The City of Bonney Lake’s Mission is to protect the community’s livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

**City of Bonney Lake**

**“Where Dreams Can Soar”**

**SPECIAL COUNCIL MEETING**

**July 31, 2007**

**5:30 p.m.**

**AMENDED AGENDA**

Location: Bonney Lake City Hall Council Chambers – 19306 Bonney Lake Blvd.

I. **Call to Order**

II. **Roll Call**

   Councilmembers: Deputy Mayor Dan Swatman, Councilmember David Bowen, Councilmember Phil DeLeo, Councilmember Mark Hamilton, Councilmember Dave King, Councilmember Cheryle Noble and Councilmember Jim Rackley.

   [Staff expected to be in attendance: Public Works Director Dan Grigsby, Administrative Services Director/City Clerk Harwood Edvalson, Interim Planning and Community Development Director Marvin Vialle, Planning Manager, Steve Ladd, City Attorney Jim Dionne, Records and Information Specialist Virginia Phelan.]

III. **Agenda Items:**

1. **Discussion:** Future Water Sources – Representatives of Lakewood and Tacoma will be in attendance.


3. **Executive Session:** Pursuant to RCW 42.30.110 (1)(i), the Bonney Lake City Council will hold an executive session to discuss matters of pending litigation. The duration will be announced prior to convening the executive session.

4. **Adjournment**

For citizens with disabilities requesting translators or adaptive equipment for communication purposes, the City requests notification as soon as possible of the type of service or equipment needed.
ITEM: Presentation and Discussion: Future Water Sources.

Representatives of the Cities of Lakewood and Tacoma will be present at the meeting.

No advance materials are available for this discussion.
City of Bonney Lake, Washington
Council Agenda Bill (C.A.B.) Approval Form

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<th>Council/Wrkshp Mtg Date:</th>
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<tr>
<td>P&amp;CD / Steve Ladd</td>
<td>August 31, 2007</td>
<td>07-173</td>
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**BUDGET INFORMATION**

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**Explanation**

**Agenda Subject:** Adopt Downtown Design Standards & Zoning Text Changes.

**Administrative Recommendation:**
Adopt Ordinance D07-173.

**Background Summary:**
Ordinance D07-173 adopts the Downtown Design Standards & Zoning Text Changes and lifts the moratorium in the Downtown Core. See attached staff report.

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**Council Action:**

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**Signatures:**

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<th>Mayor</th>
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ORDINANCE NO. D07-173

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, LIFTING THE MORATORIUM ESTABLISHED BY ORDINANCE D07-72, AMENDING CHAPTERS 18.18, 18.26, 18.36, AND 18.37 BLMC, AND ADDING CHAPTERS 18.35 AND 18.38 BLMC, TO BRING THE TEXT OF THE DOWNTOWN ZONING DISTRICTS IN LINE WITH THE DOWNTOWN PLAN, AND REPEALING OR AMENDING PORTIONS OF ORDINANCES NO. 1071 § 1, NO. 747 § 1, NO. 746 § 4, NO. 740 § 6, NO. 1230 § 19, NO. 1155 § 4, NO. 1099 § 19, NO. 851 § 32, NO. 740 § 6, NO. 1230 § 6; NO. 1099 § 23; NO. 746 § 8; NO. 740 § 10, NO. 1155 § 3, NO. 1155 § 1, AND NO 1155 § 2.

WHEREAS, in 2004 the City adopted a Downtown Plan; and

WHEREAS, in 2005 the City adopted Downtown Core and Downtown Mixed zoning districts on an interim basis pending refinement of the Downtown Plan; and

WHEREAS, in 2006 the City began refining the Downtown Plan, which work is now done and awaits adoption; and

WHEREAS, while refining the Downtown Plan the City found changes needed in the Downtown zoning texts and identified the need for Downtown Design Standards; and

WHEREAS, in March 2007 the City placed a six-month moratorium on development permits in the Downtown Core District pending adoption of the Downtown Design Standards; and

WHEREAS, through long work with consultants, the Downtown Developers Group, the Planning Commission, and the Design Commission, the City has drafted suitable Downtown Design Standards and revisions to the Downtown zoning texts; and

WHEREAS, SEPA has been complied with and the Planning Commission has held a public hearing and made a recommendation in support of passage of this Ordinance;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. The moratorium established by Ordinance D07-72 is hereby lifted.

Section 2. Chapter 18.18 BLMC and the corresponding portions of Ordinance No. 1071 § 1, No. 747 § 1, No. 746 § 4, No. 740 § 6, No. 1230 § 19, No. 1155 § 4, No. 1099 § 19, No. 851 § 32, and No. 740 § 6 are hereby amended to read as follows. Strikethroughs indicate deletions, underlines indicate additions.
Chapter 18.18
R-3 HIGH-DENSITY RESIDENTIAL DISTRICT

Sections:
18.18.010 General intent.
18.18.020 Uses permitted outright.
18.18.030 Accessory uses and structures.
18.18.040 Uses permitted conditionally.
18.18.050 Setback and bulk regulations.
18.18.060 Off-street parking and loading requirements.
18.18.070 Repealed.
18.18.080 Multiple dwelling outdoor recreation area.

Section 6 of Ord. 740 provides as follows:

Chapter 18.18 of the Bonney Lake Municipal Code is hereby amended as to read as follows, provided that the increase in residential density is subject to amendment of the City of Bonney Lake Comprehensive Plan. In the event that multi-family residential density is not increased to 20 units per acre in the 1997 Comprehensive Plan amendment, the maximum residential density for the R-3 District will revert to the density established in the City of Bonney Lake Comprehensive Plan, as amended.

18.18.010 General intent.
This zone is intended to provide appropriately located areas for multifamily living at densities up to 20 units per acre to meet the needs of households with a variety of income levels and lifestyles. They are further intended to protect the public health, safety and general welfare by assuring access to arterial or collector roads and transit, and the provision of adequate utility services, public facilities and amenities necessary to assure the comfort and enhance the lifestyles of their occupants.

18.18.020 Uses permitted outright.
The following uses may be operated as uses permitted unconditionally in an R-3 zone, subject to the off-street parking requirements, bulk regulations, and other provisions and exceptions set forth in this title:
A. Residential Uses.
   1. Duplex residences;
   2. Apartment houses;
   3. Townhomes and attached single-family housing;
   4. Accessory dwelling units;
   5. Nursing homes, residential care facilities, boarding homes, and group homes for persons with handicaps as defined in RCW 35A.63.240.
B. Educational Uses.
   1. Elementary schools.
C. Cultural, Religious, and Recreational, and Entertainment Uses.
   1. Parks, open space and trails;
   2. Churches of less than 250 seats; provided, the requirements of BLMC 18.22.040 are met;
   3. Museums, libraries, lodge halls, municipal facilities and community clubs; provided, the requirements of BLMC 18.22.040 are met.

D. Transportation, Communication, Utilities.
   1. Public utility facility; provided, the requirements of BLMC 18.22.050 are met;
   2. Wireless communications facilities are permitted as principal or accessory uses; provided, the requirements of Chapter 18.50 BLMC are met.

18.18.030 Accessory uses and structures.
The following accessory uses and structures are permitted on a lot in this district:
A. Accessory Structures.
   1. Swimming pool, if enclosed with a six-foot fence;
   2. Awnings or canopies;
   3. Walls or fences; provided the requirements of BLMC 18.22.020 are met;
   4. Flagpoles;
   5. Outdoor fireplaces;
   6. Accessory noncommercial greenhouses;
   7. Accessory sheds and tool rooms; provided they are part of a residential use;
   8. Private docks, mooring facilities and boathouses; provided the project complies with shoreline management regulations and the provisions of BLMC 18.22.070;
   9. Garage or carport.

B. Accessory Uses.
   1. State-licensed family day care homes;
   2. State-licensed adult family homes;
   3. Home occupations; provided the criteria in BLMC 18.22.010 is met;
   4. Commercial, professional and service uses associated with a residential complex, including banks, savings and loan associations, barber and beauty shops, business and professional offices, medical and dental clinics and neighborhood grocery, coffee shops, or restaurants; provided such uses occupy no more than 10 percent of the land area of the parcel or parcels within the residential complex and no individual commercial, professional or service use exceeds 5,000 square feet of floor area.

18.18.040 Uses permitted conditionally.
The following conditional uses may be permitted on any parcel within this district:
A. Residential Uses.
   1. Boarding homes, group homes, and residential care facilities not intended for persons with handicaps as defined in RCW 35A.63.240 (see BLMC 18.18.020(A)) or convicted sexual offenders.

B. Educational Facilities.
   1. Junior high, high schools and junior colleges, public or private.

C. Commercial Uses.
   1. Hospitals; provided, the criteria in BLMC 18.22.040 are met;
   2. Day care centers and mini-day care centers.
shall be at least 10 units per net acre as “net acre” is defined in BLMC 18.04.140 and there shall be no density limit.
C. Minimum lot width: 40 feet. Exception: There is no minimum lot width for developments within the Transit-Oriented Development Overlay.
D. Minimum front setback: 15 feet from the right-of-way; provided, that a greater setback may be required from streets with inadequate rights-of-way at the discretion of the public works director.
E. Minimum side yard setback: five feet, with a total side yard setback of 15 feet for both side yards. Exception: Lots internal to a development within the Transit-Oriented Development Overlay may have zero side yard setback provided the development is capable of meeting the applicable design standards.
F. Minimum rear setback is 20 feet; provided, that a separated garage may be built within 10 feet of the rear property line.
G. Minimum setback to a single-family residential zone: 20 feet. Exception: Buildings taller than 35 feet shall increase the setback by 1 foot from any single family residential zone for every 1 foot of building height increase over 35 feet. For example, a proposed building of 50 feet shall be setback at least 35 feet from any single family zone (20 feet plus 15 extra feet for the height increase over 35 feet).
H. Maximum height: 35 feet; provided, that the director(s), with the concurrence of the fire chief of Pierce County Fire Protection District No. 22, may approve buildings up to four stories tall if adequate provision is made for fire protection.
I. Maximum impervious surface: 80 percent.

18.18.060 Off-street parking and loading requirements.
For off-street parking and loading requirements, see Residential Development Standards, BLMC 18.22.100.

18.18.080 Multiple dwelling outdoor recreation area.
A. An outdoor recreation area shall be provided on all multiple dwelling projects.
B. A minimum of 20 percent of the total land area of the site shall be maintained as pervious open space, landscaping or recreation areas, with a minimum of 10 percent developed for recreational use. Developments within the Transit-Oriented Development Overlay are exempt from this requirement.
C. The recreation area as required herein shall be located in an accessible and usable area, which area must be free of involvement with any parking or vehicular traffic whatsoever, either on the premises or otherwise. Areas with wetlands, seasonal flooding or slopes exceeding 25 percent may not be considered recreational areas.

Section 3. BLMC Section 18.26.020 and the corresponding portions of Ord. 1230 § 6; Ord. 1099 § 23; Ord. 746 § 8; Ord. 740 § 10 are hereby amended to read as follows. Strike-throughs indicate deletions, underlines indicate additions.

B. A minimum of 20 percent of the total land area of the site shall be maintained as impervious open space, landscaping or recreation areas, with a minimum of 10 percent developed for recreational use. **Developments within the transit-oriented overlay are exempt from this requirement.**

C. The recreation area as required herein shall be located in an accessible and usable area, which area must be free of involvement with any parking or vehicular traffic whatsoever, either on the premises or otherwise. Areas with wetlands, seasonal flooding or slopes exceeding 25 percent may not be considered recreational areas.

**Section 3.** BLMC Section 18.26.020 and the corresponding portions of Ord. 1230 § 6; Ord. 1099 § 23; Ord. 746 § 8; Ord. 740 § 10 are hereby amended to read as follows. Strikethroughs indicate deletions, _underlines_ indicate additions.

**18.26.020 Uses permitted outright.**

The following uses may be permitted in a C-2 zone subject to off-street parking requirements, bulk regulations, landscaping requirements **TOD Overlay**, and the other provisions and exceptions set forth in this title:

A. Residential Uses.
   1. Residences in connection with a business establishment;
   2. Apartments, attached residential dwellings, subject to the requirements of Chapter 18.31 BLMC;
   3. Nursing homes, group homes and boarding homes.

B. Educational Uses.
   1. Elementary school.

C. Cultural, Religious, Recreational, and Entertainment Uses (see also Subsection F, TOD Overlay).

   1. Parks, open space and trails;
   2. Churches;
   3. Libraries;
   4. Swimming pools, public or private;
   5. Entertainment facilities, such as bowling alleys, skating rinks, pool halls, arcades, theaters, public or private.

D. Transportation, Communication, Utilities.

   1. Public utility facility; provided the requirements of BLMC 18.22.050 are met;
   2. Wireless communications facilities are permitted as principal or accessory uses provided the requirements of Chapter 18.50 BLMC are met.

E. Commercial Uses (see also Subsection F, TOD Overlay).

   1. Adult entertainment facilities subject to the provisions of Chapter 18.32 BLMC;
   2. Ambulance service;
   3. Antique shop;
   4. Automatic teller machines (ATMs);
   5. Automobile service stations and car washes;
   6. Bakery, retail;
   7. Banks, savings and loan associations;
8. Barber shops and beauty shops;
9. Coffee shops, cafes and cart vendors;
10. Dancing, music, drama and instruction schools;
11. Day care centers;
12. Food markets, delicatessen and meat markets (may sell beer and wine);
13. Furniture and small household appliance repair shops;
14. Gymnasiums and fitness centers, public or commercial;
15. Hotels, motels, apartments;
16. Hospitals;
17. Laundries, including dry cleaning;
18. Liquor stores;
19. Offices and professional buildings;
20. Photographic processing and supply;
21. Mini-storage facilities;
22. Plumbing shops, electricians, heating, air conditioning sales or repair;
23. Printing, blueprinting, and photostating establishments;
24. Locksmiths;
25. Retail shops, including department stores and shopping centers;
26. Restaurants, including drive-in restaurants, cocktail lounges and taverns;
27. Tailor shops;
28. Tool sales and rental;
29. Veterinary clinics, animal hospitals and pet grooming;

F. Transit-oriented Development (TOD) Overlay.

Exclusively automobile-oriented uses are not permitted in the TOD Overlay. “Exclusively automobile-oriented uses” means commercial and cultural uses which entail a low density of employees per square foot of land area and which cannot be effectively patronized on foot or by transit, such as mini-storage, furniture stores, lumber stores, tool rental outlets, heating/plumbing/air sales and service, and drive-up businesses.

Section 4. BLMC Section 18.26.070, Transit-oriented Development Overlay, and the corresponding portions of Ordinance No. 1155 § 3 are hereby repealed.

Section 5. A new Chapter of the BLMC is hereby adopted as follows.

18.35
DOWNTOWN DESIGN STANDARDS

18.35.010 Document adopted by reference.
The City hereby adopts by reference that document titled “Downtown Bonney Lake Design Standards, July 2007.” These Downtown Design Standards shall have the same force and effect
as if they were published in full in this municipal code. The public may access the Downtown Design Standards through appropriate City departments and data sources.

Section 6. Chapter 18.36 BLMC and the corresponding portions of Ord. 1155 § 1 are hereby amended to read as follows. Strikethroughs indicate deletions, underlines indicate additions.

Chapter 18.36
DOWNTOWN CORE DISTRICT (DC)

Sections:
18.36.010 General intent.
18.36.020 Permitted uses.
18.36.030 Conditional uses.
18.36.040 Setback and bulk regulations.
18.36.050 Off-street parking and loading requirements.
18.36.060 Design in conformance with community character element.

18.36.010 General intent.
The intent of this zone is to implement the retail core portion of the downtown plan which forms a part of the community character element of the comprehensive plan.

18.36.020 Permitted uses.
A. Ground Floor.
   1. Commercial and cultural activities that generate high levels of foot traffic per square foot of building space, including retail sales, personal services such as shoe repair and beauty shops, eating and drinking establishments, entertainment establishments, banks, and hotels. This does not include medical and professional offices, fitness centers, and auto-service uses.
B. Upper Floors.
   1. Uses permitted on the ground floor.
   2. Commercial and cultural activities that generate moderate levels of foot traffic per square foot of building space, including medical and professional offices and fitness centers.
   3. Dwelling units at any density.

18.36.030 Conditional uses.
A. Ground Floor.
   1. Commercial and cultural activities that generate moderate levels of foot traffic per square foot of building space, including medical and professional offices and fitness centers. The
size, configuration, location, and design of the use shall be consistent with the goals, policies, and vision of the Downtown Plan.

18.36.040 Setback and bulk regulations.

A. Structures shall be set back at least 230 feet from any single-family residential zone. Exception: Buildings taller than 35 feet shall increase the setback by 1 foot for every 1 foot of building height increase over 35 feet, up to a maximum setback of 60 feet. For example, a proposed building of 50 feet in the DC zone shall be setback at least 35 feet from any single family zone (20 feet plus 15 extra feet for the height increase over 35 feet).

B. The maximum height of buildings shall be 50 feet. Exceptions: Taller buildings, up to a maximum of 7 stories in height, may be permitted provided the following criteria is met:

   1. Project has approval from unless waived by the director(s) with concurrence of the fire marshal.
   2. More than 80% of the required parking is provided within the structure. For 7-story structures, at least one floor of parking must be partially below grade.
   3. Buildings must comply with the Design Standards plus include one of the following features that effectively reduce the scale of the building and add visual interest:
      a. Step back the façade of one or more of the upper floors by at least 10 feet.
      b. Other building modulation technique or use of a curved façade that meets the intent of the standard per the Director.

C. All buildings must maintain a minimum 13-foot floor to ceiling height on the ground floor. At least 10 percent of each site shall remain as landscaping or public open space, excluding parking and driving surfaces.

D. The following regulations shall apply where and to the extent they are indicated in the downtown plan which forms a part of the comprehensive plan, with reasonable exceptions where alternative specifications are necessary to accommodate such features as plazas, walkways, utility installations, landscaping requirements, service station pump islands, and sight distance requirements at street or driveway intersections:

   1. Structures shall be built to the edge of the adjoining street right-of-way and incorporate weather protection for pedestrians along their facing sidewalks.
   2. Structures shall be at least two-story.
   3. Structures shall have windows facing the street.
   4. Structures shall not be wider than 60 feet without facade modulation.

18.36.050 Off-street parking and loading requirements.

A. Where so indicated in the downtown plan which forms a part of the comprehensive plan, parking shall be to rear of buildings, centralized and shared among businesses where feasible.

B. For off-street parking and loading requirements, see Section 18.22.100 (Off-street parking and loading requirements) and Chapter 18.31 BLMC, Commercial Development Standards.
18.36.060 Design in conformance with community character element.
   Developments shall be designed in conformance with the community character element of the comprehensive plan.

Section 7. Chapter 18.37 BLMC and the corresponding portions of Ord. 1155 § 2 are hereby amended to read as follows. Strikethroughs—indicate deletions, underlines indicate additions.

Chapter 18.37
DOWNTOWN MIXED USE DISTRICT (DM)

Sections:
18.37.010 General intent.
18.37.020 Permitted uses.
18.37.030 Conditional uses.
18.37.040 Setback and bulk regulations.
18.37.050 Off-street parking and loading requirements.
18.37.060 Design in conformance with community character element.

18.37.010 General intent.
The intent of this zone is to implement the mixed use portion of the downtown plan which forms a part of the community character element of the comprehensive plan. The intended land uses are a mix of high-density dwelling units, offices, cultural activities, and retail sales and services, with protections against retail sales and services becoming dominant. Mixing of uses on the same site is encouraged. This zone is also intended to provide a degree of buffering between downtown and the surrounding single-family residential neighborhoods.

18.37.020 Permitted uses.
A. The following uses shall be allowed outright in all cases:
   1. Medical offices, professional offices, corporate offices, internet service providers.
   2. Dance studios, fitness centers, musical instruction, vocational schools.
   3. Art galleries, photography studios, museums.
   4. Churches, temples, social service organizations.
   5. Apartments, condominiums, and townhouses at any density.
   6. Uses similar to the above.
B. The following shall be allowed only if they occupy 50 percent or less of the development site’s gross building floor area: Any use other than those cited in subsection A of this section, which is permitted in the downtown core district irrespective of which floor the use is on.

18.37.030 Conditional uses.
Any use other than those cited in BLMC 18.37.020(A) and (B), which is permitted in the downtown core district, irrespective of which floor the use is on, shall be a conditional use;
provided, that the following conditional use permit criteria must be met in addition to the standard conditional use permit criteria given in BMLC 18.52.020:
A. The proposed use shall not cause retail sales and services to predominate over offices and dwelling units in the immediate vicinity.
B. The proposal shall help implement the downtown plan which forms a part of the comprehensive plan.

18.37.040 Setback and bulk regulations.
A. Structures shall be set back at least 230 feet from any single-family residential zone. Exception: Buildings taller than 35 feet shall increase the setback by 1 foot from any single family residential zone for every 1 foot of building height increase over 35 feet, up to a maximum setback of 60 feet. For example, a proposed building of 50 feet in the DC zone shall be setback at least 35 feet from any single family zone (20 feet plus 15 extra feet for the height increase over 35 feet).
B. The maximum height of buildings shall be 50 feet unless waived by the director(s) with concurrence of the fire marshal. Exceptions: The director(s) may approve buildings up to seven (7) stories in height provided the following criteria are met:
   1. The fire marshal approves.
   2. More than 80% of the required parking is provided within the structure. For 7-story structures at least one floor of parking must be partially below grade.
   3. Buildings must comply with the Design Standards plus include one of the following features that effectively reduce the scale of the building and add visual interest:
      a. Step back the facade of one or more of the upper floors by at least 10 feet.
      b. Other building modulation technique or use of a curved facade that meets the intent of the standard per the Director(s).
C. All new buildings featuring non-residential uses on the ground floor shall provide a minimum 13-foot floor to ceiling height on the applicable non-residential ground floor area. All new residential buildings fronting on a public street are encouraged to provide 13-foot floor to ceiling heights in order to maintain the opportunity for the future conversion to commercial use. At least 10 percent of each site shall remain as landscaping or public open space, excluding parking and driving surfaces.
D. Structures shall be built to the edge of the street right of way where and to the extent indicated in the downtown plan which forms a part of the comprehensive plan, with reasonable exceptions for where alternative dimensional specifications are necessary to accommodate such features as plazas, walkways, utility installations, landscaping requirements, service station pump islands, and sight distance requirements at street or driveway intersections.
E.D. Driveways shall be oriented to protect single-family residential areas from commercial traffic.

18.37.050 Off-street parking and loading requirements.
A. Where so indicated in the downtown plan which forms a part of the comprehensive plan, parking shall be to the rear or side of buildings.
B. For off-street parking and loading requirements, see Section 18.22.100 (Off-street parking and loading requirements) and see Chapter 18.31 BLMC, Commercial Development Standards.
Proposed Downtown Zoning Text Changes
Third Draft – July 2, 2007

18.37.060 Design in conformance with community character element.
Developments shall be designed in conformance with the community character element of the comprehensive plan.

Section 8. A new Chapter 18.38 BLMC is hereby adopted as follows.

Chapter 18.38
TRANSIT-ORIENTED DEVELOPMENT OVERLAY (TOD)*

Sections:
18.38.010 General intent.
18.38.020 References.

18.38.010 General intent.
The intent of this overlay zone is to implement the transit-oriented development portion of the downtown plan which forms a part of the comprehensive plan, in the immediate vicinity of the Pierce Transit Park and Ride.

See BLMC Chapters 18.18 (R-3, High Density Residential District), 18.22 (Residential Development Standards), 18.26 (C-2 Commercial District), and 18.31 (Commercial Development Standards) for applicable TOD provisions.

Section 9.
A. Chapter 18.38 BLMC, Nonconforming Uses and Buildings, is hereby renumbered 18.54 BLMC.
B. The Division headings within Title 18, that is, Division I, General Provisions; Division II, District Regulations; Division III, Nonconforming Uses and Buildings; Division IV, Personal Wireless Telecommunications Facilities; and Division V, Permits and Amendments, are hereby deleted without deleting any text.

Section 10. If any portion of this Ordinance shall be invalidated by a court of competent jurisdiction, the remainder shall remain in full force and effect.

Section 11. This Ordinance shall take effect thirty (30) days after its passage, subject to prior approval by the Mayor and prior publication for five days as required by law.
PASSED by the City Council and approved by the Mayor this _____ day of ___________________, 2007.

________________________________________
Neil Johnson, Mayor

ATTEST:

________________________________________
Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

________________________________________
James J. Dionne, City Attorney
Background

- In February 2004 the City adopted the Downtown Plan.
- In September 2005 the City adopted Interim Downtown Zoning pending a reassessment of the Downtown Plan, and got a grant to finance that reassessment.
- From 2006 through the present, Makers Architecture has been working with staff, the Downtown Developers Group, the Design Commission, and the Council on the Downtown Plan.
- In early 2007, when the results of the Downtown Plan reassessment were apparent (the Plan has been confirmed and elaborated by means of a 3-D model), the City entered into a second contract with Makers Architecture to refine the Downtown Zoning text and prepare Downtown Design Standards. The City also placed a moratorium on development in the Downtown Core zone pending this work.
- At this writing the revised Downtown Plan, revised Downtown Zoning text, and Downtown Design Standards are all complete. An environmental impact (EIS) has been prepared but not yet a “Planned Action” EIS. The Planning Commission has recommended approval. The revised Downtown Zoning text and Downtown Design Standards are ready for adoption, but the revised Downtown Plan cannot be adopted until the other 2007 Comprehensive Plan amendments are ready for adoption.

Description of the Zoning Text Changes ordinance

Again, the present proposal is not the revised Downtown Plan but rather the proposed Downtown Design Standards & Zoning Text Changes. The Zoning Text Changes ordinance is relatively simple, as follows.

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<th>Section 1</th>
<th>Lifts the moratorium.</th>
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<td>Section 2</td>
<td>Deletes entertainment uses (what that meant was never clear) from the R-3 zone.</td>
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<td>Revises the R-3 density, lot width, setback, building height, and open space regulations.</td>
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<td>Most of the revisions pertain only to the Transit-Oriented Development Overlay, which exists only in the Downtown.</td>
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Section 3 & 4  ▪ Inserts a Transit-Oriented Development Overlay sub-section and deletes it from a different location.

Section 5  ▪ Adopts the Downtown Design Standards by reference. They would not appear in full in the BLMC but would have the full force of law.

Section 6  ▪ Makes it clear that certain uses are not permitted on the ground floor in the Downtown Core zone.
  ▪ Revises the height limits. Inserts a “stepped” height limit for buildings abutting single-family residential.
  ▪ Deletes text rendered superfluous by the Design Standards.

Section 7  ▪ Revises the height and setback regulations in the Downtown Mixed Use zone. Inserts a “stepped” height limit for buildings abutting single-family residential.
  ▪ Requires a 13-foot floor-to-ceiling height in commercial spaces.

Section 8  ▪ Establishes a Transit-Oriented Development Overlay chapter. Previously this material was wrongly located in the C-2 Chapter.

Section 9  ▪ Renumbers a chapter to make room for the new chapter.

Description of the Downtown Design Standards
Makers Architecture has prepared design standards for many jurisdictions. This follows their standard approach. The Standards are broken down into sections on Site Planning, Pedestrian Access, Vehicular Access, Building Design, Streetscape, and Definitions.

▪ The Site Planning section sets up the spatial relationship between buildings, sidewalks, and parking. It differentiates between Pedestrian-Oriented Streets and Corridors and Mixed-Use Streets and Corridors. It also has sub-sections on the Central Triangle and other sub-districts.

▪ The Pedestrian Access, Amenities, and Open Space section sets forth requirements for internal pathways (distinct from sidewalks), pedestrian spaces, and private open space, differentiating between apartments/condos and townhouses.

▪ The Vehicular Access and Parking section sets forth requirements for private drives.

▪ The Building Design section sets forth requirements for architectural character, scale and mass, modulation, building details, materials and color.

▪ The Streetscape, Landscaping, and Signage section briefly sets forth design parameters for public streets, landscaping, and signs.
The Downtown Design Standards are designed to work with existing BLMC chapters to create a complete regulatory package. For example, the parking requirements are in BLMC 18.31, not the Design Standards. Signs will be governed by both BLMC 15.28 and the Design Standards, which could lead to confusion; the Design Standards will prevail where the two conflict.

As usual, the Design Standards are a balancing act between certainty and flexibility. Mostly, the Design Standards "require" things. Sometimes they "encourage." Some shift from "require" to "encourage" occurred at the recommendation of the City Attorney. The Planning Commission was leery of this but respected the attorney’s desire to avoid potential takings.

The Downtown Design Standards are long and complex. They will be labor-intensive to administer. No simpler solution is readily apparent. Fortunately they are well-written and clearly illustrated with color graphics.

Adoption process
SEPA and all other procedural requirements have been complied with. On 7/11/07 the Planning Commission held a public hearing.

Recommendation
On 7/18/07 the Planning Commission unanimously recommended adoption of Ordinance D07-173. Staff concurs. Only one motion is necessary: to adopt Ordinance D07-173.
# Downtown Bonney Lake Design Standards

## Planning Commission Draft

July, 2007

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A. Introduction

Authorization and Purpose
Design standards are a critical tool to help guide private development in a way that can help realize the community’s goals and objectives. Ultimately, the design standards are intended to:

- Provide clear objectives for those embarking on the planning and design of projects in Downtown Bonney Lake.
- Increase awareness of design considerations among the citizens of Bonney Lake.
- To maintain and enhance property values within Downtown Bonney Lake.

What Properties do the Standards Apply to?
The standards apply to properties within the area identified in Figure 1. Unless otherwise noted, the standards apply to new development (also see the “When do I need to Comply” section on page 4) on all of these properties. Some standards will apply only to “non-residential” development, while others may only apply to certain streets. In such cases, the applicable location or use is stated clearly in bold at the beginning of the standard.

Figure 1. Properties applicable to the Downtown Design Standards.
When do I Need to Comply?

All of the design standards apply to new construction on sites identified in Figure 1 unless otherwise noted. However, setting requirements for proposed exterior remodels presents an interesting problem. On the one hand, Bonney Lake would benefit greatly if all the standards were met when properties are significantly improved. On the other hand, no one wants to disadvantage property owners or discourage them from improving their buildings. The recommended solution is to establish three thresholds to gauge the extent of remodeling and set requirements based on what is practical and reasonable for that level of improvement.

**Level I Remodels** include all exterior remodels within a three year period with value of 50% of the building valuation or less. The requirement for such remodels is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building facade's siding, then the siding shall meet the applicable exterior building material and color standards, but elements such as building modulation would not be required.

**Level II Remodels** include all remodels within a three year period whose value ranges from 50 to 200% of the value of the existing structure, as determined by the City of Bonney Lake valuation methods. All standards that do not involve repositioning the building or reconfiguring site development, as determined by the Director, shall apply to Level II Remodels.

**Level III Remodels** include all remodels within a three year period whose value exceeds 200% of the value of the existing structure, as determined by the City of Bonney Lake valuation methods. Such remodels shall conform to ALL standards.

The standards do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

How are the Standards Applied?

Each chapter of the standards contains a list of “Intent” statements followed by “Standards.” Specifically:

- **Intent** statements are overarching objectives. For example, one of the Intent statements for the sub-chapter on Building Location and Orientation is to “Create an active and safe pedestrian environment.”

- **Standards** using words such as “shall”, “must”, “is/are required”, or “is/are prohibited” signify required actions. In special circumstances, the Director will allow alternative design treatments as long as applicants can successfully demonstrate that the proposal meets the Intent. Such options apply only to those standards where they are specifically noted.

- **Standards** using words such as “should” or “is/are recommended” signify voluntary measures.

Furthermore, the document contains some specific standards that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate to the Director, in writing, how the project meets the Intent of the standard.
Review Process

These standards should be studied at the beginning of a prospective applicant's planning process and are intended to make people aware of the design issues that warrant early consideration. The City encourages prospective applicants to apply for a Pre-Application Conference prior to applying for development permits. The goal of this meeting is to provide clear direction to the applicant early in the process, provide for an informal discussion of site specific design issues and opportunities, and minimize the need for costly design changes late in the design phase.

These standards shall serve as a supplement to Chapter 18 (Land Use Code) in the Bonney Lake Municipal Code (BLMC). Where there is a conflict between the standards herein and the Land Use Code, the design standards shall apply.

Applicable review processes are defined in Title 14, BLMC.

Definitions

Words within the standards that are italicized are defined in Chapter 6.
B. Downtown Bonney Lake Vision

The site plan in Figure 2 below illustrates how Downtown Bonney Lake could look in 2027 if properties are developed consistent with the goals and objectives of the Comprehensive Plan. This site plan was also used as a model in determining the best approach in developing the design standards for Downtown.

Figure 2. Illustrating how Bonney Lake's Downtown could look by 2027 if developed consistent with the community's vision.
Figures 3-6 below and on the following pages provide additional examples of this vision for Bonney Lake in 2027. Since the design standards provide flexibility in the way property can be developed, the actual development will likely vary from this model. However, these images are intended to be instructive to property owners, prospective developers, and community members, as they show one way that buildings and parking areas can be configured on a property consistent with the site design standards herein.

The model generally illustrates only basic building and parking configurations and example uses. Legend for building colors in the model site plan:

- Red = Retail
- Gray = Structured parking
- Dark Blue = Office
- Yellow = Residential
- Light Blue = Civic
- Beige and Orange = Townhouses
- White = Existing uses (as of 2007)

Figure 3. Looking northwest at the Downtown development model.
Figure 4. Looking north up 184th Avenue E. Note the "Main Street" configuration with storefronts located right up to the sidewalks and parking to the rear.

Figure 5. Looking at the retail core from the west. Note the configuration of buildings and parking areas, gateway elements, landscaping, etc.

- Multi-story terraced apartment buildings take advantage of Rainier views
- Main Street Extension
- Slopes allow parking to be tucked under buildings easier

Figure 6. View of the North Downtown area. Note the building configuration, uses, and streetscape.
1. Site Planning

The site planning standards for downtown properties typically vary depending on the type of street the property fronts on. Figure 7 illustrates the hierarchy of streets per the Downtown Plan’s vision: Pedestrian-Oriented Streets (and Corridors) – which are intended to be lined with storefronts, Mixed-Use Streets – which could include storefronts or a combination of retail, office, civic, and/or residential uses with small setbacks; SR-410 – which is unique enough to deserve its own set of guidelines and standards; and Other Streets (not highlighted in Figure 7) which refers to smaller residential streets. The standards in this chapter (and in other chapters) thus refer to these particular types of streets.

Figure 7. Downtown Street Types
1.1 Street Front Orientation

Intent

♦ To create an active and safe pedestrian environment by encouraging development to orient towards the street.
♦ To upgrade Bonney Lake’s visual identity.
♦ To reduce the impact of parking lots and blank walls located adjacent to the street.

Standards

1.1.1 Properties adjacent to Pedestrian-Oriented Streets or Corridors:

a) Building location and design. Buildings must be located adjacent to the sidewalk and feature a pedestrian-oriented façade (see Figure 8 for standards). Such facades must include:

i) Primary building entrance must face the street and must be open to the public during all business operating hours. For street corner properties, entries shall be placed along both facades or directly at the street corner.

ii) The façade must include transparent windows and/or doors along 75% of the ground floor at heights between 2 to 8 feet above the ground. Glazed windows and doors that limit clear visibility into the building shall not count as “transparent.” For sloping sites, the transparent windows must be positioned between 3 to 8 feet above the ground on average.

iii) The façade must include weather protection at least 6 feet wide along at least 75% of the façade.

Exception: Buildings may be setback from the sidewalk where pedestrian-oriented space is included between the sidewalk and the building.

Figure 8. Pedestrian-oriented façade standards.
b) **Parking lot location.** Parking lots must be located behind buildings and away from Pedestrian-Oriented Streets. New parking lots adjacent to a pedestrian-oriented street are prohibited. For properties along Pedestrian-Oriented Corridors, development should be configured to locate parking areas away from the corridor. Specifically, no more than 50% of the developable area adjacent to a Pedestrian-Oriented Corridor should be parking lots. Private internal streets configured with on-street parking shall not be considered as parking areas in the calculations where storefronts are adjacent to the Pedestrian-Oriented Corridor (see Figure 9 for example). The Director may relax the 50% standard provided the proposed design meets the goals and objectives of the Downtown Plan and the Design Standards herein.

![Image of a parking configuration along a pedestrian-oriented corridor.](image_url)

*Figure 9. Example a parking configuration along a pedestrian-oriented corridor.*

c) **Structured parking configurations are preferred where economically viable.** Such structures shall locate parking areas below, above, or behind storefronts. Structures incorporating above-ground parking facilities must comply with building design standards in Chapter 4.
1.1.2 Properties adjacent to Mixed-Use Streets or Corridors:

a) Buildings featuring non-residential uses on the ground floor may be placed up to the edge of the sidewalk (unless otherwise noted) only if they feature a pedestrian-oriented façade, as defined in Standard 1.1.1(a).

b) All other developments must feature at least 10 feet of landscaping or pedestrian-oriented space between the sidewalk or front property line and any building, parking area, storage, or service area.

Figure 10. Example of development with a small landscaped setback.

Landscaping between the sidewalk and any parking area shall include:

i) Trees, as approved by the Director, shall be planted at a rate of one tree per 300 square feet of landscaped area. Choose tree, location, and trimming method to maximize visibility between windows and the street for safety.

ii) Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.

iii) Ground cover shall be planted in sufficient quantities to provide 100% coverage of the landscaped area within three years of installation.

Alternatives: Reduced width planting strips and/or alternative landscaping designs will be considered where the applicant can successfully demonstrate that the streetfront design creates an attractive, safe, and comfortable pedestrian environment that is
consistent with the goals and objectives of the Downtown Plan. Such proposals must include design elements that clearly go beyond minimum requirements. For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk (see Figure 11 example below), extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale. For reduced setbacks for residential uses, the Director may require that the ground floor be elevated at least 3 feet above the level of the sidewalk to increase privacy for the streetfront residential units.

Figure 11. This residential building incorporates a decorative low wall and raised planter to provide an attractive transition between the sidewalk and dwelling units.

c) Buildings must feature pedestrian entrances that face the streets (see Figure 10). Exceptions: Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street.

c) Parking lots must be located to the side or rear of buildings. For multi-building developments, no more than 50% of the street frontage may be occupied by parking lots and vehicle access areas. The Director may grant flexibility to the 50% requirement for one street frontage where a property fronts on more than one Mixed-Use Street or Corridor and there are no other reasonable alternatives. Depending on width and visibility of frontage, additional design features may be required to mitigate impacts of parking lots on the pedestrian environment and define the street edge. Examples could include a trellis system with vines and/or a decorative low wall that incorporates landscaping. Such treatments shall maintain adequate eye level visibility into the site from the street for safety.
d) Parking lots shall not be located adjacent to street corners.

e) Structured parking configurations are preferred where economically viable. Such structures should locate parking areas below, above, or behind uses. Structures incorporating above-ground parking facilities must comply with building design standards in Chapter 4.

1.1.3 Properties adjacent to SR-410:

a) Developments must integrate a landscaped strip a minimum of 10 feet in width between the back of the sidewalk and any building or internal walkway. The landscaping strip shall be at least 20 feet in width where separating the sidewalk from a parking area. The planting strip shall include:

i) Trees, as approved by the Director, shall be planted at a rate of one tree per 300 square feet of landscaped area.

ii) Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.

iii) Ground cover shall be planted in sufficient quantities to provide at 100% coverage of the landscaped area within three years of installation.

Where existing right-of-way widths allow, some or all of the required landscaping can be placed within the right-of-way provided minimum planting strip and sidewalk standards (see Subchapter 5.1) are met.
Breaks in the required landscaping may be provided for internal pedestrian routes and areas meeting the definition of *pedestrian-oriented space.*

![Diagram of planting strips along SR-410](image)

*Figure 13. 20' wide planting strips are required along SR-410 between the back of the sidewalk and any parking area.*

b) Developments should configure and design buildings and parking areas to enhance the pedestrian and visual environment along SR 410. Specifically, no more than 50% of the street *frontage* may be occupied by surface parking lots and vehicle access areas (see Figure 14 for example) Parking lots shall not be located adjacent to street corners. The Director may grant flexibility to these requirements provided the applicant can successfully demonstrate that the proposed configuration meets the intent of the standards, the goals and objectives of the downtown plan. For example, a configuration including a higher percentage of parking lots adjacent to the roadway may allow for a more desirable east-west pedestrian corridor with continuous storefronts in the Central Triangle. In such a scenario, the developer would be expected to provide additional design treatments along SR 410 to mitigate negative impacts of the parking lots on the visual environment.
c) Buildings adjacent to SR 410 must provide a minimum level of ground floor transparency (portions of the façade between 2’ and 8’ above sidewalk level) of 25%.

d) Buildings adjacent to SR 410 must feature pedestrian entrances that are visible and directly accessible from the sidewalk. Such entries do not necessarily have to be on the street front façade – they could be on the side of the building with a clear pedestrian connection from the sidewalk. For multi-tenant buildings parallel to the road, only the tenants at the corner or end of the buildings must have pedestrian entries visible from the sidewalk.

Figure 15. This building would meet the transparency (minimum 25% on ground level) and pedestrian access requirements along SR 410.
1.1.4 Properties adjacent to all other streets:

a) Landscaped setbacks at least 10 feet in width are required between the back of the sidewalk and any building or parking area. Landscaping between the sidewalk and any parking area shall include:

i) Trees, as approved by the Director, shall be planted at a rate of one tree per 300 square feet of landscaped area.

ii) Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.

iii) Ground cover shall be planted in sufficient quantities to provide at 100% coverage of the landscaped area within three years of installation.

Figure 16. Example of residential development meeting streetfront orientation standards.

Alternatives: Reduced width planting strips and/or alternative landscaping designs will be considered where the applicant can successfully demonstrate that the streetfront design creates an attractive, safe, and comfortable pedestrian environment that is consistent with the goals and objectives of the Downtown Plan. Such proposals must include design elements that clearly go beyond minimum requirements. For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk (see Figure 11 example), extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale. For reduced setbacks for residential uses, the Director may require that the ground floor be elevated at least 3 feet above the level of the sidewalk to increase privacy for the streetfront residential units.
b) Landscaping (plant types and maintenance) between the sidewalk and residential units shall maintain visual access between the dwelling units and the street.

c) Parking lots shall be located to the side or rear of buildings. Parking lots may not be located adjacent to street corners.

d) All buildings must provide entries facing the street. For example, townhouses fronting on the street must all have individual entries accessible from the street. Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street (see Figure 17 for an example). Configurations where enclosed rear yards back up the street are prohibited.

e) At least 15% of the building facades (for all uses) must be transparent. Openings in parking garages may not be used to meet this requirement, except when designed with fenestration and detailing techniques that make the garage appear to be a habitable part of the structure.

Figure 17. Acceptable and unacceptable development configurations.
1.1.5 **Blank walls:** A wall (including building façades and retaining walls) is considered a *blank wall* if:

a) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or

b) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

**All Sites:** Untreated *Blank walls* visible from a public street or pedestrian pathway are prohibited. Methods to treat *blank walls* can include:

c) Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a *blank wall* treatment.

d) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60% of the wall’s surface within three years.

e) Installing a vertical trellis in front of the wall with climbing vines or plant materials.

d) Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the intent of the standards.

*Figure 18. Blank wall treatment examples.*

*Figure 19. Tack-on display cases are not an acceptable blank wall treatment.*
1.2 Central Triangle Standards and Guidelines

Intent
♦ To create a vibrant, pedestrian-oriented core focused on retail activities.
♦ To create a “Main Street” on the section of 184th Avenue E lined with attractive storefronts.
♦ To emphasize the three corners of the triangle as distinct gateways.
♦ To mitigate negative visual impacts of parking lots.
♦ To encourage pedestrian activity.

Standards
1.2.1 Developments shall conform with Site Planning Standards as specified in subchapter 1.1. Buildings must be arranged to support “Main Street” storefront objectives on 184th Avenue E to create an east-west pedestrian corridor that connects the western edge of the site with Main Street. The exact location of the east-west pedestrian corridor may vary depending on the nature of the development and property ownership, but it must be prominent in terms of visibility, accessibility, and level of activity. While a continuous direct east-west route is preferred, other routes (such as a winding route) will be considered provided it meets the intent of the standards.

Figure 20. A development configuration example of the Central Triangle that would meet the standards and guidelines.
1.2.2 Gateway Sites: Development shall provide decorative design elements at each of the three street corners of the Central Triangle. The SR 410/Sumner Buckley Highway corner is the most important, as it functions as both the gateway to the City and the gateway to downtown. Specifically:

a) Each corner must include a distinctive architectural element(s). This must be a one-of-a-kind architectural feature developed specifically for this site that contributes to the identity of the Downtown. This could include special architectural treatment of a building located adjacent to the corner or a freestanding architectural element such as a decorative trellis. For the SR 410/Sumner Buckley Highway corner, decorative signage advertising “Downtown Bonney Lake” is encouraged to be integrated with the corner architectural element.

b) Special landscaping elements that contribute to the character and identity of downtown must be integrated with each corner. This should include colorful plantings that provide seasonal interest. Landscaping elements are less critical at the Sumner Buckley Highway/Main Street corner provided the development can successfully integrate a distinctive corner building, perhaps with a small pedestrian-oriented space on the corner.

c) Integration of pedestrian-oriented space on the corner is encouraged.

Figure 21. Gateway treatment example integrating landscaping, pedestrian-oriented space, and architectural elements.
1.2.3 Parking lot configuration: Applicants shall successfully demonstrate how the parking lots will be located and designed to minimize impacts on the pedestrian/visual environment. Specific recommendations:

a) Distribute parking lots into smaller areas throughout the core (but not along Main Street) to provide convenience for retail activities, but not in a way that dominates the site.

b) Structured parking configurations are preferred. Topography along Main Street provides a great opportunity to tuck one level of parking underneath of buildings.

c) Provide attractive pedestrian connections between uses and through parking lots (see subchapter 2.1).

d) Provide landscaping in parking lots (see subchapter 5.2).

1.2.4 Drive through facilities are prohibited except where the applicable facilities are contained entirely within the structure and minimize negative impacts on the pedestrian environment as determined by the Director.
1.3 **Sub-District Standards and Guidelines**

**Intent**
- To enhance the character and identity of Downtown Bonney Lake.
- To take advantage of special opportunities in downtown sub-districts.
- To promote pedestrian activity downtown.
- To enhance vehicular access in downtown without compromising the pedestrian environment.

**Standards**

1.3.1 **Developments shall conform with Street Front Orientation standards as specified in subchapter 1.1.** While the standards in that subchapter address many of the key objectives for downtown’s sub-districts, some other key standards are noted below.

1.3.2 **Property on the east side of the intersection of Main Street and 89th Street E should be developed as a focal open space.** Specifically:

a) Ideally, the development of a large public open space similar to what’s shown in Figure 23 is encouraged at this location as part of a larger public/private development. This example shows 89th Street E becoming a pedestrian corridor linking mixed-use and civic buildings with the central open space and Main Street.

*Figure 23. Large focal open space example. In this scenario 89th Street E is converted into a pedestrian corridor.*
b) If 89th Street E remains open east of Main Street, both eastern corners must be developed as _pedestrian-oriented spaces_ (though likely smaller than what's shown in Figure 23 unless one or both spaces is developed by the City) in an amount no less than 10% of the development site. The Director may allow reducing the open space to 5% of the development site provided the following criteria are met:

i) Adjacent buildings are at least 2-stories in height.

ii) Adjacent buildings achieve _LEED_ certification.

![Figure 24. An example of a smaller focal open space integrated at the street corner that would meet the intent of the standards (provided a water feature is included).](image)

c) Buildings adjacent to the focal open space developed as part of (a) or (b) above shall include _pedestrian-oriented facades_ facing the open space.

d) The open space must include distinct design elements that add to the character and identity of Main Street. Specifically:

i) A water feature incorporated into the design of the focal open space(s) is encouraged. The larger the open space, the more substantial the water feature should be. Interactive water features that are inviting to children are encouraged.

ii) The open space must be designed to accommodate outdoor dining – preferably around the edges of the space. However, outdoor dining associated with a private business shall not occupy more than 25% of the open space and shall be configured to accommodate pedestrian circulation through the plaza.

iii) The open space must incorporate permanent landscaping elements that provide seasonal interest and color to the plaza. Terraced planters with seating ledges are particularly attractive and are encouraged.
iv) Where the open space is larger than 10,000 square feet, an area or platform that can be utilized as a stage for concerts, celebrations, or other public activities is encouraged. The area or platform should incorporate an open hard surfaced area sized at least 60 feet by 60 feet that is adaptable to a variety of uses – notably public gatherings and special events.

Figure 25. The focal open space should incorporate permanent landscaped elements that add seasonal interest and color to the plaza.

Figure 26. Interactive water features are encouraged.

Figure 27. An open area at least 60'x 60' that is usable for special events such as local art shows is encouraged.
As an alternative to developing a *pedestrian-oriented space* designed per paragraph (d) above, the Director may allow a linear easement along 89th Street E equal to the required amount of open space. This easement area, combined with land currently within the 89th Street E right-of-way, is intended for future use as the City’s “Central Plaza” as identified in the Downtown Plan. Under this scenario, the City is responsible for the improvement and maintenance of the plaza area within this easement.

### 1.3.3 89th Street E. access.
New driveways off of 89th Street E shall be prohibited unless there is no other alternative, as determined by the Director.

![Figure 28. Extended 186th Avenue E with example development.](image)

### 1.3.4 North Downtown.
Specific standards and guidelines for the development of properties north of Sumner Buckley Highway:

a) Connectivity – applicants for all types of development west of the Main Street Extension must successfully demonstrate how their proposal provides safe, convenient, and attractive pedestrian and vehicular connectivity. Specifically, developments in this area must integrate at least one internal north-south pedestrian connection that links uses with Sumner Buckley Highway. Also, an additional internal north south vehicular connection west of the Main Street Extension is strongly encouraged. Ideally, these are developed together as a public or private street similar to what’s shown in Figure 29.
b) Hillside development – applicants must successfully demonstrate how they’ve integrated development with the hillside in a way that accomplishes the following objectives:

i) Minimize impacts of surface and structured parking facilities on the pedestrian environment. Where possible, use site slopes to tuck parking underneath buildings.

ii) Contour the development into the site. Examples include limiting the height of blank retaining walls, terracing upper floors of multi-story buildings (particularly along Sumner Buckley Highway), and adding terraced layers of landscaping that provide seasonal interest.

iii) Incorporate design elements that minimize negative visual impacts on neighboring single family uses. Consider landscaping elements and building placement and orientation that provide privacy.

1.3.5 Southeast Downtown. Applicants for development south of SR-410 and east of 184th Ave E. must successfully demonstrate how the development accomplishes the following objectives.

a) Provide attractive landscaping and building forms that contribute to dramatic Mt. Rainier views from eastbound SR-410. Terraced landscaping elements along the frontage of SR-410 can be a desirable way of meeting this objective. For development with large multi-story buildings, consider upper level building step-backs and dramatic rooflines.

b) Incorporate design elements that minimize the negative visual impacts of uses on neighboring single family uses. Landscaping components (such as retaining some or all of the tall trees near the property lines)
will be a critical element in accomplishing this objective. Consider building placement and orientation methods that minimize impacts to adjacent uses.

Figure 30. Terraced landscape and building forms are encouraged for any multi-story development along SR-410 in the southeastern corner of downtown.
1.4 Service Elements

Intent

♦ To encourage thoughtful siting of service and storage elements that balances the need for service and storage with the desire to screen its negative impacts.
♦ To screen the negative impacts of service elements.

Standards

1.4.1 Trash and recycling enclosures:

a) Trash and recycling areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence at least seven feet high, concealed on the top and should have self-closing doors.

b) Trash and recycling enclosures should be designed consistent with the architecture of the primary structures. This includes the use of similar material and/or detailing. Acceptable materials include masonry, ornamental metal or wood, or some combination of the three.

c) If the area is adjacent to a public or private street, sidewalk, or internal pathway, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility.

Figure 31. Example of a Trash and recycling enclosure designed consistent with the development’s architecture.

1.4.2 Service element location. Trash and recycling enclosures, storage areas, gas and electrical meters, and other similar service elements shall be located to minimize impacts on the pedestrian environment and adjacent uses. Such elements should generally be concentrated and located where they are accessible to service vehicles and convenient for tenant use.

1.4.3 Roof-mounted mechanical equipment should be located so as not to be visible from the street, public open space, parking areas, or from the ground level of adjacent properties. Screening features should utilize
similar building materials and forms to blend with the architectural character of the building.

Figure 32. Service elements should be sited to minimize impacts to the pedestrian environment.
2. Pedestrian Access, Amenities, and Open Space

2.1 Internal Pathways

Intent

♦ To provide safe and direct pedestrian access in commercial areas to accommodate pedestrian movement patterns, to minimize conflicts between pedestrians and vehicular traffic, and to provide pedestrian connections to neighborhoods;

♦ To provide safe routes for the pedestrian and disabled person across parking, to entries, and between buildings;

♦ To accommodate non-competitive/non-commuter bicycle riders who use bicycles on short trips for exercise and convenience;

♦ To provide attractive internal pedestrian routes that promote walking and enhance the character of the area;

♦ To provide a network of pedestrian pathways that can be expanded over time; and

♦ To encourage pedestrian amenities along pathways, such as *artwork*, *landscaping* elements, and architectural details.

Standards

2.1.1 Interior pathway design:

a) Sidewalks and pathways along the façade of mixed-use and retail buildings 100 or more feet in width (measured along the façade) that are not located adjacent to a public street shall be at least 12 feet in width. The walkway shall include an 8-foot minimum unobstructed walking surface and street trees placed no more than 30 feet on-center. Exceptions:

i) Pedestrian lighting fixtures are not required, but may be placed at 30 feet on-center as an alternative to some of the required street trees.

ii) To increase business visibility and accessibility, breaks in the required tree coverage will be allowed adjacent to major building entries (for businesses with at least 5,000 square feet of floor area).

However, no less than one tree per 60 lineal feet of the required walkway shall be required.
b) For all other interior pathways not applicable to paragraph (a) above, the applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users. At a minimum, walkways shall feature 5 feet of unobstructed width.

c) All pedestrian pathways must correspond with Federal, State, and local codes for mobility impaired persons, and the Americans with Disabilities Act.

Figure 33. Internal pathway standards along retail uses not located adjacent to a street.

Figure 34. An example of an internal walkway designed to look like a traditional urban sidewalk.

Figure 35. Appropriate walkway widths.
2.1.2 Pedestrian access and connectivity:

a) All buildings must have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.

b) Pedestrian paths or walkways connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site shall be provided.

c) Provide pathways through large parking lots. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways through parking lots shall be provided for every three parking aisles or shall be placed no more than 150 feet apart, which ever is more restrictive. Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement.

Figure 36. Parking lot pathways shall be placed every third aisle (maximum) and maintain no more than 150 feet between paths.

Figure 37. Parking lot pathway example.
d) For sites abutting vacant or underdeveloped land, the Director may require new development to facilitate the eventual interior pathway system by installing pathway stub-outs, or by conducive configuration of buildings, and parking lots.

2.1.3 Pedestrian crossings:

a) Crosswalks are required when a walkway crosses a paved area accessible to vehicles.

b) Applicants must continue the sidewalk pattern and material across driveways.
2.2 Pedestrian-Oriented Spaces

Intent

- To provide a variety of pedestrian areas in retail and mixed-use areas
- To provide safe, attractive, and usable open spaces that promote pedestrian activity.

Standards

2.2.1 Definition and requirements of pedestrian-oriented spaces:

a) To qualify as a pedestrian-oriented space, an area must have:

i) Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard.

ii) Paved walking surfaces of either concrete or approved unit paving.

iii) Pedestrian-scaled lighting (no more than 14' in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.

iv) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.

v) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.

vi) Landscaping components that add seasonal interest to the space.

b) The following features are encouraged in pedestrian-oriented space:

i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.

ii) Provide pedestrian-oriented building facades on some or all buildings facing the space.

iii) Consideration of the sun angle at noon and the wind pattern in the design of the space.

iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.

v) Movable seating.

c) The following features are prohibited within pedestrian-oriented space:

i) Asphalt or gravel pavement.

ii) Adjacent unscreened parking lots.

iii) Adjacent chain link fences.

iv) Adjacent blank walls.

v) Adjacent dumpsters or service areas.
vi) Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as pedestrian-oriented space.

![Examples of pedestrian-oriented space.](image)

**2.2.2 All non-residential uses** must provide pedestrian-oriented space in conjunction with new development according to the formula below.

- 1% of the lot area + 1% of the non-residential floor area.

Note: Minimum required sidewalks or interior walkway areas shall not count as pedestrian-oriented space. However, where walkways are widened beyond minimum requirements, the widened area may count as pedestrian-oriented space if the Director determines that the area meets the definition of pedestrian-oriented space.

![Diagram of pedestrian-oriented space requirements.](image)
2.3 Open Space and Recreation for Residential Uses

Intent

♦ To create useable space that is suitable for leisure or recreational activities for residents.
♦ To create open space that contributes to the residential setting.

Standards

2.3.1 Open space for multi-family residential uses. Multi-family uses must provide at least 200 square feet of open space per unit. Exceptions: Townhouse developments with less than 20 units are exempt from this requirement provided such projects meet Standard 2.3.2 below. Townhouse developments with 20 or more units shall provide at least 50 square feet of common open space and/or natural areas (both as defined below) per dwelling unit, in addition to meeting Standard 2.3.2 below. Special requirements and considerations for various types of allowable open spaces:

a) Common open space: Where accessible to all residents, common open space may count for up to 100% of the required open space. This includes landscaped courtyards or decks, front porches, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:

i) Required setback areas shall not count towards the open space requirement, except for spaces that meet the dimensional and design requirements and guidelines herein.

ii) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than 15' in width (except for front porches). Alternative configurations may be considered by the Director where the applicant can successfully demonstrate that the common open space meets the intent of the standards.

iii) Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.

iv) Spaces shall feature paths, landscaping, seating, and lighting. Other amenities that make the area more functional and enjoyable are encouraged.

v) Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.

(vi) Common open space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the Director that enhance safety and privacy (both for common open space and dwelling units).
vii) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.

viii) Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception.

ix) Front porches qualify as common open space provided:

x) No dimension is less than eight feet.

xi) “Cave” porches are not included in calculations for common open space. “Cave” porches are porches that are entirely inset into the building. Porches set into the corner of a building are an exception.

Figure 40. Examples of common open space.

b) Balconies: Covered private balconies, porches, decks, or patios may be used to meet up to 50% of the required open space. To qualify as open space, such spaces shall be at least 35 square feet, with no dimension less than four feet, to provide a space usable for human activity.

Figure 41. Balconies provide usable open space for residents.

c) Rooftop decks may count for up to 50% of the required open
space, but are generally discouraged as a significant source of open space for a development, and may be used only if the following conditions are met:

i) Space must be accessible (ADA) to all dwelling units.

ii) Space must provide amenities such as seating areas, landscaping, and/or other features that encourage use as determined by the Director.

iii) Space must feature hard surfacing appropriate to encourage resident use.

iv) Space must incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.

d) Indoor recreational areas: Indoor recreational areas may count for up to 25% of the required open space only within mixed-use buildings greater than 3 stories in height. The following conditions must be met:

i) Indoor spaces must be located in visible areas, such as near an entrance lobby and near high traffic corridors.

ii) The space must be visible from any nearby interior pedestrian corridors. Windows should occupy at least one-half of the perimeter of the space (towards internal corridors or outside) to make the space inviting and encourage use.

iii) Space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space must include amenities and design elements that will encourage use by residents as determined by the Director.

e) Natural areas: Retention of existing natural areas with mature trees may count for up to 50% of the required open space provided the subject area is located outside of the minimum required setback and buildings are configured to use the natural area as an amenity. For example, private patios or a trail bordering the natural area would meet this objective.
2.3.2 Private open space for Townhouses. Townhouses and other ground based multi-family residential units with individual exterior entries must provide at least 200 square feet of private open space per dwelling unit adjacent to, and directly accessible from each dwelling unit. This may include private balconies, individual rear yards, landscaped front yards, and covered front porch areas. Exception: "Common Open Space" designed per Standard 2.3.1 may substitute for up to 50% of each unit's required private or semi-private open space on a square foot per square foot basis.

Figure 42. Example townhouse configuration with a combination of private open spaces adjacent to units and larger common open space accessible to all units.
3. **Vehicular Access and Parking**

### 3.1 Access Roads

**Intent**
- To create a safe, convenient network for vehicle circulation and parking.
- To mitigate traffic impacts and to conform to the City's objectives for better traffic circulation.
- To enhance the visual character of interior access roads; and
- To minimize conflicts with pedestrian circulation and activity.

**Standards**

#### 3.1.1 Future road connections: Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of new development shall be designed to utilize these connections.

#### 3.1.2 Vehicular circulation: Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable. For example, large sites (at least 2 acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale similar to most pedestrian-oriented downtowns.
3.2 Vehicular Entrances and Driveways

Intent

♦ To provide safe, convenient access to commercial sites without diminishing quality pedestrian walking or visual experiences.
♦ To enhance the safety and function of public streets.

Standards

3.2.1 Projects adjacent to SR 410 must comply with the State’s Access Management Regulations.

3.2.2 Limit number of driveways. Parking lot entrances, driveways, and other vehicle access routes onto private property from a street may be restricted to no more than one entrance lane and one exit lane per three hundred linear feet of property as measured horizontally along the street face.

3.2.3 Encourage shared driveways. Properties with less than 300 linear feet of street frontage shall make a genuine effort to negotiate shared access with adjoining property owners. One entry and one exit lane for vehicle access will be allowed after there is demonstrable evidence, acceptable to the Director, that shared access is not feasible.

3.2.4 Driveways for corner lots. Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.
Exception: Corner lots may have one entrance per street provided the owner provides evidence acceptable to the Director that they are unable to arrange joint access with an abutting property.

3.2.5 Parking garage entries. Parking garage entries (both individual private and shared parking garages) must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road. Specific standards and guidelines:

a) Townhouse developments featuring 2-car garages are encouraged to employ tandem garages to minimize the garage’s negative visual impact on the street and visual environment.

b) Townhomes and all other multi-family dwelling units with private exterior ground floor entries must provide at least 20 square feet of landscaping adjacent to the entry. This is particularly important for units where the primary entrance is next to private garages off of an interior access road. Such landscaping areas soften the appearance of the building and highlight individual entries.
Figure 43. A good example of a parking garage entrance.

Figure 44. Landscape strips and decorative entries separate garages of these townhouse units.
4. Building Design

4.1 Architectural Character

Intent

♦ To enhance the visual character and identity of Downtown Bonney Lake.

Standards

4.1.1 All sites: Architecture that is defined predominately by corporate identity features (and difficult to adapt to other uses) is prohibited. For example, some fast food franchises have very specific architectural features that reinforce their identity. Besides diluting the town’s identity with corporate (and therefore generic) identities these buildings are undesirable because they are not adaptable to other uses when the corporate franchises leave.

4.1.2 All sites: The use of overly ornate building details that make a building look fake or contrived are strongly discouraged. See Figure 45 below for an example.

Figure 45. Overly ornate architectural styles and building details are discouraged.
4.2 Architectural Scale and Building Mass

Intent

- To reduce the scale of large buildings and add visual interest.
- To enhance the visual character of Downtown Bonney Lake.

Standards

4.2.1 Building articulation – all buildings adjacent to Pedestrian-Oriented Streets or Corridors: Buildings must include articulation features every 30’ to create a pattern of small storefronts. At least two of the following methods must be employed:

a) Use of window and/or entries that reinforce the pattern of 30-foot storefront spaces.

b) Use of weather protection features that reinforce 30-foot storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.

c) Change of roofline.

d) Placement of building columns that reinforce storefront pattern.

e) Change in building material or siding style.

f) Other methods that meet the intent of the standards as approved by the Director.

Figure 46. A building articulated at 30-foot intervals.
4.2.2 Building articulation - all other non-residential buildings (not included in Standard 4.2.1): Multi-story buildings and buildings wider than 100 feet (measured along the primary façade) shall include at least three of the following articulation features along all facades containing the public building entries (alley facades are exempt) at intervals of no more than 60 feet:

a) Providing building modulation of at least 2 feet in depth and 4 feet in width.

b) Repeating distinctive window patterns at intervals less than the articulation interval.

c) Providing a covered entry or separate weather protection feature for each articulation interval.

d) Change of roofline.

e) Changing materials and/or color with a change in building plane.

f) Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.

g) Other methods that meet the intent of the standards as approved by the Director.

![Diagram of building articulation elements](image)

Figure 47. Example of building articulation.

4.2.3 Building articulation - multi-family residential buildings and residential portions of mixed-use buildings: All residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas:
a) Repeating distinctive window patterns at intervals less than the required interval.

b) Vertical building modulation. Minimum depth and width of modulation is 18 inches and 4 feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined in Standard 4.2.4. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade and integrated with the building’s architecture as determined by the Director. For example, “cave” balconies or balconies that appear to be “tacked on” to the façade will not qualify for this option (see Figure 48 below).

![Figure 48. Cave balconies (left) and tack-on balconies (right) such as these will not qualify as vertical building modulation.](image)

c) Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation shall be 5 feet.
d) Articulation of the building’s top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.

Figure 49. Multi-family buildings shall be articulated at intervals no greater than 30 feet.

4.2.4 Rooflines: Rooflines visible from a public street, open space, or public parking area must be varied by emphasizing dormers, chimneys, stepped roofs, gables, prominent cornice or wall, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without modulation. Modulation should consist of either:

a) A change in elevation of the visible roofline of at least 4 feet if the particular roof segment is less than 50 feet wide and at least 8 feet if the particular roof segment is greater than 50 feet in length.

b) A sloped or gabled roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.

c) A combination of the above.

4.2.5 Maximum façade width. The maximum façade width (the façade includes the apparent width of the structure facing the street and includes required modulation) is 120 feet. Buildings exceeding 120 feet in width along the street front shall be divided by a minimum 30-foot wide modulation of the exterior wall, so that the maximum length of a particular façade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors. Other design features will be considered by the Director that effectively break up the scale of the building and add visual interest. This could include a combination of a clear change in vertical articulation and a contrasting change in building materials and/or finishes.
4.2.6 *Multiple building commercial developments* are encouraged to employ a variety of colors, building materials, and architectural treatments to reduce monotony and reinforce the City’s desired pedestrian-oriented scale and character.

*Figure 51. Commercial developments are encouraged to employ a variety of colors, materials, and architectural treatments to reduce monotony and add visual interest.*
4.3 Building Details

Intent

♦ To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.

Standards

4.3.1 Details toolbox: All buildings shall be enhanced with appropriate details. All new commercial buildings shall include at least three of the following elements on their primary facades. All new residential buildings shall include at least two of the following elements on their primary facades:

a) Windows divided into a grid of multiple panes.

b) Recessed entry (commercial building) or decorative porch design with distinct design and use of materials (residential).

c) Decorative treatment of windows and doors, such as decorative molding/ framing details around all ground floor windows and doors, decorative glazing, or door designs.

d) Transom windows (commercial building).

e) Landscaped trellises or other decorative element that incorporates landscaping near the building entry.

f) Decorative light fixtures with a diffuse visible light source, such as a globe or “acorn” that is non-glaring or a decorative shade or mounting.

g) Decorative building materials, including one of the following:

i) Decorative masonry, shingle, brick or stone.

ii) Individualized patterns or continuous wood details, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.

iii) Other materials with decorative or textural qualities as approved by the Director.

The applicant must submit architectural drawings and material samples for approval.

h) Decorative roofline design, such as an ornamental molding, entablature, frieze, or other roofline device visible from the ground level. If the roofline decoration is in the form of a linear molding or board, then the molding or board must be at least 8 inches wide;

i) Decorative paving and artwork.

j) Decorative pedestrian-oriented signage.

k) Decorative railings, grill work, or landscape guards.
i) Other details that meet the intent of the standards as approved by the Director.

The Director may relax or waive this standard for buildings incorporating "exceptional design" that employs use of quality building materials and special design techniques that add visual interest at a pedestrian scale. Consideration will be given to the length of the façade, transparency, the "adaptability" of the design (to change uses/businesses over time), and views of the façade during business and non-business hours.

Figure 52. Provide plenty of unique details that add interest to a building at a pedestrian scale.

4.3.2 Year of construction plaque. All new buildings must note the year of construction by the installation of a plaque attached to the building. Stone or masonry set integral with other masonry on the front building elevation facing the principal street may be used in lieu of a plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may have historic interest in the future may be included in addition to the year of construction.
4.3.3 Window design. Building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or façade treatment that adds visual interest to the building.

![Acceptable window treatments.](image1)

![Unacceptable window treatment.](image2)

4.3.4 Non-residential building facades, when located adjacent to a pedestrian pathway, must contain a pedestrian-oriented façade. As an alternative, developments may incorporate 3 feet wide (minimum) planting strips between the façade and the walkway. Exceptions will be considered by the Director that meet the intent of the standards. For example, the Director may allow reduced weather protection elements on north-facing facades to allow more day light into buildings. Reduced window transparency may be allowed in exchange for other desirable pedestrian amenities or building elements. See Figure 55 for an example.
Figure 55. A good example of a façade treatment meeting departure criteria in Standard 4.3.4.

Figure 56. Provide landscaping between pathways and non-pedestrian-oriented facades.
4.4 Exterior Building Materials and Color

Intent

♦ To encourage high-quality building materials that enhance the character of Downtown.
♦ To discourage poor materials with high life-cycle costs.
♦ To encourage the use of materials that reduce the visual bulk of large buildings.

Standards

4.4.1 High quality materials. Encourage the use of high quality building materials that add visual interest and detail and are durable and easily maintained.

4.4.2 Metal siding standards: If metal siding is used, it must have visible corner moldings and trim and incorporate masonry, stone, or other durable permanent material near the ground level (first 2 feet above the sidewalk or ground level).

![Figure 57. Metal sided building with visible corner molding and concrete block incorporated near the ground level.](image)

4.4.3 Concrete block standards:

a) When used for the primary façade, buildings must incorporate a combination of textures to add visual interest. For example – combining split or rock-façade units with smooth blocks can create distinctive patterns. Also – the use of contrasting colors of concrete blocks can add interest to a façade.

b) Concrete block use on the side of zero-lot line buildings (when visible from a public street, pedestrian plaza, or parking area) must utilize changes in textures and shapes, colors, and/or other masonry materials to complement the design of the primary façade and add visual interest.
Alternately, murals and/or decorative signage, as approved by the Director, may be used to treat concrete block walls in a way that meets the Intent.

Figure 58. An acceptable example of concrete block use. Notice the type and variety of concrete block used in this building and how it is integrated with other building elements and details.

4.4.4 Standards for stucco or other similar troweled finishes:

a) Stucco and similar troweled finishes (including Exterior Insulation and Finish system or “EIFS”) must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 30% of the façade area.

b) Weather exposed horizontal surfaces must be avoided.

c) Masonry, stone, or other durable permanent material is required near the ground level (first 2 feet above the sidewalk or ground level).

Figure 59. Stucco may be used in combination with other approved materials (lower example). Generic stucco-sided buildings (like the upper image) are not allowed Downtown.
4.4.5 **Limit bright colors:** Bright building colors should be limited to trim and accents, generally no more than 10% of the façade. Awnings may not use the bright colors.

4.4.6 **All buildings:** The following materials are prohibited:

a) Mirror glass

b) Textured or scored plywood (including T-111 or similar plywood)
5. Streetscape, Landscaping, and Signage

5.1 Streetscape Design

Intent
♦ To create attractive streets that enhance the character of Downtown.
♦ To encourage pedestrian activity downtown.

Standards

5.1.1 Downtown streetscape standards. Developments must incorporate the following streetscape standards into the design of their development:

a) Main Street (184th Avenue E between SR 410 and Sumner Buckley Highway) and pedestrian-oriented corridors:
   i) 12-foot minimum sidewalk widths.
   ii) Street trees at 30 feet on-center in tree grates (trees and grates as approved by the Director). If a pedestrian-oriented corridor runs through a parking lot, street trees shall be placed on both sides of the corridor at 30-foot intervals (preferably staggered).
   iii) Parallel on-street parking on both sides of Main Street. Parallel on-street parking is encouraged between any private internal street and the pedestrian-oriented corridor.
   iv) Curb bulbs at intersections and crosswalks, where approved street design allows.
   v) Pedestrian-scaled lighting (lights as approved by the Director) spaced at 30-foot intervals (between trees). Spacing at intervals up to 50 feet may be acceptable provided the proposed lights provide acceptable lighting levels per the Director.
   vi) Other street furniture elements may be required by the Director per other adopted plans. This could include bollards, bicycle racks, newspaper racks, or other street furniture elements.
b) Mixed-use streets and corridors:

i) 10-foot minimum sidewalk widths (for Sumner Buckley Highway and other streets. Exception: Narrower sidewalks (as small as 8 feet wide) may be allowed provided a planting strip is included between the sidewalk and the street (at least 4 feet wide).

ii) Street trees at 30 feet on-center in tree grates (trees and grates as approved by the Director) or within planting strips.

iii) Parallel on-street parking, where right-of-way widths allow. This is the preferred configuration on 90th Street E and 186th Avenue E.

iv) Curb bulbs at intersections and crosswalks, where approved street design allows.

v) Pedestrian-scaled lighting (lights as approved by the Director) spaced at 30-foot intervals (between trees). Spacing at intervals up to 60 feet may be acceptable provided the proposed lights provide acceptable lighting levels per the Director.

vi) Other street furniture elements may be required by the Director per other adopted plans. This could include bollards, bicycle racks, newspaper racks, or other street furniture elements.
c) SR 410:

i) 8’ minimum sidewalk widths. Narrower sidewalk widths (no less than 5’ wide) may be approved by the Director east of Main Street (184th Ave E.).

ii) Planting strips on both sides of the sidewalk. The planting strip between the roadway and the sidewalk shall be at least 6 feet wide (narrower planting strips may be needed in some locations to provide for turn lanes as part of WSDOT approved highway design). Planting strips on the opposite side of the sidewalk shall comply with Standard 1.1.3 in the Street Front Orientation Subchapter.

iii) Street trees at 30 feet on-center (trees as approved by the Director) in the planting strip between the sidewalk and the roadway.

iv) Other roadway and street furniture elements may be required by the Director per other adopted plans. This could include bollards, bicycle racks, newspaper racks, or other street furniture elements.

*Figure 62. Sidewalk and planting strip configuration along SR-410*
d) All other public streets:
   i) 60-foot minimum right-of-way width
   ii) 5-foot minimum sidewalk width.
   iii) 5-foot minimum planting strip width
   iv) Street trees at 30 feet on-center (trees as approved by the Director) within planting strip.
   iii) Parallel on-street parking, where right-of-way widths allow.
   iv) Curb bulbs at intersections and crosswalks, where approved street design allows.
   v) Pedestrian-scaled lighting (lights as approved by the Director) is encouraged.
   vi) Other street furniture elements may be required by the Director per other adopted plans.

e) Private internal streets: Developers are encouraged to design internal access roads within large developments to look and function more like public streets, utilizing street trees, sidewalks, and parallel parking.
5.2 Landscaping, Fences, and Retaining Walls

Intent

- To encourage abundant and colorful landscaping in site and development design to improve the aesthetics, pedestrian experience, and identity of Downtown.
- To encourage attractive landscaping that reinforces the architectural and site planning concepts in response to site conditions and contexts.
- To promote retention and protection of existing vegetation and to reduce the impact of development on drainage systems, water quality, and natural habitats.
- To mitigate the negative impacts of parking lots on the streetscape.
- To enhance landscaping and buffers within and adjacent to residential uses.
- To minimize the negative visual impacts of fences and retaining walls on the street and pedestrian environment.
- To avoid landscaping designs that create a safety problem.

Standards

5.2.1 Development projects shall comply with the landscaping requirements of BLMC Chapter 16.14. The standards below are in addition to those requirements specified in BLMC. Where there is a conflict between the standards below and standards within BLMC, the standards herein shall apply.

5.2.2 Development projects shall comply with applicable landscaping requirements of Subchapter 1.1 of these standards (Street Front Orientation).

5.2.3 Internal parking lot landscaping standards:

a) Parking lots containing stalls for more than 14 vehicles shall provide the following landscaped area (this may include required buffer areas between the parking lot and sidewalk or property line):

<table>
<thead>
<tr>
<th>Number of parking spaces</th>
<th>Minimum required landscaped area</th>
</tr>
</thead>
<tbody>
<tr>
<td>15-50</td>
<td>15 square feet/parking space</td>
</tr>
<tr>
<td>51-99</td>
<td>25 square feet/parking space</td>
</tr>
<tr>
<td>100 or more</td>
<td>35 square feet/parking space</td>
</tr>
</tbody>
</table>

b) Plant at least 1 tree for every 6 parking spaces. Permitted tree species are those that reach a mature height of at least 35 feet.

c) Plant shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrub internal to the parking lot shall maintain a mature height.
of no greater than 3 feet to maintain good visibility within the parking lot.

d) Ground cover shall be planted in sufficient quantities to provide at 100% coverage of the landscaped area within three years of installation.

e) Do not locate a parking stall more than 50 feet from a landscaped area.

![Figure 63. Surface parking lots must be well landscaped.](image)

5.2.4 Minimum landscaped areas:

<table>
<thead>
<tr>
<th>Area or use type</th>
<th>Minimum required landscaped area (see Standard 5.2.5 for details)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central triangle</td>
<td>NA*</td>
</tr>
<tr>
<td>Buildings featuring a vertical mix of uses</td>
<td>NA*</td>
</tr>
<tr>
<td>Uses featuring structured parking (for more than 50% of parking)</td>
<td>15%</td>
</tr>
<tr>
<td>All other development</td>
<td>25%</td>
</tr>
</tbody>
</table>

* These developments only have to meet other applicable landscaping requirements such as those in Subchapter 1.1 (Street Front Orientation), required landscaped buffers per BLMC Chapter 16.14, internal parking lot landscaping per Standard 5.2.3, and side and rear buffer requirements of Standard 5.2.7.
5.2.5 Standards for minimum landscaped areas specific in Standard 5.2.4 above:

a) The required landscape areas shall be at ground level except for:
   i) Landscaped areas over structured parking.
   ii) *Green roofs* may be used to meet up to 1/3 of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.

b) Permeable pavements may count for up to 1/3 of the required landscaped areas for commercial or mixed-use developments as determined by the Director based on the level of permeability and long term maintenance capabilities.

c) Except for buildings featuring storefronts directly adjacent to the sidewalk, developments shall provide at least 1 tree (species as approved by the Director) for each 30 lineal feet of street *frontage* in the front yard area.

d) Planting strip areas and trees between the sidewalk and street shall not qualify for the landscaped area requirements above.

*Figure 64. Green roof example.*

5.2.6 *Foundation planting.* All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building *facade* that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

a) The landscaped area must be at least 3 feet wide.

b) There must be at least one 3-gallon shrub for every 3 lineal feet of foundation.

c) Ground cover plants must fully cover the remainder of the landscaped area.

*Figure 65. Exposed foundations like this must be screened with landscaping.*
5.2.7 **Side and rear yard buffer requirements.** All developments excluding those in the Central Triangle and those developments featuring storefronts adjacent to the sidewalk shall incorporate one or more of the following design options:

a) Provide Type II or III landscaping (as defined in BLMC Chapter 16.14) at least 10 feet deep along side or rear property line.

b) Other treatments that meet the intent of the standards as approved by the Director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Depending on terrain and adjacent uses, some options include:

   i) Tall privacy fence or hedge (up to 6 feet tall). This is most applicable to residential uses – where the fence doesn’t negatively impact views from the street or nearby properties.

   ii) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.

   iii) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

![1. Type II or III Landscaping](image1)

![2. Low landscaped hedge at least three feet wide](image2)

![3. Six foot tall wood or masonry fence on property line](image3)

![4. Shared pathway](image4)

*Figure 66. Side and rear yard design treatment options.*
5.2.8 Fence standards:

a) Fences within the front setback area and between any street and buildings shall not exceed 42 inches and be no more than 70% solid to maintain views into the street for security.

b) Fences taller than 42 inches and visible from a street shall be screened with Type I or II Landscaping (at least 5 feet wide, Types as defined in BLMC Chapter 16.14) to mitigate the visual impact of a wall on the street.

c) Chain link fences are prohibited.

Figure 67. Tall fences like this between buildings and streets are prohibited.

5.2.9 Retaining wall standards:

Retaining walls taller than 4 feet and visible from a street shall be terraced so that no individual segment is taller 4 feet. Terraced walls shall be separated by a landscaping bed at least 2 feet in width including one shrub every 3 linear feet of retaining wall. Departures from this standard may be considered provided the combination of wall treatment and landscaping reduce the bulk and scale of the retaining wall and enhance the streetscape. In determining whether departures will be granted, the Director will consider the level of visibility of the wall (from adjacent uses, streets, parks, and pathways), quality of landscaping, and wall materials, detailing, and overall design quality.

Figure 68. Retaining wall standards.
5.3 Signage Design

**Intent**

- Provide standards that regulate the effective use of signs as a way to identify business properties, to promote economic viability.
- To encourage signage that is both clear and appropriate to the scale of the project.
- To encourage quality signage that enhances the character of Downtown.

**Standards**

NOTE: The following standards shall supersede the requirements of BLMC 15.28.110.

5.3.1 **Illumination standards:**

- Backlit signs are prohibited. Exceptions:
  - Signs with individual backlit letters are acceptable for businesses adjacent to SR-410 (such signs must be facing SR-410 or be visible from SR-410).
  - Projecting signs may use internally illuminated letters or logos.
- Neon signs are permitted on C-2 zoned properties, within the Central Triangle, and along Main Street (184th Ave E between SR-410 and Sumner Buckley Highway). For multi-tenant developments, neon signs should be used sparingly.
- External lighting is permitted as long as light doesn’t create a glare problem and doesn’t project towards the sky.

5.3.2 **Freestanding sign standards**

- Prohibited on pedestrian-oriented streets or corridors.
- Signs shall conform to the requirements of Table 1 below. (Where a small letter appears in a caption in the chart, refer to the corresponding “Notes” below.)

**Table 1. Commercial Use Free-Standing Sign Requirements**

<table>
<thead>
<tr>
<th>Requirements</th>
<th>Single + Multi-Tenant Developments (less than 25,000 sf floor area)</th>
<th>Single + Multi-Tenant Developments (25,000-50,000 sf floor area)</th>
<th>Single + Multi-Tenant Developments (more than 50,000 sf floor area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height Limit</td>
<td>42&quot;</td>
<td>6'</td>
<td>6'</td>
</tr>
<tr>
<td>Maximum Size Limit</td>
<td>20sf</td>
<td>30sf</td>
<td>40sf</td>
</tr>
<tr>
<td>Minimum Setback</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>Landscaping</td>
<td>1 sf of landscaping</td>
<td>1 sf of landscaping</td>
<td>1 sf of landscaping</td>
</tr>
</tbody>
</table>
Notes:

a. A minimum lettering height of four inches is recommended for readability.

b. All free-standing signs shall include the street address number(s) with six-inch minimum lettering that is clearly readable from the street.

c. Landscaping includes a decorative combination of ground cover and shrubs to provide seasonal interest in the area surrounding the sign. Landscaping shall be well maintained at all times of the year. The director may reduce the landscaping requirement where the signage incorporates stone, brick, or other decorative materials.

d. An individual building, development, or complex may not display more than one free-standing sign on each street frontage. However, a second free-standing sign can be used on the site as long as it advertises a different business onsite and it can be placed at least 150 feet from the first sign.

5.3.3 Wall sign standards. Wall signs shall be designed and located appropriate to the building’s architecture. For example, wall signs should not cover windows, building trim or ornamentation and should be centered on the architectural features of the building. Specific wall sign standards:

a) Tenants are allowed a maximum of one wall sign per facade that contains public entry (open during all business hours), up to a maximum of two facades.

b) Maximum size – individual business: Sign area shall not exceed 2 square feet for each lineal foot of the structure’s primary facade (the facade facing the street or as identified by the director). Signs without internal lighting may contain a sign area of up to 10% of the facade, provided they are in proportion with the facade. Businesses located adjacent to street corners and containing pedestrian entries from both streets may feature wall signs not exceeding 2 square feet for each
lineal foot of building frontage on applicable street facing facades. Businesses may include wall signs not exceeding 1 square foot for each lineal frontage of secondary facades facing a walkway, public plaza, or parking lot as long as the facade contains a pedestrian entry.

c) Maximum size – building or center name: A wall sign up to 100 square feet or 5% of the façade (which ever is less) to identify the name of the building or shopping center.

d) Maximum size – joint business directory: A wall sign up to 50 square feet for joint business directory signs identifying the occupants of a commercial building and located next to the entrance.

e) Maximum height: Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the window sill of the second story.

f) Mounting: Building signs should be mounted plumb with the building, with a maximum protrusion of 1-foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building’s architectural character in terms of form, color, and materials.

g) Lettering: The maximum height for lettering is 3 feet. The maximum height for logos is 4 feet. Greater heights for lettering and logos may be approved by the director when located and designed appropriate for the building.

h) If applicant demonstrates to the satisfaction of the director that a wall sign is creative, artistic and an integral part of the architecture, the director may waive the above restrictions.

Figure 70. Wall signs centered on the façade of a building.
5.3.4 **Projecting Signs.** Projecting signs meeting the following conditions are allowed for commercial uses adjacent to and facing a public street.

a) Clearance: Shall clear sidewalk by 8 feet.

b) Projection: Shall not project more than 4 feet from the building facade, unless the sign is a part of a permanent marquee or awning over the sidewalk.

c) Size: Shall not exceed an area of 2 square feet per each 10 lineal feet of applicable building frontage.

d) Height: Shall not extend above the building parapet, soffit, the eave line or the roof of the building, except for theaters, where the sign meets the objectives of the Downtown Plan and minimizes impacts to adjacent uses, as determined by the Director.

![Figure 71. Projecting sign standards.](image)

5.3.5 **Marquee Signs.** Marquee signs may be used in place of permitted wall signs, provided they meet the following conditions:

a) Maximum size. Marquee signs shall not exceed 2 feet in height and extend no more than 50% of the width of the applicable storefront. Canopy or awning sign area shall not exceed 1-foot in height and cover more than 65% of its vertical face.

b) Location. Marquee signs may be placed on the front, above, or below the marquee/canopy. Awning signs shall not be placed on the sloping portion of an awning.

c) Clearance. The marquee, canopy, or awnings shall be placed a minimum of 8 feet above the sidewalk or walkway.
5.3.6 **Under-Marquee Signs.** Under-marquee signs meeting the following conditions are allowed for commercial uses:

a) **Projection:** Under-marquee signs shall have 1-foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facet.

b) **Clearance:** Under-marquee signs shall maintain a minimum clearance of 8 feet between the walkway and the bottom of the sign.

c) **Vertical dimension:** Under marquee signs shall not exceed 2 feet in height.

*Figure 72. Acceptable marquee and awning signs.***

*Figure 73. Under marquee sign standards.*
5.3.7 **Window Signs.** Window signs meeting the following conditions are allowed for commercial uses:

a) Maximum size: Permanent and temporary window signs are limited to a maximum of 25% of the window area. Every effort should be made to integrate window signs with window display.

b) Materials: Window signs constructed of neon, stained glass, gold leaf, cut vinyl, and etched glass are allowed. Painted signs shall display the highest level of quality and permanence as determined by the director.

c) An internally lit neon or stained glass window sign is allowed.

![Figure 73. Window sign standards.](image)

5.3.8 **A-frame signs.** *A-frame signs* meeting the following conditions are allowed for commercial uses:

a) Signs must be within 12 feet of the applicable building entrance.

b) Signs must be located to maintain at least 8 feet of horizontal clearance on the sidewalk for pedestrian movement.

c) Each business shall not have more than one *A-frame sign*.

d) *A-frame signs* shall be removed during non-business hours.

e) The area of an *A-frame sign* shall not exceed 10 square feet.

![Figure 74. Locate A-Frame signs to provide at least 8 feet of horizontal clearance on the sidewalk for pedestrian movement.](image)
5.3.9 **Prohibited signs include:**

a) Pole-mounted signs.

b) Signs employing video footage

c) Signs employing moving or flashing lights.

d) Signs employing exposed electrical conduits.

e) Visible ballast boxes or other equipment.

f) Changeable letter signage (permanent and temporary), except for theaters and other uses designed for public assembly.
6. Definitions

*A-frame sign* - A portable sign capable of standing without support or attachment.

*Articulation* - means the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm dividing large buildings into smaller identifiable pieces.

*Art, Artwork* - 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. Signs, upon approval by the Director, may be considered artwork provided they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered art.

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

*Blank walls* - A wall (including building façades and retaining walls) is considered a blank wall if:

(a) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or

(b) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

*Courtyard* - A landscaped space enclosed on at least three sides by a single structure.

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

*Director* – The Planning Director or his or her designee.

*Façade* – Any portion of an exterior elevation of a building extending from the grade of the building to the top of the parapet wall or eaves, for the entire width of the building elevation.

*Fenestration*: The design, proportioning, and disposition of windows and other exterior openings of a building.

*Frontage* – As used in the code, frontage refers to the length of a property line along a street.

*Green roof* – A green roof is a roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. This does
not refer to roofs which are merely colored green, as with green shingles. Container gardens on roofs, where plants are maintained in pots, are not generally considered to be true green roofs.


Modulation - A stepping back or projecting forward of portions of a building facade within specified intervals of building width and depth, as a means of lessening the apparent bulk of a structure’s continuous exterior walls.

Multi-family - A building that is designed to house more than one family. Examples would be a four-plex, condominiums, or apartment building.

Pedestrian-oriented façade – Ground floor facades that contain the following characteristics:

(a) Transparent window area or window displays along a minimum of 75% of the ground floor façade between a height of 2 feet to 8 feet above the ground.

(b) The primary building entry must be on this façade.

(c) Weather protection at least five feet in width along at least 75% of the façade width.

Pedestrian-oriented space - To qualify as “pedestrian-oriented space”, the following must be included (TO UPDATE PER PROPOSED DEFINITION):

- Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular courtyard.
- Paved walking surfaces of either concrete or approved unit paving.
- Pedestrian-scaled lighting (no more than 14’ in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
- At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
- Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
- Landscaping components that add seasonal interest to the space.

The following features are encouraged in pedestrian-oriented space:

- Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.
- Provide pedestrian-oriented building facades on some or all buildings facing the space.
- Consideration of the sun angle at noon and the wind pattern in the design of the space.
• Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.

• Movable seating.

The following features are prohibited within pedestrian-oriented space:

• Asphalt or gravel pavement.

• Adjacent unscreened parking lots.

• Adjacent chain link fences.

• Adjacent blank walls.

• Adjacent dumpsters or service areas.

• Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as pedestrian-oriented space.

Primary façade – The façade containing the building or individual business’ primary entrance.

Tandem garage – The placement of parking spaces one behind another in a garage.