  - Buildings taller than three stories must step back upper stories an additional five feet per story.
- Rear setback 10 to 20 feet, 10 feet if parking is underground for multifamily developments or parking is accessed off an alley or private drive to the rear.

Figure 31 – This example shows the stepping back of upper stories
Mixed-use street frontage standards.

The mixed-use zones encourage the development of pedestrian-oriented storefronts that promote public activity along the street.

- Several architectural features help emphasize the pedestrian orientation:
  - Weather protection
  - Widened walkways and landscaped areas;
  - A mix of public amenities such as areas for outdoor dining, drinking fountains, distinctive paving, public art or water features;
  - Accent lighting to accentuate key landscape and architectural features; and
  - Visual and pedestrian access (including barrier-free access) to abutting structures and public streets or pathways

- In the Mixed-use Commercial zone, the front setback may be reduced to five feet from the sidewalk edge when the following additional standards are met:
  - Buildings are designed for ground level commercial space, at least 30 feet deep, with a minimum 15-foot floor to ceiling height.
  - Building entries shall face the sidewalk.
  - Weather protection features are encouraged to extend along 100 percent of the facade, with a minimum required coverage of 75 percent, that may include awnings, canopies, pergolas, and/or overhangs compatible with the overall scheme of the facade;
  - Storefront windows over at least 75 percent of the facade on the ground floor between two (2) feet to eight (8) feet above the ground;

Figure 32—This illustration shows a building incorporating weather protection and storefront windows along a primary pedestrian façade

- Pedestrian-oriented lighting and/or decorative facade details are provided; and
  - High-quality signage integrated into the building design
  - Pedestrian amenities such as outdoor seating, public art, etc.
- Transparent window area along at least 70 percent of the ground floor façade between 30 inches and 8 feet above grade is required. Display windows may count for up to 50 percent of the transparency requirements provided they are at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as transparent window area. CONSIDER DEPARTURES to the transparency requirement (DOWN TO 50% BUT NO MORE) will be considered by the Director provided the design treatment meets in the intent of the standards.

**Figure 33 – Pedestrian Oriented Storefront requirements.**

The mixed-use zones encourage new development to maintain landscaped frontages where this pattern is present.

- Minimum zoning requirements apply with the following exceptions:
  - Pathways and pedestrian-oriented space are permitted in setback areas.
  - Porches and covered entries may project up to five feet into front yard setbacks.
- Weather protection at least 3-feet deep is required at building entries.
- Transparent windows/doors shall occupy a minimum of 15 percent of the façade (all vertical surfaces of the structure facing the street). Where a portion or portions of the structure are setback 15 feet or more from the front façade, such areas shall not be included in the transparency calculations. Exception: Where the building is within 10 feet of the front property line, at least 50 percent of the ground floor façade between 30 inches and 8 feet above grade shall be transparent.

**Figure 34 – Landscaped frontage requirements.**
Secondary Pedestrian Facades – Secondary pedestrian facades are located adjacent to parking lots, alleys, pedestrian pathways, or streets. When a building/business is not adjacent to a public street, the primary entrance may be located next to an adjacent parking lot, pedestrian pathway, or alley (subject to city approval) and include the following mandatory elements:

- Weather protection features along at least 50 percent of the facade that may include awnings, canopies, pergolas, and/or overhangs that are compatible with the overall scheme of the facade;
- Storefront windows over at least 50 percent of the facade on the ground floor between two (2) feet to eight (8) feet above the ground;
- Pedestrian-oriented lighting and/or decorative facade details;
- Buildings/businesses facing a public street on one side and a parking lot, pedestrian pathway, and/or street on other sides, are strongly encouraged to provide a secondary building/business entry from the parking lot, pedestrian pathway, or alley; and
- High-quality signage integrated into the building design.

- Blank walls must be treated as shown in Figure 35.
  - Planters or trellises with vines
  - Landscaping that covers 30 percent of wall area within three years of planting
  - Special materials (e.g., decorative patterned masonry)
  - Display windows
  - Other city approved treatments

![Figure 35 – Blank wall treatments](image)

Side and Rear Pedestrian Facades – Side and rear facades are those building facades not adjacent to areas outlined above. Pedestrian building/business entries may not be required next to side and rear facades, but they are encouraged depending on specific site characteristics. Side and rear facades shall be treated in two or more ways, as shown in Figure 35.
Parking requirements

Parking location: Parking shall be located to the side, rear, under, or above buildings. No more than 50 percent of the frontage shall be occupied by parking and vehicular access uses, regardless of the frontage type used.

Figure 36 – Preferred parking location requirements.

Exceptions: the City will consider departures to this standard provided the Director determines that the use, building, and site design features contribute to the visual character and pedestrian environment along West Main Street. In this instance, design features to mitigate visual impacts of any parking lots shall go above and beyond minimum requirements in order to effectively define the street edge and provide continuous interest to the pedestrian along the sidewalk. The Director shall determine the parking lot mitigation necessary for approval. Departures for corner lots are not permitted.
Section 5 Application of Design Elements

The guidelines discussed in Section 1 refer to common required design elements that all new construction and exterior remodels must include. The subsequent sections provided detailed descriptions of architectural and site amenities required for specific types of developments. Each element includes a list of menu categories that characterize the goal(s) of the element, in relation to the design guidelines. New developments and exterior remodels must incorporate the required elements. In turn, the listed menu categories are further broken down into specific enhancements that provide a range of possibilities to achieve design compatibility, when one or more options from each menu category are integrated into the design of the development. However, to provide flexibility, not all listed design options and enhancements are required in every project. Through the process of choosing preferred enhancements, individual projects will maintain continuity with the neighborhood concept, while expressing an individual character.

Typically, city staff will review projects administratively to determine design compatibility; however, the city reserves the right to hire an independent qualified professional, at the applicant’s expense, to review and comment on project reports and/or plans for consistency with the design guidelines.

Recourse and departures will be considered per the municipal code.

Required Elements – Every development or exterior remodel must include some of the design features listed as required elements below:

- Streetscape Enhancements
- Pedestrian/Public-Oriented Space Enhancement
- Human-Scale Architecture
- Architectural Character
- Building Techniques, Materials, & Finishes
- Screening

Menu of Design Options and Enhancements – To achieve design compatibility, every development must incorporate one or more of the listed design options and enhancements from each menu category, as an integrated part of the development’s overall design. The individual enhancements and design options listed in the following tables are not an exhaustive list of acceptable methods and enhancements. The tables list common design features, described throughout this document, that are appropriate to the Borlin Park Neighborhood. Individual developers may propose additional methods and enhancements that relate to the established menu categories that are consistent with the overall design theme, for review and approval. The city will consider other treatment methods, buildings enhancements, and materials when the applicant provides the city with samples of the material, proposed detail connections, and a list of other project examples in the Puget Sound Region that have used these alternative methods of applications.

Design Menu Key

- Follow all prescriptive requirements defined in the Monroe Municipal, including but not limited to bulk requirements, landscaping, and parking.
- The required elements are shown in bold, inside the shaded boxes, along the top row of each table.
- The menu categories are shown in italics, in the second row of each table.
• Individual enhancements and design options follow below each menu category column in a bulleted list.

<table>
<thead>
<tr>
<th>Streetscape Enhancements</th>
<th>Parking Preferences</th>
<th>Access and Circulation</th>
<th>Decorative Paving</th>
<th>Landscaping</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Alignment</strong></td>
<td><strong>Parking Preferences</strong></td>
<td><strong>Access and Circulation</strong></td>
<td><strong>Decorative Paving</strong></td>
<td><strong>Landscaping</strong></td>
</tr>
<tr>
<td>Align primary building facades &amp; entrances along street frontage</td>
<td>Align secondary facades adjacent to alleys &amp; parking areas</td>
<td>Common access point from public street, alley, or private road with adjacent property</td>
<td>Decorative paving at pedestrian crossing to distinguish this area from primary paved surfaces</td>
<td>Provide landscaping &amp; special features to define the street edge</td>
</tr>
<tr>
<td>Align primary building facades &amp; entrances along street frontage</td>
<td>Align secondary facades adjacent to alleys &amp; parking areas</td>
<td>Provide well-lit, landscaped pedestrian paths between residential complexes, the street, &amp; adjacent commercial properties</td>
<td>Decorative paving at key sidewalks &amp; pathways</td>
<td>Provide landscaping &amp; special features to create seasonal interest, color, &amp; texture</td>
</tr>
<tr>
<td>Align primary building facades &amp; entrances along street frontage</td>
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<td>Provide landscaping &amp; special features to create seasonal interest, color, &amp; texture</td>
</tr>
</tbody>
</table>

**Table 1 – Streetscape Enhancements**

<table>
<thead>
<tr>
<th>Pedestrian-Oriented Space Enhancements</th>
<th>Public Access to Al Borlin Park &amp; Shoreline</th>
<th>Pedestrian Amenities</th>
<th>Decorative Paving</th>
<th>Enhanced Landscaping</th>
<th>Enhanced Building Entrances</th>
</tr>
</thead>
</table>

1. Decorative paving must meet ADA requirements.
- Visual access to shoreline from accessible viewing points, as applicable from adjoining properties
- Pedestrian access through easements, when feasible from adjoining properties
- Distinctive entries
- Weather protection features
- Storefront windows
- Enhanced landscaping
- Outdoor seating
- Decorative & accent lighting
- Public art &/or water features
- Decorative paving to mark pedestrian crossings
- Decorative paving at building focal points or entrances
- Mark pedestrian routes with changes in paving & landscaping
- Landscaping to exceed base municipal code standards by 10%
- Use special features, such as rocks, public art, water features, or decorative lighting
- Articulated entrance
- Special features
- Public art
- Bay windows
- Distinctive materials

**Table 2 – Pedestrian-Oriented Space Enhancement**

<table>
<thead>
<tr>
<th>Human-Scale Architecture</th>
</tr>
</thead>
<tbody>
<tr>
<td>Align Horizontal Elements</td>
</tr>
<tr>
<td>Align windows</td>
</tr>
<tr>
<td>Align floor height</td>
</tr>
<tr>
<td>Align common architectural features</td>
</tr>
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</tbody>
</table>

**Table 3 – Human-Scale Architecture**

<table>
<thead>
<tr>
<th>Architectural Character</th>
</tr>
</thead>
<tbody>
<tr>
<td>Varied Building Materials &amp; Finishes</td>
</tr>
</tbody>
</table>

- Articulated entrance
- Special features
- Public art
- Bay windows
- Distinctive materials
<table>
<thead>
<tr>
<th>Wood</th>
<th>Turrets</th>
<th>Horizontal window alignment across the facade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lap siding</td>
<td>Balconies</td>
<td>Window trim</td>
</tr>
<tr>
<td>Shingles</td>
<td>Porches</td>
<td>Multi-paned windows</td>
</tr>
<tr>
<td>Sheet metal</td>
<td>Pergolas</td>
<td>Vertical windows</td>
</tr>
<tr>
<td>Stone &amp; cast stone</td>
<td>Decorative lighting</td>
<td>Multi-paned windows</td>
</tr>
<tr>
<td>Masonry</td>
<td>Dormers</td>
<td>Square windows</td>
</tr>
<tr>
<td></td>
<td>Multi-paned windows</td>
<td>Weather protection</td>
</tr>
<tr>
<td></td>
<td>Weather protection</td>
<td>Mullions</td>
</tr>
<tr>
<td></td>
<td>Mullions</td>
<td>Parapet</td>
</tr>
<tr>
<td></td>
<td>Parapet</td>
<td>Public art</td>
</tr>
<tr>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Architectural wall mounted fixtures</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Architectural light posts/ luminaries</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Decorative finishes (brushed nickel, antique brass, etc)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Decorative accent lighting</td>
</tr>
</tbody>
</table>

*Table 4 – Architectural Character*
## Building Techniques, Materials, & Finishes

<table>
<thead>
<tr>
<th>High-Quality Building Materials</th>
<th>Incorporate “Green” Building Methods</th>
<th>Use Varied Siding &amp; Roofing Materials</th>
<th>Northwest Color Palette</th>
</tr>
</thead>
</table>
| ● Materials with a low, life cycle cost  
● Wood  
● Sheet metal  
● Stone & cast stone  
● Masonry | ● LEED Certification  
● Low Impact Development  
● Rain Gardens  
● Porous Pavement  
● Green Roofs  
● Energy conservation features  
● Etc. | ● Siding - Lap siding, board & batten, shingles, sheet metal, stone, cast stone, masonry, etc  
● Roof – architectural shingles, standing-seam sheet metal, etc | ● Muted tones  
● Earth tones  
● Contrasting trim  
● Accent color |

*Table 5 – Architectural Character*

## Screening

<table>
<thead>
<tr>
<th>Enhance surface parking areas with landscaping</th>
<th>Screen areas for service &amp; mechanical equipment</th>
<th>Screen trash, storage, &amp; service areas</th>
</tr>
</thead>
</table>
| ● Enhanced landscaping  
● Enhanced public walks | ● Screen with landscaping  
● Structures  
● Fencing | ● Screen with landscaping  
● Structures  
● Fencing |

*Table 7 – Screening*
Section 6 Glossary of Design Elements

Arcade – Arcade means (1) A range of arches carried on piers or columns, freestanding or blind, i.e. attached to a wall; (2) A covered passage with shops on one or both sides; or (3) An exterior covered passageway along a building facade open to the street frontage.

Architrave – Architrave means the lintel extending from one column or pier to another and the lowest of the three main parts of an entablature.

Articulation – Articulation means a design emphasis placed on a particular architectural feature using special details, materials, change in building plane (recessed or extended from building surface), contrast in materials, or decorative artwork.

Awning – Awning means a roof-like cover extending over or in front of a place (as over the deck or in front of a door or window) as a shelter.

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

Bay Window – Bay window means typically a multi-paned window protruding from the main exterior wall.

Blank Walls – Blank wall mean a wall subject to "blank wall" requirements that meet the following criteria:
- Any wall or portion of a wall that has a surface area of 400 SF of vertical surface without a window, door, or building modulation or other architectural feature; and
- Any ground level wall surface or section of a wall over 4’ in height at ground level that is longer than 15’ as measured horizontally without having a ground level window or door lying wholly or in part within that 15’ section.

Cement Siding – Cement siding means a combination of Portland cement, ground sand, cellulose (wood) fiber that when mixed with water allows for the creation of planks, panels, and shingles (exterior cladding) that is resistant to burning and rotting.

Clerestory or Clearstory Window – Clerestory means the upper stage of the main walls of a church above the aisle roofs, pierced by windows; the same term is applicable in domestic building.

Cornice – Cornice means in classical architecture, the top, projecting section of an architrave, also any projecting ornamental molding along the top of a building, wall, arch, etc., finishing or crowning it.

Courtyard – Courtyard means a landscaped space enclosed on at least three sides by a structure(s).

Cupola – Cupola means a small dome or other shaped roof projection crowning a roof or turret.
Curtain Wall – Curtain wall means a non-load-bearing wall, which can be applied in front of a framed structure to keep out the weather and may include a continuous curtain wall of steel and glass separating 'structure' from 'cladding'.

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

Decorative Paving – Decorative paving means any paving surface that includes colored, textured, or stamped pavement, in addition to decorative unit pavers, bricks, tiles, or pavers.

Eaves – Eaves mean the under-part of a sloping roof overhanging a wall.

Engaged Column – Engaged columns means a column attached to, or partly sunk into, a wall or pier, also called an applied column or attached column.

Entablature – Entablature means the upper part of an order, consisting of architrave, frieze, and cornice.

Façade – Facade means the principal face, front elevation, or vertical surface of a building, which is set along a frontage.

Floor Area Ratio (FAR) – FAR means the amount of building floor area in relation to the amount of site area, expressed in square feet. For example, a floor area ratio of 2 to 1 means two square feet of floor area to every one square foot of site area.

Frieze – Frieze means the middle division of an architrave, between the architrave and cornice; usually decorated but may be plain.

Frontage – Frontage means the portion of a parcel of property, which abuts a dedicated public street or highway or an approved public street.

Landscaping – Landscaping means and area that is:
- Planted with vegetation in the form of native Northwest trees, shrubs, or grass or evergreen groundcover maintained in good condition; or
- Occupied by sculpture, fountains or pools, benches, or other outdoor furnishings; or
- Occupied by recreational facilities; or
- Paved with decorative pavers, brick combined with any of the above items.

Leadership in Energy and Environmental Design (LEED) – LEED means the standard recognized “green building” rating system that encourages the use of sustainable building and development practices through the implementation of accepted tools and performance criteria, as administered by the U.S. Green Building Council.

Low-Impact Development – Low-impact development (LID) means a variety of building techniques and systems designed to lessen the environmental impact of construction activities; LID techniques may include bio-retention cells, engineered landscapes, green/vegetated roofs, pervious/porous pavement, drought-tolerant landscapes, tree retention, etc.

Main Entrance – Main entrance means that entrance of the building, which is most architecturally prominent and contains operable doors.
Modulation – Modulation means stepping back or projecting forward portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure’s continuous exterior walls.

Mullion – Mullion means a vertical post or other upright dividing a window or other opening into two or more lights.

Native Landscaping – Native landscaping means landscaping that exclusively uses any mix of trees, shrubs, ground cover, and flowers indigenous to the Pacific Northwest.

Northwest Design – Northwest design means design elements that emphasize the character of historic and current development of the Northwest that balances the use of local materials (such as timber and high quality aggregates) to construct buildings with the natural environment, including native vegetation.

Parapet – Parapet means a low, solid, protective screening or decorative wall; often used around a balcony or along the edge of a roof.

Pedestrian-Oriented Façade – Pedestrian-oriented façade means a building façade that features any of the following characteristics:
  • A transparent window area along at least 75 percent of the ground floor between the height of two feet and eight feet above the ground; and
  • Frontage along a pedestrian-oriented space.

Pedestrian-Oriented Retail – Pedestrian-oriented retail means commercial uses that provide a wide range of services and goods within convenient walking distance that allow community residents and employees to meet their daily shopping needs without driving from store to store.

Pedestrian-Oriented Space – Pedestrian-oriented space means an area between a building and a street, access road, or along a pedestrian path, which promotes visual and pedestrian access onto the site and which, provides pedestrian-oriented amenities and landscaping to enhance the public’s use of the space for passive activities such as resting, reading, picnicking, etc.

Pedestrian-Oriented Use (or Business) – Pedestrian-oriented use means a commercial enterprise whose customers commonly arrive at the business on foot, or whose signage, advertising, window display, and entryway(s) are oriented toward pedestrian traffic. Pedestrian-oriented business may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows), and similar establishments.

Pedestrian Transition Space – Pedestrian transition space means a publicly accessible outdoor area that allows activities from inside of the building to spill out (e.g., outdoor cafes and sidewalk sales) and provides a comfortable area to view and/or enter the inside of the building.

Pergola – Pergola means a covered walk in a garden, or along a commercial frontage, usually formed by a double row of posts or pillars with beams above and covered with climbing plants.
Pilaster – Pilaster means a rectangular or round column or shallow pier attached to a wall constructed to coordinate with the style of the building.

Public Art – Public art means a device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose.

Rhythm – Rhythm means regularly recurring facade elements, features, or building masses.

Scale, Architectural – Architectural scale means the perceived relative height and bulk of a building relative to that of neighboring buildings. A building’s apparent height and bulk may be reduced by modulating facades.

Scale, Human – Human scale means the perceived size of a building relative to a human being. A building is considered to have “good human scale” if there is an expression of human activity or use that indicates the building’s size. For example, traditionally sized doors, windows, and balconies are elements that respond to the size of the human body, and therefore are elements in a building that indicate a building’s overall size.

Single-story massing

Streetscape – Streetscape means the visual character of a street as determined by various elements such as structures, greenery, open space, views, etc.

Transom – Transom means a horizontal glass plane, typically encased in a wood or metal frame that separates the storefront from the upper facade.

Trim – Trim means the framing or edging of openings and other features on a facade or indoors. It is usually of a color and material (wood, stucco, or stone) different from that of the adjacent wall surface.

Turret – Turret means a very small and slender tower.

Vertical Articulation – Vertical articulation means the visual division of a building’s facade into distinct sections or elements to reduce the apparent horizontal length of the facade.