

DMC 25.71 OLD FORT LAKE DESIGN STANDARDS



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Chapter 25.71

Old Fort Lake Design Standards

25.71.010	Purpose
25.71.020	Applicability.
25.71.030	How the design standards are applied
25.71.040	Departures

25.71.010 Purpose.

The Old Fort Lake Subarea Zoning (DMC 25.58) and Design Standards (DMC 25.71) are the official land use regulations guiding development within the Old Fort Lake subarea. These codes are adopted under Chapter 35A.63 RCW and mandated in RCW 36.70A.040 and are consistent with the state's Growth Management Act, the Old Fort Lake Subarea Plan, and the DuPont Comprehensive Plan to serve the public health, safety, and welfare; to provide for orderly planned use of land resources; and to further the policies of the Subarea Plan. This code helps implement the subarea plan, which may be used to help interpret this code but does not itself regulate land uses. All land uses and development activities within the subarea must comply with the applicable requirements of this code.

25.71.020 Applicability.

This chapter provides the design standards applicable within the Old Fort Lake Subarea. The Standards within Section 25.71.200 are applicable throughout the subarea. The Standards within 25.71.300 –400 are applicable to nonresidential and commercial uses within the subarea. The Standards within 25.71.500 are applicable to Single-Family and Middle Housing uses within the subarea. Uses in the Old Fort Lake Subarea are also subject to the zoning, uses and bulk regulations provided in DMC 25.58. Where the design standards conflict with provisions in any other section of the Dupont Municipal Code (DMC), these design standards prevail unless otherwise noted. One exception: Where these design standards conflict with applicable Wildland-Urban Interface standards, the Wildland-Urban Interface standards apply.

25.71.030 How the design standards are applied.

The provisions of DMC sections 25.71 are additional to the underlying zoning regulations in DMC 25.58.

- (1) Guidelines use words such as "should" or "is/are recommended," or "encouraged," signifying voluntary measures.
- (2) Standards use words such as "shall" and "is/are required," signifying mandatory actions. Some standards are easily quantifiable, while others provide a level of discretion to the applicant in how they are complied with. In the latter case, the applicant shall demonstrate to the director, in writing, how the choices made for the development meets the intent of the standard.

25.71.040 Departures.

- (1) Purpose. A number of specific departure opportunities to the design standards contained in DMC sections 25.71.200-400 are provided. Departure opportunities are signaled by the capitalized word DEPARTURE or the ➡ symbol. The purpose is to provide applicants with the option of proposing alternative design treatments, when they can demonstrate to the satisfaction of the director that it is equal to or better than the standard, provided such departures meet the “intent” of the particular standard, and any additional relevant departure criteria.
- (2) Requests for departures are voluntary. This provision allows the flexibility for applicants to propose alternative designs on a voluntary basis.
- (3) Applicability. Departures are available only where noted for specific standards.
- (4) Procedures. Permit applications that include departure requests are reviewed administratively and the approval decision is made by the director.
- (5) Submittal Requirements. The applicant shall submit a description of the requested departure together with the arguments as to how the departure meets the intent or is equivalent or superior to the standard, and meets the approval criteria.
- (6) Approval criteria. Project applicants shall successfully demonstrate to the director how the proposed departure meets the intent of the standard, and other applicable departure criteria that applies to the specific standard.
- (7) Documentation. The director shall document the reasons for approving all departures within the project application records for the purpose of providing consistency in decision-making by the city.

DMC 25.71.200 Community Design Regulations

Sections:

25.71.210	Intent.
25.71.220	Streets, through-block connections, parks, and trails.
25.71.230	Streetscape classifications and regulations.
25.71.240	Maximum block size.
25.71.250	Through-block connections.
25.71.260	Parks.
25.71.270	Trails.
25.71.280	Onsite Parking

25.71.210 Intent.

The intent of the DMC 25.71.200-280 Community Design Regulations is to:

- (1) Provide a robust multi-modal transportation network that serves a variety of users, complements desired future land uses, and minimizes City maintenance costs.
- (2) Evolve Old Fort Lake into a centerpiece of the Old Fort Lake subarea and a premier recreational opportunity for DuPont residents that capitalizes on view opportunities of the bluff and golf course, connects cultural resource areas, is highly accessible to everyone and is connected to the DuPont community.
- (3) Implement the Old Fort Lake Subarea Goals and Policies.

25.71.220 Streets, through-block connections, parks, and trails.

- (1) Required streets, trails, through-block connections, and parks shall be built by developers as development occurs in accordance with DMC 25.71.200-280. Where there is a conflict between the provisions in this chapter and the adopted plans and policies, the strictest standards shall apply.
- (2) Applicability. Streets, trails, parks, and through-block connections are applicable to all development types in the subarea. They are required:
 - (a) To complete streets, parks and trails conceptually identified in Figure 25.71.220. Specific alignments for new, widened, or extended streets and trails will be determined during the development review process for applicable sites.
 - (b) When necessary, to comply with block length requirements in DMC 25.71.240.
 - (c) When necessary, to comply with park provisions in DMC 25.71.260.
 - (d) When necessary, to comply with trail provisions in DMC 25.71.270.
- (3) Authority to require dedication. The applicant shall dedicate property for the required street and trail rights-of-way and the Bluff park described in DMC 25.71.260(C).
- (4) Map. Figure 25.71.220.A below identifies the required arterial streets plus the base trail network.

Figure 25.71.220.A
Conceptual Location of Old Fort Lake Subarea's Arterial Streets and base trail network.

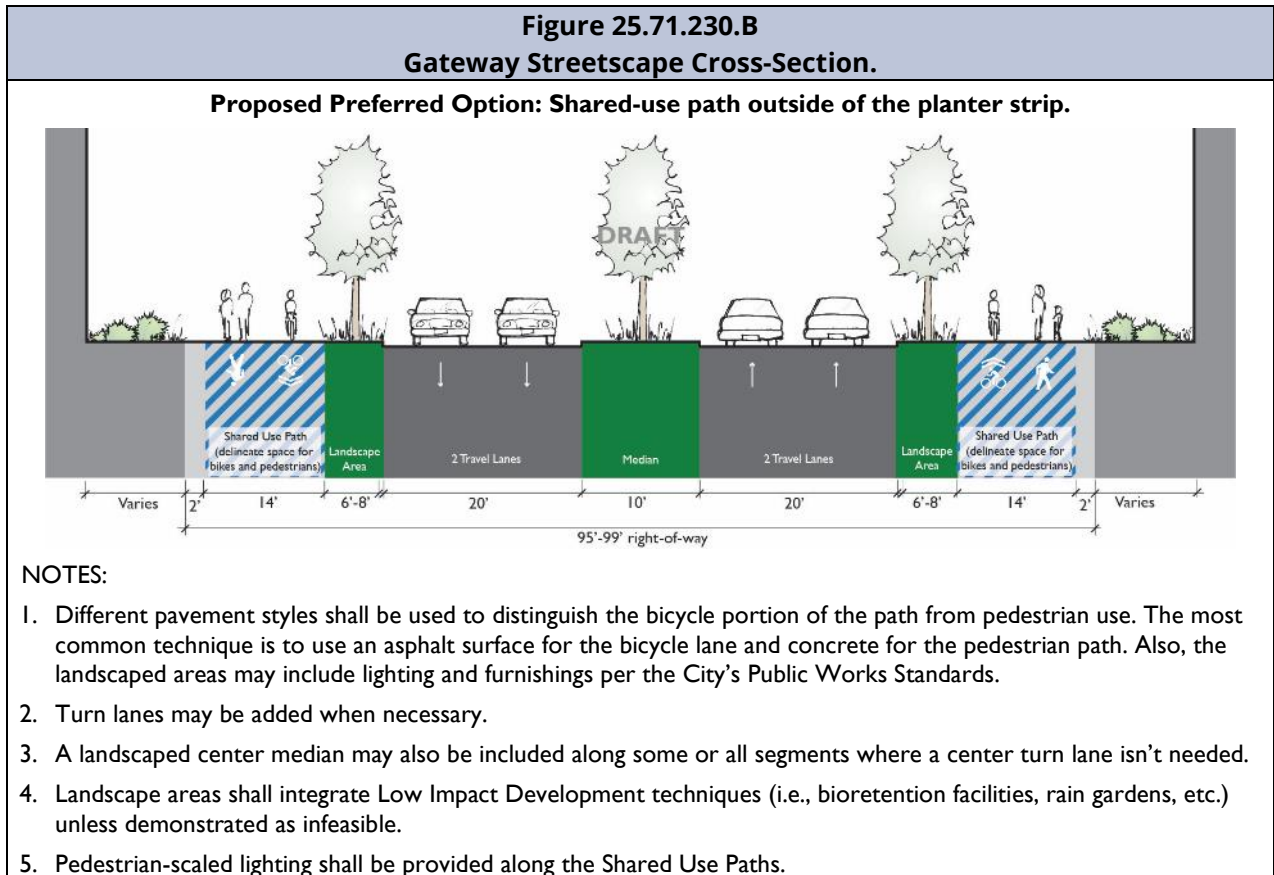


25.71.230 Streetscape classifications and regulations.

Subsections 1-3 below provide the regulations for each streetscape type. All streets within to Old Fort Lake Subarea shall be designed for vehicle travel speeds of not more than 35 MPH.

- (1) **Gateway Streetscape.** The “Gateway” is intended to be the primary access into and out of the Old Fort Lake Subarea. Its locational context also means that it must accommodate the highest number of users than any other street in the subarea. Figure 25.71.230.A below illustrates a streetscape cross-section that integrates bicycle and pedestrian travel modes located behind the curb and landscape buffer to reduce traffic stress for active modes.

**Figure 25.71.230.B
Gateway Streetscape Cross-Section.**



NOTE: Below is a photo example of similar recent shared-use path constructed in Bellevue, WA



- (2) **Arterial Streetscapes.** This includes the main roadway that forms a loop around the Old Fort Lake Subarea and the golf course. Arterial streetscapes depend on the context of adjacent uses and whether on-street parking is desired. Figure 25.71.230.B

below illustrates designs integrating safe bicycle and pedestrian facilities within commercial and residential contexts.

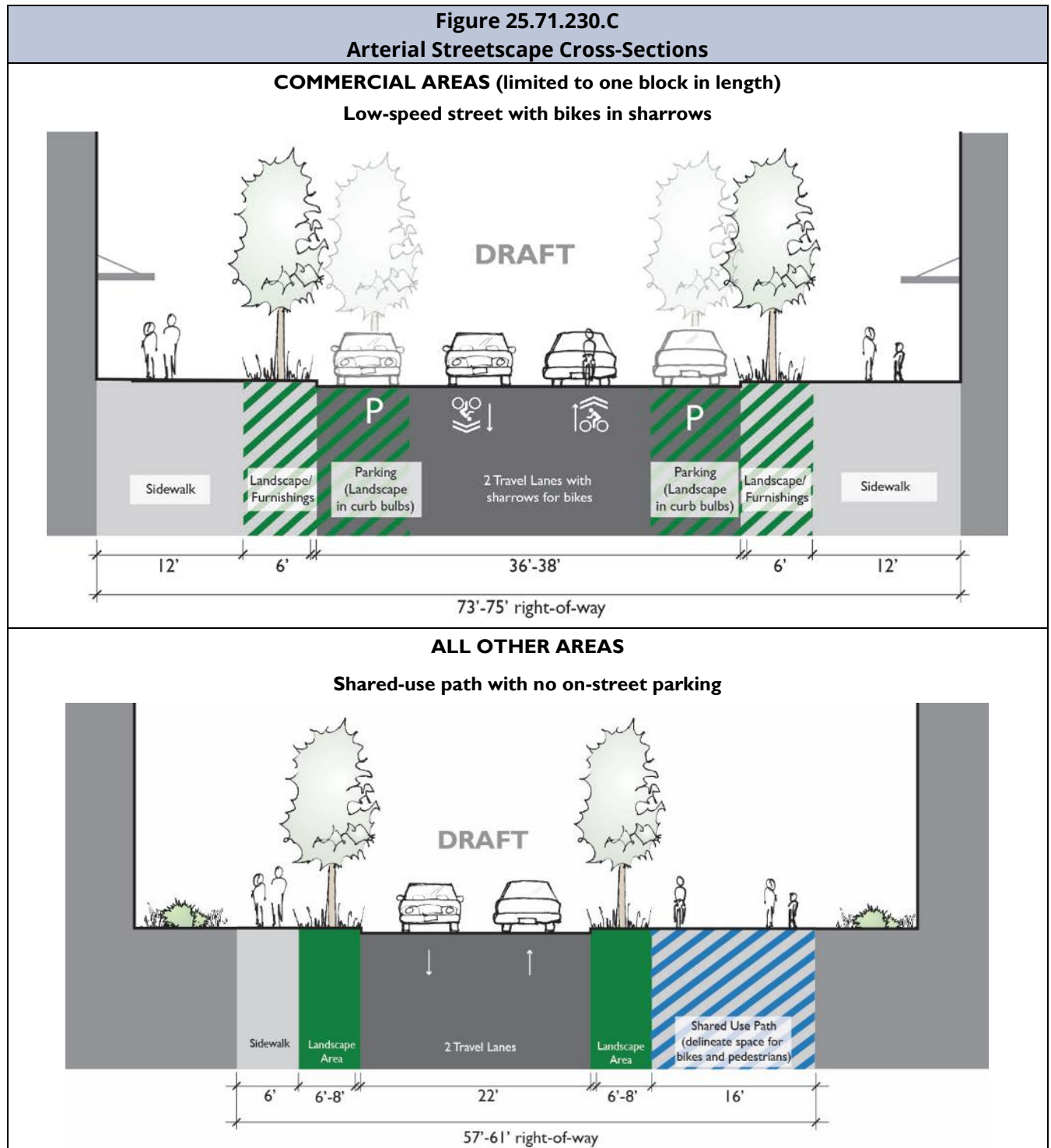


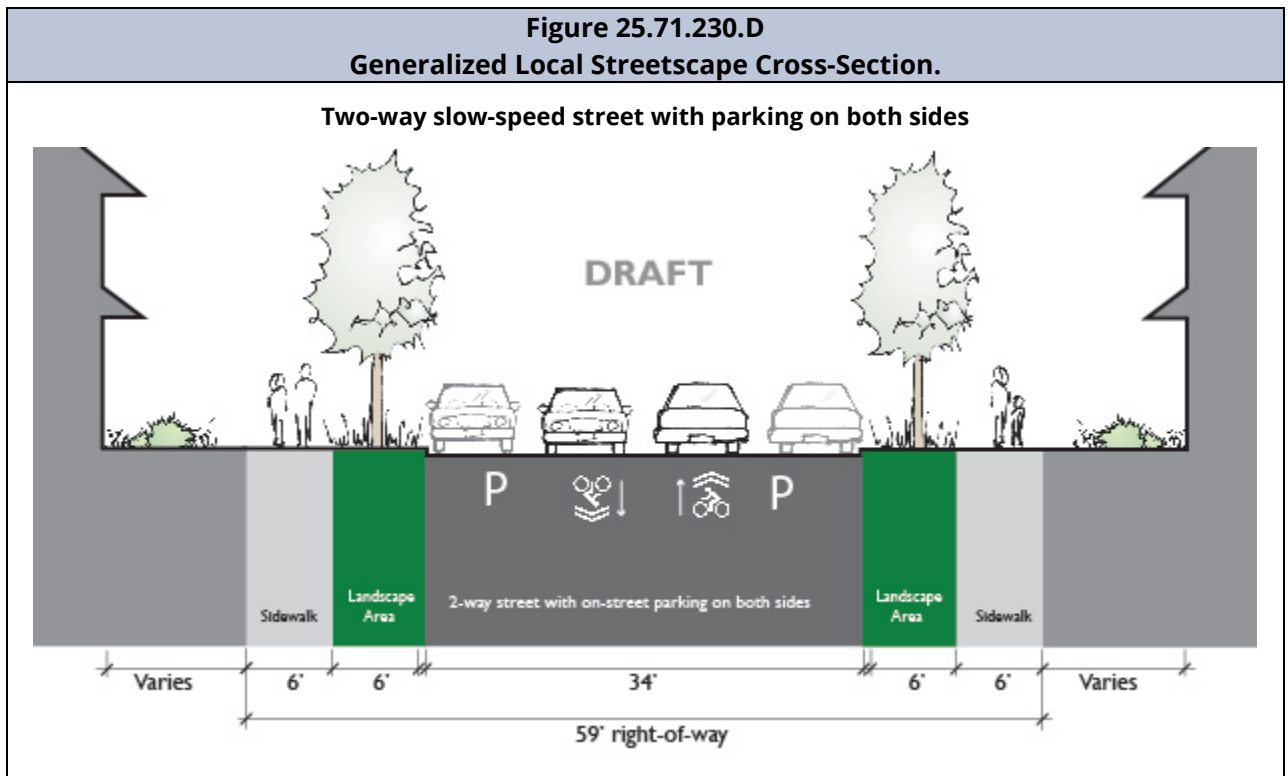
Figure 25.71.230.C
Arterial Streetscape Cross-Sections

STANDARDS:

1. For the Arterial loop (around Old Fort Lake), the shared use path shall be located on the inside, so that no crossing of the arterial is needed to complete a full trail loop.
2. Parallel parking pockets (7' wide) may be integrated into the street design, provided the right-of-way is widened sufficient to accommodate such parking pockets (without reducing the width of other streetscape components).
3. Turn lanes may be added when necessary.
4. Landscape areas shall integrate Low Impact Development techniques (i.e., bioretention facilities, rain gardens, etc.) unless demonstrated as infeasible.
5. Special shared-use path provisions:
 - a. Provide clear, coordinated, and safe transitions for pathway users at intersections.
 - b. Provide pedestrian-scaled lighting.
 - c. Provide signage for wayfinding.
 - d. Provide water, garbage, bicycle parking, and dog stations at key intersections and trailheads.

- (3) **Local Streetscapes.** Local streetscapes shall provide parallel on-street parking plus generous planting strips and sidewalks on both sides of the street as depicted in Figure 25.71.230.D. Specific requirements:
- (a) 34-foot-wide roadway including parallel parking lanes on both sides of the street.
 - (b) Six-foot planting strips with street trees on both sides of the street. Lighting and furnishings are required per the City's Public Works Standards.
 - (c) Six-foot sidewalks on both sides of the street.
 - (d) 16-foot-wide shared use path with delineated space for bikes and pedestrians.

Figure 25.71.230.D
Generalized Local Streetscape Cross-Section.

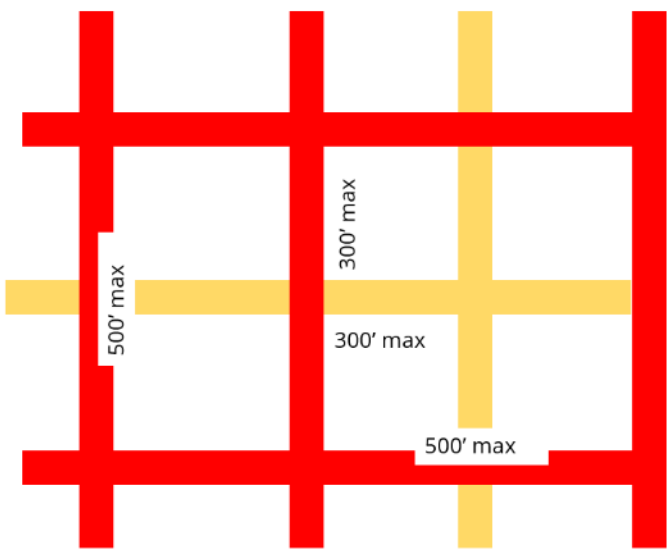


- (4) **Alleys** are encouraged to be integrated for residential and non-residential development to access parking and services for uses. Alleys shall provide a 20-foot right-of-way with a 16-foot roadway and two-foot shoulders on each side. Where an alley is the only vehicular access to a lot, a 22-foot right-of-way is required with an 18-foot-wide roadway and two-foot shoulders on each side.
- (5) **Roundabouts** will be required at key gateway and arterial intersections.
- (6) **Intersections.** Intersection design shall consider the intersecting street types, meet ADA requirements, and provide clear transitions and safety measures for all transport modes.
- (7) **Design departures.** Adjustments to the streetscape regulations in subsections (1) – (4) above may be approved by the city as a departure, pursuant to DMC 25.71.040, provided the design meets the goals and policies of the Old Fort Lake Subarea Plan.

25.71.240 Maximum block size.

- (1) Intent. To facilitate good pedestrian and vehicular circulation.
- (2) Standards. Blocks shall be designed to provide publicly accessible pedestrian and/or vehicular connections at intervals no greater than indicated in Table 25.71.240.A.
 - (a) Vehicular connections shall be public streets using one of the local streetscape designs set forth in DMC 25.71.230 or as a private street, alley, or Woonerf per DMC 25.71.250(3)(a) - (c)
 - (b) Pedestrian connections shall be designed to comply with one of the two types of through-block connections (TBCs) set forth in DMC 25.71.250(3)(d) and (e).

Table 25.71.240.A Maximum block face and perimeter length			
Zone	Maximum block face length		Maximum block (bound by public streets) perimeter length
	Between public streets and TBCs or between TBCs	Between public streets	
COMM and ENT	300	500	2,000
MF	400	600	2,400
SF+D	500	750	3,000
NB, CIV	600	1000	4,000

Table 25.71.240.A Maximum block face and perimeter length			
Zone	Maximum block face length		Maximum block (bound by public streets) perimeter length
	Between public streets and TBCs or between TBCs	Between public streets	
<p>Example street/through-block connection network in the MU zone</p>  <div data-bbox="980 659 1425 848"><p>Public Street</p><p>Through-block connection (TBC)</p></div>			

(3) Departures and exceptions.

- (a) The Director may approve a departure from the dimensional standards set forth in Table 25.71.240.A by up to 25-percent or adjust the type and design of vehicular and/or pedestrian connection provided the design meets the Old Fort Lake Subarea Plan's goals and policies. For example, to compensate for larger block sizes, the quality of on-site pedestrian connections should exceed the minimum requirements.
- (b) The Director may approve an exception from the dimensional standards set forth in Table 25.71.240.A where topography, the golf course, a park, existing construction, or other geographic conditions prevent compliance or impose an unusual hardship on the applicant, provided the proposed design maximizes pedestrian and vehicular connectivity on the site given the constraints.

25.71.250 Through-block connections.

Through-block connections include private streets, shared pedestrian and vehicular access routes, and other non-motorized routes. They are integrated into the design of developments to comply with maximum block size standards per DMC 25.71.240A.

- (1) **Intent.** Enhance pedestrian circulation in the area while functioning as a design amenity and breaking up massing of buildings on long blocks. They may be integrated with vehicular access.
- (2) **Standards.** Specific regulations for such through-block connections:
 - (a) Such connections shall be provided within a public access easement.
 - (b) Specific alignments are to be developed during the development review process for applicable sites.
 - (c) Must be accessible to the public at all times and may take a variety of forms, depending on the block size and use mix, as specified in subsection (C), below.
 - (d) Buildings may project or cantilever into minimum required easement areas on building levels above the connection, provided a 13-foot, 6-inch vertical clearance is maintained and all other regulations are met.
- (3) **Through-block connection types.** Unless otherwise noted below and elsewhere in this chapter, required through-block connections may take any of the following forms set forth in the subsections below. A combination of designs set forth above may be used for each connection.
 - (a) Private street.
 - (i) Private streets shall meet the City's Public Works Standards.
 - (b) Alley.
 - (i) Alleys shall meet the design requirements in DMC 25.71.230.4 and the City's Public Works Standards.
 - (c) Woonerf design.
 - (i) The shared-lane approach can work well for lower traffic situations and helps to reduce the total space needed to accommodate access.
 - (ii) 32-foot minimum public access easement.
 - (iii) 20-foot-wide two-way shared travel lane.
 - (iv) Parallel or angled parking pockets may be integrated along the lane.
 - (v) Landscape planters with a mixture of trees, shrubs, and ground cover must be integrated on at least one side of the shared lane.
 - (vi) Figure 25.71.250.A illustrates examples of the Woonerf design.

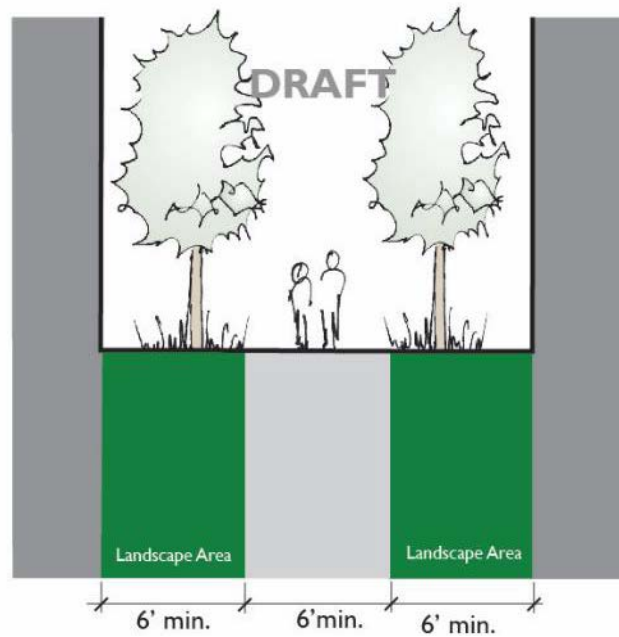
Figure 25.71.250.A
Woonerf examples.



Image courtesy eya.com

- (d) Landscaped passageway design.
 - (i) Applicability: Optional non-vehicular design for residential areas when vehicular access to the site is provided elsewhere on the site.
 - (ii) 24-foot minimum public access easement.
 - (iii) Six-foot walking path minimum in detached single-family subdivisions. For other use contexts, the walking path must be at least eight-foot wide.
 - (iv) Six-foot minimum landscaping strips (with a mixture of trees, shrubs, and ground cover) on each side of the walking path.

Figure 12.71.250.B
Cross-section of minimum regulations and examples of a Landscaped Passageway.



- (e) Urban passage design.
 - (i) Applicability: Optional non-vehicular design for nonresidential or multifamily uses when vehicular access to the site is provided elsewhere on the site and active ground level uses (commercial or public uses) are provided along frontages.
 - (ii) Twelve-foot minimum public access easement.
 - (iii) Urban passage design connections are subject to Storefront block frontage regulations in DMC 25.71.310(4), except:
 - A. Land uses: There is no limit to the amount of lobby and common areas associated with multifamily residential uses adjacent to the urban passage.
 - B. Floor to ceiling height: Not applicable.
 - C. Retail space depth: Not applicable.
 - D. Façade transparency: 40% minimum.

- E. Weather protection: Only required over building entrances (at least three feet deep across the full width of the entrance).
- (4) **Design departures.** Adjustments to the through-block connection regulations in subsection (3) above may be approved by the city as a departure, pursuant to DMC 25.71.040, provided the design:
 - (a) Creates a safe and welcoming pedestrian-route.
 - (b) Provides an effective transition between the shared lane or path and adjacent uses (e.g., enhances privacy to any adjacent ground-level residential units).
 - (c) Functions as a design amenity to the development.
 - (d) Is compliant with WSDOT and NACTO Complete Streets Design Guidance.

25.71.260 Parks.

This section describes requirements for private development and the proposed Bluff Park. Citywide parks and recreation plans, goals and policies can be found in the City's Parks, Recreation and Open Space Plan.

- (1) Residential Area Parks
 - (a) **Intent.** Provide multiple opportunities for parks, recreation, and open space in accordance with the Old Fort Lake Subarea Plan Goals and Policies.
 - (b) **Applicability.** Parkland dedication and construction is required for residential projects with ten or more units.
 - (c) **Standards.** The residential project shall include:
 - (i) One-tenth of the combined gross area of the project, exclusive of all other dedications, must be developed for parks, and recreation use for the project. The Director must approve suitable locations for such parks and playgrounds.
 - (ii) A property owners' association for the proposed project shall be created, which shall own and maintain the parks and recreation spaces in perpetuity.
 - (iii) Parks and recreation areas integrated into residential projects must meet the following design criteria:
 - A. Each park or playground area must be a minimum of 5,000 square feet in size and have no dimension less than 50 feet (unless it is a pedestrian path or trail).
 - B. Each park or playground area shall have a cross slope no greater than three (3) percent.
 - C. Each park or playground area must be bound by streets or dwelling units that face the park or playground area for at least 50 percent of the park or playground perimeter. The community development director may relax these standards in unique contexts and/or where measures have been successfully integrated to ensure that the park

is accessible, welcoming, and integrated into as a major character defining feature of the subdivision.

- D. Each area must be designed to meet the definition of active recreation and/or passive recreation as provided in DMC 25.10.
 - E. Must be inviting and feature amenities and activities that encourage residents to use and explore the space and have design elements that lend the space a “human scale,” including landscaping elements, benches and other seating areas, and pedestrian-scaled lighting.
 - F. Must be safe. Safe parks and recreation areas incorporate the following design principles:
 - 1. Natural surveillance - which occurs when parks, playgrounds, or plazas are open to view by the public and neighbors.
 - 2. Lighting that reflects the intended hours of operation and is appropriate for the proposed activities.
 - 3. Landscaping and fencing. Avoid configurations that create dangerous hiding spaces or minimize views.
 - 4. Entrances should be prominent, well lit, and highly visible from inside and outside of the space.
 - 5. Open spaces must utilize commercial grade materials that will last and require minimal maintenance costs. Walls, where necessary, must be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.
- (iv) Provides for uses/activities that serves a variety of functions and will attract greater usage. When designing parks and recreation spaces, project applicants should consider a broad range of age groups, from small children, to teens, parents, and seniors. Covered areas shall be provided to encourage year-round use.
- (v) May include LID BMPs. LID BMPs, like rain gardens, may be included in up to 25-percent of the residential parks and recreation areas (cumulative).

Figure 25.71.260.A
Good park integration examples.



- A. Circular park surrounded by a street functions as the neighborhood's focal point.
- B. Small parks are bordered by streets on one or two sides with pathways and front yards along other sides. Note that alleys provide access to the adjacent homes.
- C. Rectangular-shaped neighborhood park bound by streets on all four sides.
- D. Small "green" is bound by pathways and townhouses on three sides and a street on one side.

(2) **Bluff park.** The applicant shall develop a park along the Puget Sound bluff at the arterial intersection as depicted on Figure 25.71.220.A at the developer's expense for public use and dedication to the city concurrent with development of a hotel use.

(a) **Standards.** The Bluff park standards include:

- (i) The park shall include Puget Sound viewing areas, historical and cultural interpretive signage, and active recreation uses that meet the goals and policies and design standards for the Old Fort Lake Subarea.
- (ii) The park shall include trailhead facilities including vehicle and bicycle parking, water stations, and refuse receptacles.

25.71.270 Trails.

Figure 25.71.210 illustrates the configuration of existing and conceptual locations of planned trails to implement the Old Fort Lake Subarea Plan's goals and policies. Specific locations will be developed during the development review process and approved by the City.

- (1) **Trail types and Locations.** New development shall integrate a connected trail system equal to or greater than the concept illustrated in Figure 25.71.220.A as described below.
 - (a) A golf course perimeter trail shall be constructed in conjunction with new development along at least 50 percent of the perimeter adjacent to the golf course. Trail design and use standards:
 - (i) The trail shall be a six-foot wide soft surface path.
 - (ii) Allowed uses/users include pedestrians, strollers, and any users with adaptive mobility aids. Prohibited uses/users include equestrian, skateboards, in-line skaters, bicycles (bikes), and all types of motorized equipment (except for adaptive mobility aids).
 - (iii) A four-foot-wide landscape strip is required between the path and the golf course. The landscape strip shall meet the requirements for a moderate landscape buffer per DMC 25.10.020.065.
 - (iv) A ranch rail fence is required between the golf course and path.
 - (v) Pedestrian-scaled lighting is required along the trail.
 - (b) A new/improved bluff trail as depicted in Figure 25.71.220.A shall be constructed concurrently with the first phase of development. Trail design and use standards:
 - (i) Provide a 12-foot-wide paved path.
 - (ii) Allowed uses/users include pedestrians, strollers, and any users with adaptive mobility aids. Prohibited uses/users include equestrian, skateboards, in-line skaters, bicycles (bikes), and all types of motorized equipment (except for adaptive mobility aids).
 - (iii) Provide pull-outs at key locations with benches and landscaping.
 - (iv) Provide benches at intervals of 250 feet.
 - (v) Provide signage for safety and wayfinding.
 - (vi) Provide historic/cultural interpretive signage.
 - A. Provide water, garbage and dog stations at key intersections and trailheads.
 - B. Provide pedestrian-scale lighting.
 - (c) Nature trails. Nature trails are depicted in Figure 25.71.220.A. Nature trails are located on property owned by the city and shall be developed/constructed by the City in accordance with available funding and the priorities established in the city Parks Recreation and Open Space Plan. Trail design and use standards:

- (i) Shall be designed in accordance with the requirements of DMC 25.105 Critical Areas, including minimizing the area of disturbance and use of pervious surface materials.
 - (ii) Ranch-rail fencing shall be provided where needed and feasible as determined by the City.
 - (iii) Benches provided at intervals as deemed appropriate based on the topography and trail location.
- (2) **Public access easement.** Minimum required trails shall be provided within City right-of-way, City property, or public access easement.
 - (3) **Alignment.** Specific alignments for the trail will be developed during the development review process for applicable sites.
 - (4) **Accessibility.** Trails must be accessible to the public at all times.

25.71.280 Off-street parking regulations.

The provisions herein supplement the off-street parking provisions in Chapter 25.95 DMC to be specific to Old Fort Lake Subarea. Where there is a conflict, the provisions herein apply.

- (1) **Quantity.** Off-street parking regulations are set forth in Table 25.71.280.A below. If a parking calculation results in a fraction, the parking requirement shall be rounded up to the next whole number.

Table 25.71.280.A Off-street parking regulations for Old Fort Lake Subarea (minimum number of parking spaces required)	
Use Categories	Minimum number of parking spaces required
NON-RESIDENTIAL (spaces per square feet of gross floor area, unless otherwise noted)	
Automotive repair	1/500 SF
Child Day Care Center	3/worker at maximum shift
Personal services use	1/1,000 SF
Restaurants, Taverns, Breweries	10/1,000 SF open to the public
Elementary Schools	1 space per employee plus 2 per classroom
Middle/Junior High Schools	1 space per employee plus 4 per classroom
High Schools	1 per employee plus 1 space per 10 students
Government services, general	2/1,000 SF
Clinics	2/1,000 SF
Retail uses	3/1,000 SF
Banks and Credit Unions	2/1,000 SF
Office	2/1,000 SF
Hotels	1/unit or suite
Light manufacturing	0.9/1,000 SF

Table 25.71.280.A Off-street parking regulations for Old Fort Lake Subarea (minimum number of parking spaces required)	
Use Categories	Minimum number of parking spaces required
Research and Development	.9/1,000 SF
Uses not otherwise categorized	As determined by community development director
RESIDENTIAL* (spaces per dwelling unit)	
MULTIFAMILY USES	
Studio + 1-bedroom	1/unit
2-bedroom	1.5/unit
3-bedroom or more	1.75/unit
ADULT RETIREMENT COMMUNITY	0.5/unit
OTHER RESIDENTIAL	
Detached single family	2/lot
Middle housing types on lots smaller <u>no greater</u> than 6,000 SF before any zero-lot line subdivision or lot split	1/unit
Middle housing types on lots greater than 6,000 SF before any zero-lot line subdivision or lot splits	2/unit
Accessory dwelling unit on lots smaller than 6,000 SF before any zero lot line subdivision or lot split	1/unit
Accessory dwelling unit on lots greater than 6,000 SF before any zero lot line subdivision or lot split	2/unit
Assisted Living Facilities	0.5/unit
Nursing Homes	0.8 / bed
Co-living Housing	0.25/sleeping unit

*Note, some developments within a ¼ mile of frequent transit may be eligible for a parking minimum exception per HB 1923, modified by HB 2343, allowing a minimum of .75 stalls per unit.

25.71.300 Site Design Standards

25.71.310 Block Frontages

- (1) Intent
- (2) Block frontage designation mapping
- (3) Façade transparency standards
- (4) Storefront block frontage standards
- (5) Landscape block frontage standards
- (6) Secondary block frontage standards
- (7) Basic block frontage standards
- (8) High visibility street corners
- (9) Ground floor multifamily frontage standards.
- (10) Where properties front onto multiple streets

25.71.310 Block Frontages.

Block Frontages refer to the disposition of buildings and site features visible from the street. Key elements: building setbacks and orientation, ground level uses, and parking location.

(1) Intent.

- (a) Promote pedestrian-oriented development.
- (b) To create attractive, welcoming, and safe streetscapes.
- (c) To provide standards that recognize the need for a system of pedestrian-oriented block frontages.
- (d) To create pedestrian-oriented neighborhood focal points.

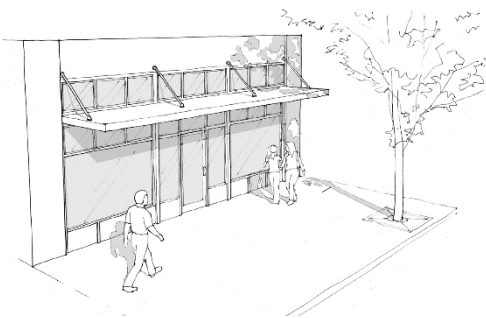

Table 25.71.310.A Summary of block frontage standards.	
Block Frontage Type	Details
<div>Storefront</div> 	<ul style="list-style-type: none"> • No ground-level parking adjacent to the street. • Special transparency, weather protection, and entry requirements. • Minimum commercial space height and depth. • No ground floor residential uses except for live/work units on select Storefront designated blocks where the storefront space meets height and depth standards.

Table 25.71.310.A Summary of block frontage standards.		
Block Frontage Type		Details
Landscaped		<ul style="list-style-type: none"> • Ground-level parking placed to the side or rear of buildings. • Landscaping to soften façades and buffer parking areas. • Minimum façade transparency requirements per use and setback.
Secondary	<p style="text-align: center;">↑ Storefront or Landscape Frontages allowed ↓</p>	<ul style="list-style-type: none"> • Ground-level parking placed to the side or rear of buildings. • Landscaping to soften façades of non-storefronts and buffer parking areas. • Minimum façade transparency requirements per use and setback.
Basic	<p style="text-align: center;">↑ Storefront or Landscape Frontages allowed</p>	<ul style="list-style-type: none"> • No restrictions on parking lot location (except for landscaping standards). • Landscaping to soften façades of non-storefronts. • Minimum façade transparency requirements per use and setback.

(2) **Block frontage designation mapping**, general rules.

All development applications shall include a block frontage designation map as part of the land use approval process. The following provisions apply:

- (a) **Nonresidential zones.** Nonresidential zones may utilize Storefront, Secondary, and Basic block frontage designations, but the following provisions apply.
 - (i) Storefront block frontage designation is required for a minimum of 20 percent of the streets within or bordering the zone.
 - (ii) Basic block frontage designation is allowed for up to 20 percent of the streets within or bordering the zone.
 - (iii) **DEPARTURES** ➡ are allowed to relax the above requirements by no more than 50 percent, provided the reviewing authority determines that the block frontage designation plan helps to create a vibrant pedestrian-friendly mixed-use node that can meet the goals and policies of the Old Fort Lake Subarea Plan. The percentage of Storefront block frontage designations in nonresidential zones may be reduced no less than 10 percent.
- (b) **Neighborhood Business zone.** Streets within and bordering the Neighborhood Business zone are subject to Basic block frontage provisions, except the minimum required landscaping buffers between the sidewalk and parking lots is increased to 15 feet.

- (c) **Multifamily development.** Multifamily development is subject to the Landscape block frontage designation. Exception: Multifamily adjacent to Secondary block frontage designations may utilize Storefront block frontage designs for leasing and common areas provided they comply with the Storefront block frontage standards. Leasing and common areas may occupy ground level Storefront block frontage designated area.
- (d) **Civic uses, public buildings, and hotels** are exempt from the block frontage standards, provided the building and site design meet the following objectives:
- (i) Enliven the pedestrian environment along the adjacent sidewalks.
 - (ii) Incorporate a prominent and inviting entry visible from the street. If the site has multiple street frontages, the entry shall be visible from at least one street.
 - (iii) The site and building design stand out from the surrounding context as a distinct landmark and provides visual interest from all observable scales.
 - (iv) Provide a minimum 10-foot front yard setback.
- (e) **Undesignated streets in nonresidential zones.** If a street within the Commercial zone is not designated as Storefront, Mixed, or Landscaped block frontage then it is automatically classified as a “Basic” block frontage.
- (3) **Facade transparency standards.**
- (a) **Intent.** All block frontage designations contain distinct minimum façade transparency standards. The intent of these standards is to help maintain visibility for public safety, create welcoming pedestrian-oriented streets, and facilitate a viable and attractive business environment. Table 25.71.310.B below includes details in how transparency standards are measured.

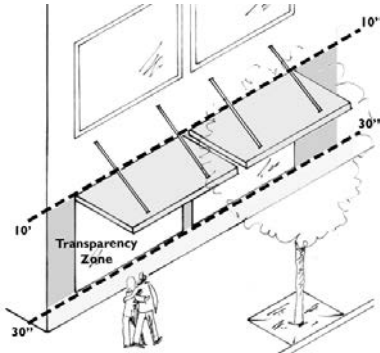
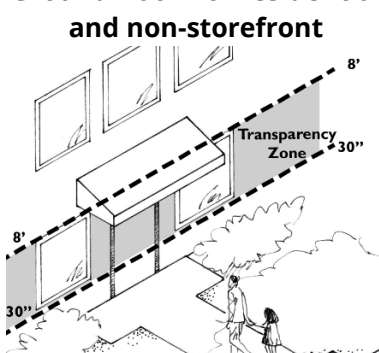
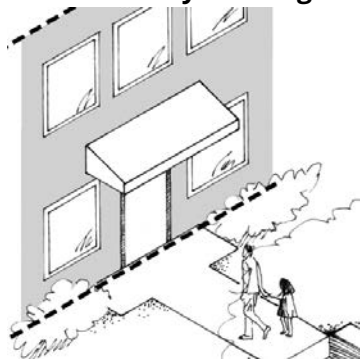




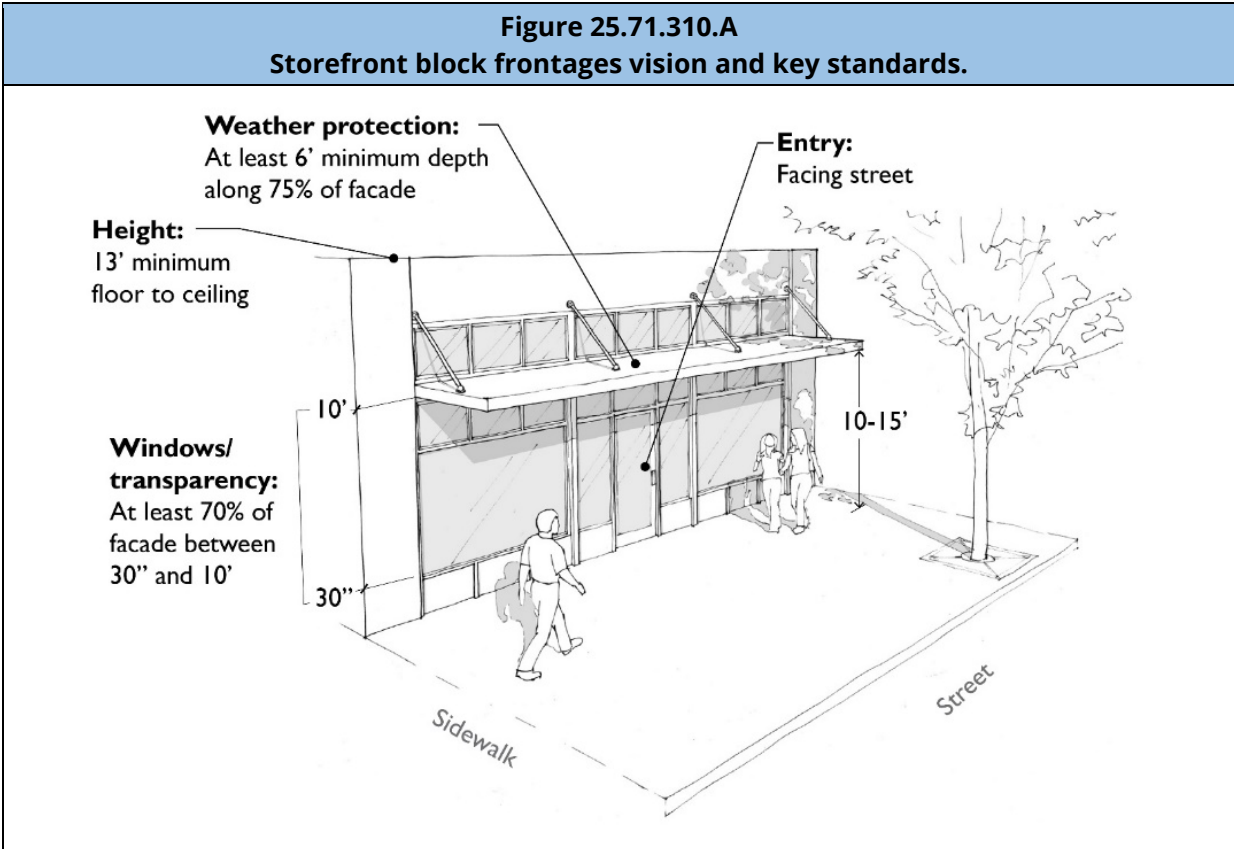
Table 25.71.310.B Explanation of transparency standards.		
Transparency Zones by Building and Frontage Type		
<p>Storefront</p>  <p>The transparency zone is on the ground floor between 30 inches and 10 feet above sidewalk grade</p>	<p>Ground floor nonresidential and non-storefront</p>  <p>The transparency zone is between 30 inches and 8 feet above grade</p>	<p>Multifamily buildings</p>  <p>All vertical surfaces of the façade are used in the calculations</p>

Table 25.71.310.B Explanation of transparency standards.		
Other Transparency Provisions		
<p>Windows shall be transparent.</p> <p>Ground level window area for storefronts and other non-residential uses that is mirrored, reflectively, darkly tinted, covered, frosted, or perforated in any manner that obscures visibility into the building shall not count as transparent window area. See also DMC 25.71.310(3). Exception: Window signs may be counted as transparent window area provided the areas generally around the sign are transparent.</p>	 <p>Unacceptable: Frosted glass obscuring view into storefront.</p>	 <p>Unacceptable: Window sign covering transparency zone.</p>
<p>Display windows may be used for up to 50 percent of non-residential transparency requirements provided they are at least 30 inches deep and allow changeable displays. Tack-on display cases as in the right example do not qualify as transparent window area.</p>	 <p>Acceptable: Integrated display windows.</p>	 <p>Unacceptable: Tack-on display cases.</p>

(4) **Storefront block frontage standards.**

- (a) **Intent.** Storefront block frontages are intended to be located in core commercial areas featuring most vibrant and active shopping and dining areas. Blocks designated as Storefront block frontages include continuous storefronts placed along the sidewalk edge with small scale shops and business entries.



- (b) **Standards.** All development on sites with a Storefront block frontage designation shall comply with the standards in Table 25.71.310.C below.

Table 25.71.310.C Storefront block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in DMC 25.71.310(4)(c) below.		
Element	Standards	Additional Provisions and Examples
Ground Level		
Land use	Non-residential uses are required on the ground level.	Lobbies and accessory-uses associated with upper-floor hotel/motel, business service, and multifamily uses are allowed provided they are limited to 25% of all Storefront block frontages (measured separately for each block).
Floor to ceiling height	15' minimum	Applies to the area within the minimum retail space depth.
Retail space depth	40' minimum ➡	Applies to the entire width of the retail space.
Building placement	Buildings shall be placed at the back edge of the required	

Table 25.71.310.C
Storefront block frontage standards.

The ➡ symbol refers to DEPARTURE opportunities in DMC 25.71.310(4)(c) below.


Element	Standards	Additional Provisions and Examples
	sidewalk. Additional setbacks may be allowed for a wider sidewalk or where a public space is provided between the sidewalk and the building.	 <p>Examples of building placement and building entrances.</p>
Building entrances	Primary building entrances shall face the street. For corner buildings, primary entrances for ground-level uses may face either street or the street corner.	
Façade transparency	At least 60% of the transparency zone. ➡	See DMC 25.71.310(3) for additional clarification on transparency standards.
Weather protection	<p>Weather protection over the sidewalk is required along at least 75% of the building's façade, and it shall be a minimum of 6' deep (drip lines shall be at least that far from the face of the building). ➡</p> <p>Additional standards:</p> <ul style="list-style-type: none"> Weather protection shall have 10' to 15' of vertical clearance. Weather protection shall not interfere with existing street trees, utility poles, street signs, or extend beyond the edge of the sidewalk. 	<ul style="list-style-type: none"> Vinyl or plastic awnings or canopies are prohibited. Any canopy or awning over a public sidewalk should be a permanent architectural element. The building's architectural details should not be concealed by awnings or canopies. Awning shapes should relate to the shape of the façade's architectural elements. Transparent canopies and under-canopy signs and lighting are encouraged.
Parking location	New ground-level (surface or structured) parking adjacent to the street is prohibited, including parking lot and garage entries and driveways. Parking may be placed below, above, and/or behind storefronts.	

Table 25.71.310.C Storefront block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in DMC 25.71.310(4)(c) below.		
Element	Standards	Additional Provisions and Examples
Streetscape Design	Sidewalks and planting strips shall comply with Arterial Street design cross-section for Commercial areas as set forth in Figure 25.71.230(2).	

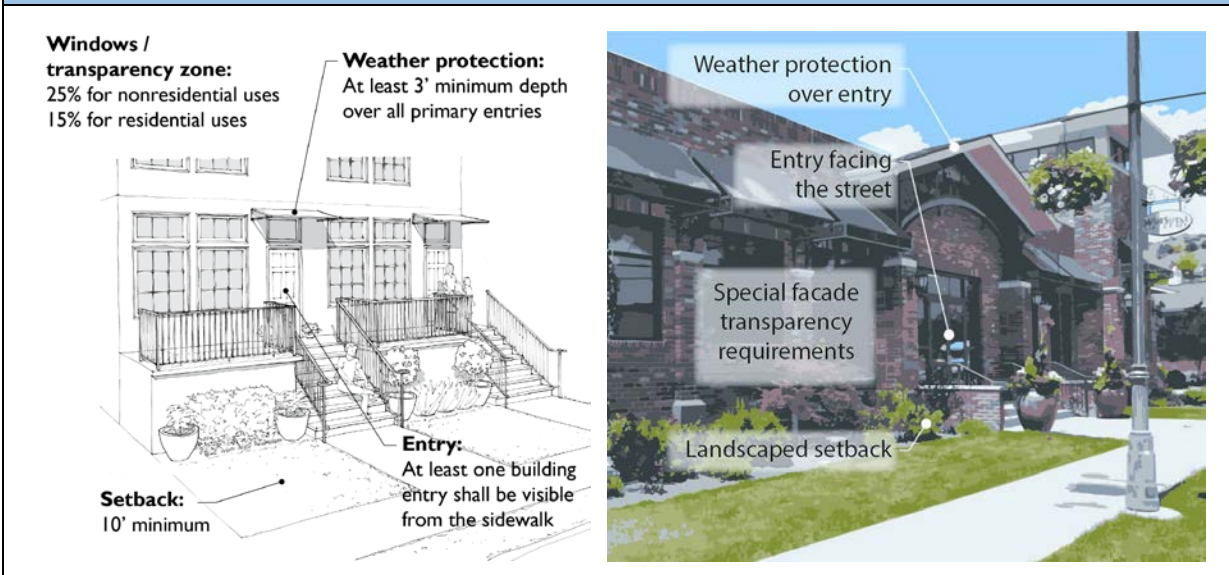
(c) **DEPARTURE criteria.** Departures from the storefront block frontage standards in Table 25.71.310(C) that feature the ➡ symbol will be considered per DMC 25.71.040, provided the alternative proposal meets the intent of the standards and the following criteria:

- (i) Retail space depth. Reduced depths on up to 25 percent of the applicable block frontage will be considered where the applicant can successfully demonstrate the proposed alternative design and configuration of the space is viable for a variety of permitted retail uses.
- (ii) Façade transparency. Façade transparency may be reduced to a minimum of 40 percent if the façade design between ground-level windows provides visual interest to the pedestrian and mitigates the impacts of blank walls.
- (iii) Weather protection. Weather protection elements may be reduced in length to no less than 50 percent along building's façade and to no less than four feet in depth, provided the proposed design is proportional to architectural features of the building and building design trade-offs (elements that clearly go beyond minimum building design regulations in this chapter) meet the intent of the standards.

(5) **Landscaped block frontage standards.**

- (a) **Intent.** Landscaped block frontages emphasize landscaped street setbacks, clear pedestrian connections between the building and the sidewalk, and minimize surface parking lots along the frontages.

Figure 25.71.310.B
Landscaped block frontages vision examples and key standards.



- (b) **Applicability.** The standards herein apply to multifamily and non-residential development in residential zones. Landscaped block frontages are also an optional design for development with ground floor non-residential uses along Secondary block frontages. Exception: multifamily developments adjacent to Secondary block frontage designations may utilize Storefront block frontage designs for leasing and common areas provided they comply with the Storefront block frontage standards. Leasing and common areas for multifamily residential developments may occupy ground level Storefront block frontage designated area, provided such areas comply with the Storefront block frontage standards.
- (c) **Standards.** All development on sites with a Landscaped block frontage designation shall comply with the standards in Table 25.71.310.D below.


Table 25.71.310.D Landscaped block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in DMC 25.71.310(5)(d) below.		
Element	Standards	Additional Provisions and Examples
Ground Level Land use	Any use permitted by DMC 25.58.	
Building placement	<ul style="list-style-type: none"> • 10' minimum setback. • 20' maximum setback. • Covered entries and porches are allowed to project up to 6' into this required setback. • Additional setbacks may be required where future right-of-way need and/or acquisitions 	


Table 25.71.310.D Landscaped block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in DMC 25.71.310(5)(d) below.		
Element	Standards	Additional Provisions and Examples
	have been identified in city plans.	
Building entrances	At least one public or shared building entry shall be visible from the sidewalk and feature direct physical access from the sidewalk. ➡	Primary private entrances facing the street for ground level residential units are encouraged. See related standards in DMC 25.71.450.
Façade transparency	Shall have at least 25% transparency for buildings with ground level nonresidential uses. ➡ Shall have at least 15% transparency for buildings with ground level residential uses.	See DMC 25.71.310(3) for additional clarification on transparency standards.
Weather protection	Weather protection at least 3' deep shall be provided over individual business and residential entries. Weather protection for shared entrances shall be at least 5' deep.	
Parking location	Parking shall be located to the side, under, or rear of buildings. For multi-building developments, no more than 50% of the lot frontage can be occupied by off-street parking and driveways. ➡	
Landscaping Also see DMC 25.71.320(h).	All areas between the sidewalk and the building must be landscaped, except for pathways, porches, decks, and plazas. Such landscaping shall include a mixture of evergreen and deciduous trees, shrubs, and ground cover. Landscaped areas may include rain gardens and other forms of stormwater management. Parking lots developed adjacent to the street (as allowed through the Departure process) or golf course shall integrate a 10' wide landscape buffer meeting the requirements of a full screening buffer as defined in DMC 25.10.020.060. ➡	

Table 25.71.310.D Landscaped block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in DMC 25.71.310(5)(d) below.		
Element	Standards	Additional Provisions and Examples
Sidewalk width	A six-foot sidewalk accompanied by a minimum five-foot landscape strip is required within the right-of-way adjacent to the front property line as well as adjoining arterial corridors.	

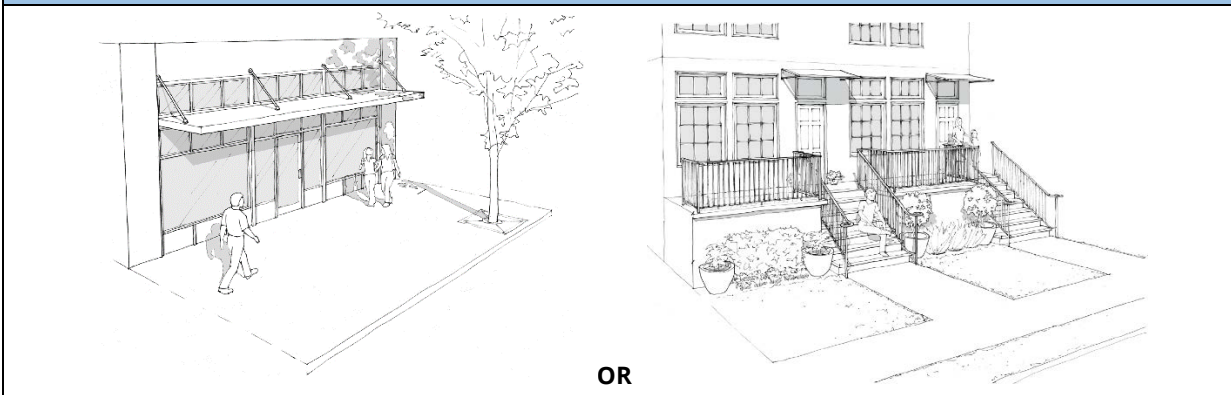
(d) **Departure Criteria.** Departures from the above standards that feature the ➡ symbol will be considered per DMC 25.71.040, provided the alternative proposal meets the purpose of the standards, plus the following criteria:

- (i) Façade transparency. Façade transparency may be reduced to a minimum of 12.5 percent if the façade between ground level windows provides visual interest to the pedestrian and mitigates the impacts of blank walls.
- (ii) Parking location. For multi-building developments, 10% of the lot frontage may be occupied by off-street parking and driveways, provided design treatments (beyond minimum standards) are included that successfully mitigate the visual impact of parking areas on the streetscape.
- (iii) Parking lot landscaping buffers. Landscaping buffers may be reduced to five feet in width provided they incorporate:
 - A. The required planting types in a concrete, masonry, or similar planter that is two to three feet tall.
 - B. The required planting types in front of a low concrete, masonry, or similar wall between 24-42 inches tall or a see-through trellis at least six feet tall.

(6) **Secondary block frontage standards.**

- (a) **Intent.** The block frontage designation serves areas that accommodate a mixture of ground floor uses and allows a diversity of development frontages for the purpose of contributing to the visual character of the street and enhancing the pedestrian environment.

Figure 25.71.310.C
Secondary block frontages vision examples and key standards.



- (b) **Standards.** All development on sites containing a Secondary block frontage have the option to comply with either the Storefront or Landscaped block frontage provisions as set forth in DMC 25.71.310(4) and (5), with the modifications in Table 25.71.310.E below.

Table 25.71.310.E
Secondary block frontage standards.

The ➡ symbol refers to DEPARTURE opportunities in DMC 25.71.310(6)(c) below.

Element	Standards	Additional Provisions and Examples
Building placement	Buildings placed up to the sidewalk edge shall meet storefront block frontage standards in DMC 25.71.310(4). Buildings not placed up to the sidewalk shall meet the landscaped block frontage standards in DMC 25.71.310(5). Additional setbacks may be required where future right-of-way need and/or acquisitions have been identified in city plans.	See DMC 25.71.310(9) for special design provisions associated with ground level residential uses in the Multifamily zoning district adjacent to a sidewalk.
Façade transparency	Any storefront buildings on these block frontages shall meet the storefront block frontage transparency standards above. ➡ Non-residential buildings with landscaped setbacks shall provide minimum transparency levels based on the setback: <ul style="list-style-type: none"> 40% minimum for buildings designed with nonresidential 	See DMC 25.71.310(3) for additional clarification on transparency standards.

Table 25.71.310.E Secondary block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in DMC 25.71.310(6)(c) below.		
Element	Standards	Additional Provisions and Examples
	uses on the ground floor within 10' of sidewalk. ➡ <ul style="list-style-type: none"> 25% minimum for other buildings designed with nonresidential uses on the ground floor. ➡ 	
Parking location	Parking shall be located to the side or rear of buildings. For multi-building developments, no more than 50% of the lot frontage can be occupied by off-street parking and driveways. ➡ Parking lots developed adjacent to the street or golf course shall comply with landscaping provisions of DMC Chapter 25.90.	

(c) **Departure Criteria.** Departures from the above standards that feature the ➡ symbol will be considered per DMC 25.71.040, provided the alternative proposal meets the purpose of the standards and the following criteria:

- (i) Façade transparency. Façade transparency may be reduced to the following minimums if the façade design provides visual interest to the pedestrian and mitigates the impacts of blank walls:
 - A. 30 percent minimum for buildings designed with nonresidential uses on the ground floor within 10 feet of a sidewalk.
 - B. 15 percent minimum for other buildings designed with nonresidential uses on the ground floor.
- (ii) Parking location. For multi-building developments, an additional 10 percent of the lot frontage may be occupied by off-street parking and driveways, provided design treatments (beyond minimum standards) are included that successfully mitigate the visual impact of parking areas on the streetscape.

(7) **Basic block frontage (streets with no designated block frontage).**

- (a) **Intent.** Basic block frontages offer greater flexibility in siting off-street parking areas, while providing visual interest at all observable scales and meet the design objectives of the city.
- (b) **Standards.** All development on sites with a Basic block frontage designation shall comply with the standards in Table 25.71.310(F) below. DEPARTURES will be considered pursuant to DMC 25.71.310(7)(c).

Table 25.71.310.F Basic block frontage standards.	
The ➡ symbol refers to DEPARTURE opportunities in DMC 25.71.310(7)(c) below.	
Element	Standards
Building placement	Buildings placed up to the sidewalk edge shall meet storefront block frontage standards in DMC 25.71.310(4). Buildings not placed up to the sidewalk shall feature a 10' minimum street setback except where greater setbacks are required by the zone.
Building entrances	Building entrances facing the street are encouraged. At a minimum, at least one building entry visible and directly accessible from the street is required. ➡ Where buildings are setback from the street, pedestrian connections from the sidewalk are required.
Façade transparency	<ul style="list-style-type: none"> • For storefronts, at least 60% ➡ • Other buildings designed with non-residential uses on the ground floor within 10' of sidewalk, at least 30%. ➡ • For multifamily, at least 15%. ➡
Weather protection	At least 3' deep over primary business and residential entries.
Parking location	There are no parking lot location restrictions, except for the following landscaped buffer requirements: Parking lots developed adjacent to the street shall integrate a 10' wide landscape buffer with trees (75% deciduous @ 25' on-center), low shrubs (1/20sf of landscaped area), and ground cover. ➡
Landscaping	Building setback areas shall be landscaped per DMC Chapter 25.90. Parking lots developed adjacent to the street and/or golf course shall comply with landscaping provisions of DMC Chapter 25.90.
Sidewalk width	A 5' sidewalk accompanied by a minimum 5' landscape strip is required within the right-of-way adjacent to the front property line as well as adjoining arterial corridors.

- (c) **Departure Criteria.** Departures from the above standards that feature the ➡ symbol will be considered per DMC 25.71.040, provided the alternative proposal meets the purpose of the standards and the following criteria:
- (i) Building entrances. Alternative designs may be considered provided the pedestrian route from the sidewalk to the entry is clear.
 - (ii) Façade transparency. Façade transparency may be reduced to the following minimums if the façade design provides visual interest to the pedestrian and mitigates the impacts of blank walls:
 - A. For storefronts, at least 30 percent.
 - B. Other buildings designed with non-residential uses on the ground floor within 10 feet of a sidewalk, at least 15 percent.
 - C. For residential buildings, at least 7.5 percent.

- (iii) Parking lot landscaping buffers. Landscaping buffers may be reduced to five feet in width provided they incorporate:
 - A. The required planting types in a concrete, masonry, or similar planter that is two to three feet tall.
 - B. The required planting types in front of a low concrete, masonry, or similar wall between 24-42 inches tall or a see-through trellis at least six feet tall.

(8) **High visibility street corner standards.**

- (a) **Intent.** Accentuate street corners with high visibility to the public.
- (b) **Mapping:** All street corners on Arterial streets adjacent to Commercial, Entertainment, Civic and Multifamily zones and key intersections when located in the Neighborhood Business zone, shall be identified in development plans submitted for approval.
- (c) **Standards.** Sites located on high visibility street corners shall meet the following requirements:
 - (i) Buildings shall be located within 20 feet of the street corner.
 - A. At least one of the following special features shall be included:
 - B. Corner plaza.
 - C. Cropped building corner with a special entry feature.
 - D. Decorative use of building materials at the corner.
 - E. Distinctive façade articulation.
 - F. Sculptural architectural element.
 - G. Other decorative elements that meet the purpose of the standards.

Figure 25.71.310.D
High visibility street corner examples.

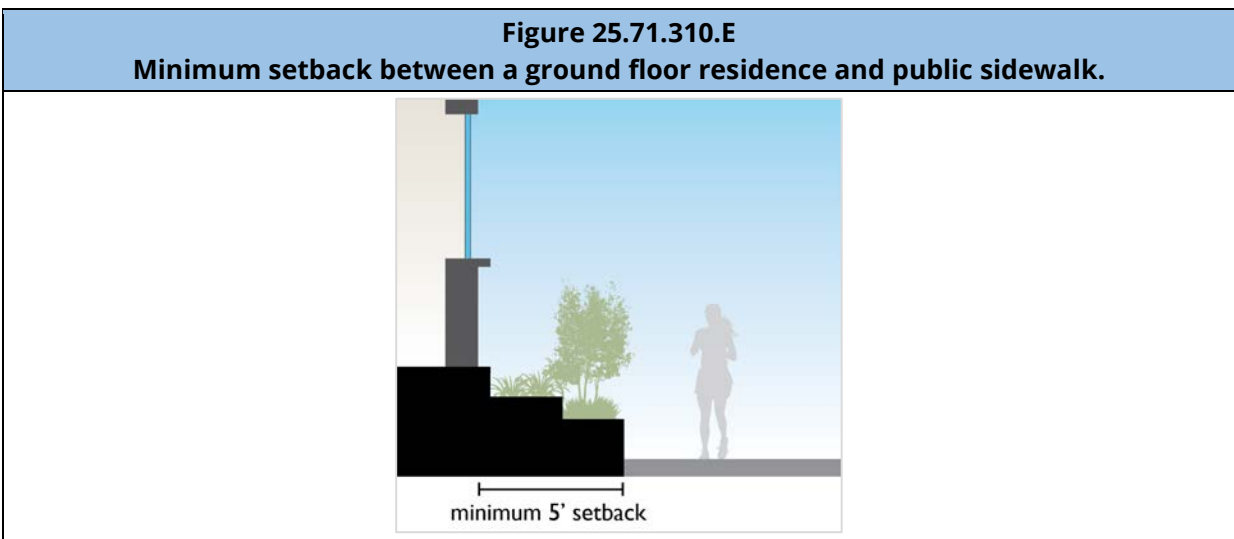


Building A feature cropped building corners with a change in materials and decorative elements. Building B uses a decorative canopy. Building C incorporates a plaza at the corner.

(9) **Ground floor multifamily frontage standards.**

- (a) **Intent.** The intent of these standards is to:
 - (i) Enhance the privacy and security of residents living on the ground floor.

- (ii) Provide an effective visual and physical transition between the public realm and the private realm.
 - (iii) Enhance the relationship between the building and the street through high-quality landscape and architectural design.
- (b) **Applicability.** All developments with ground-floor residential uses adjacent to public streets shall comply with the frontage standards in this section.
- (c) **Standards.** Design treatments shall be integrated to enhance the character of the public and semi-public realm while respecting the privacy of adjacent residential units. Applicable design criteria applicable are:
 - (i) Direct access. All units abutting public sidewalks are encouraged to have individual ground-floor entries directly accessible to the sidewalk.
 - (ii) Unit setback and elevation. Provide privacy for people living in the adjacent dwelling units and ensure the applicable street environment is comfortable through all of the following measures:
 - A. Provide a 5-foot minimum setback from public sidewalks unless a greater setback is required per applicable block frontage standards.

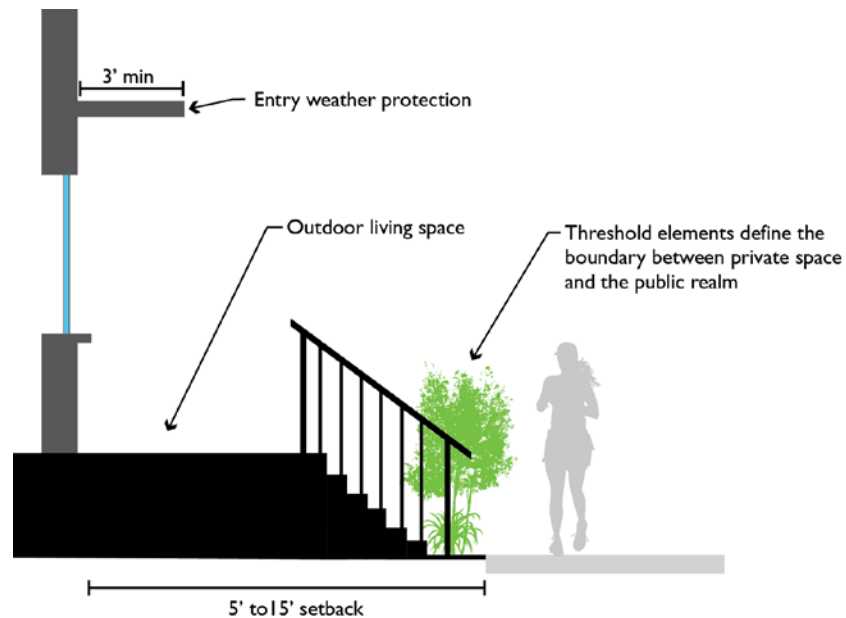


- B. Where the façade is within ten feet of a street, the ground level of dwelling units shall be raised from three to five feet above the level of the corresponding sidewalk. On sloped sites, the minimum and maximum heights shall be calculated using the average ground elevation at perimeter walls as determined by the final grade noted on the building plan.

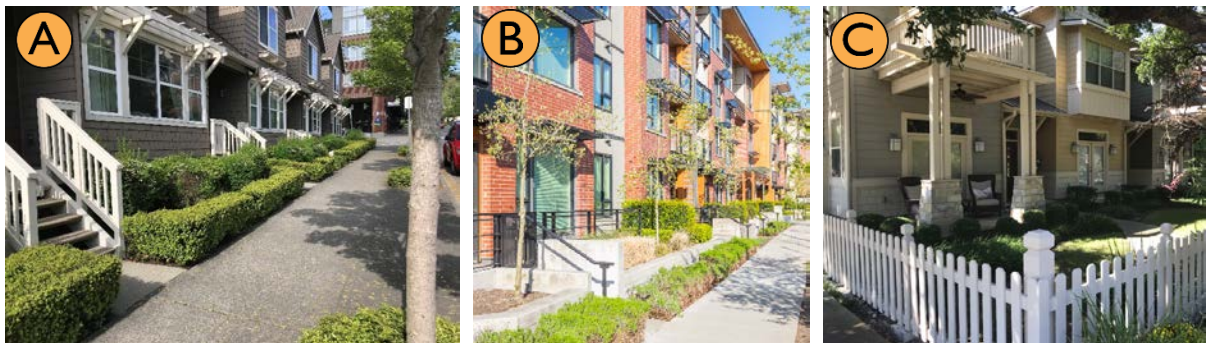
Table 25.71.310.G Dimensional standards for elevating residential units near public streets.	
Façade setback	Elevate the ground level of adjacent residential units
Front façade: < 10' from sidewalk (along a public street); or < 5' from an internal walkway or open space	2-5' above the grade of the public street

- (iii) Enhance the privacy of residents and provide an effective transition between the public and private realm by integrating all of the following:
 - A. Provide a physical “threshold” feature, such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right of way and the private entry, porch, yard, or patio. Thresholds may screen, but not completely block, views to and from the public and semi-public realm areas. ➡
 - B. Provide an outdoor space at least four feet-deep and six feet wide (24 square feet minimum area) in the front setback, such as a porch, patio, deck, or stoop. Where feasible, this space shall be at the same level as the interior of the unit. ➡
Overhead building projections may cantilever over the outdoor space by up to 50 percent of the minimum ground level setback to public and private realm areas.
 - C. Provide a covered area, porch or protected entry space, or other architectural weather protection at least three feet deep that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.
 - D. Landscaping planters shall be integrated into transitional areas between the dwelling unit and the adjacent public and semi-public realm areas (see the figures below for examples). ➡
- (d) **DEPARTURES** may be proposed per subsection (iii) above featuring the symbol ➡ provided the design enhances the privacy of adjacent units and provides an effective and attractive transition between public and private realm.

Figure 25.71.310.F
Good examples of ground-level multifamily frontages.



Above: Key features of ground level frontages with shallow setbacks.



Building A uses inset stoops and ground level planters. Building B uses stoops with terraced planters. Building C is an at-grade example with a fenced yard between the sidewalk and dwelling.

(10) Where properties front onto multiple streets.

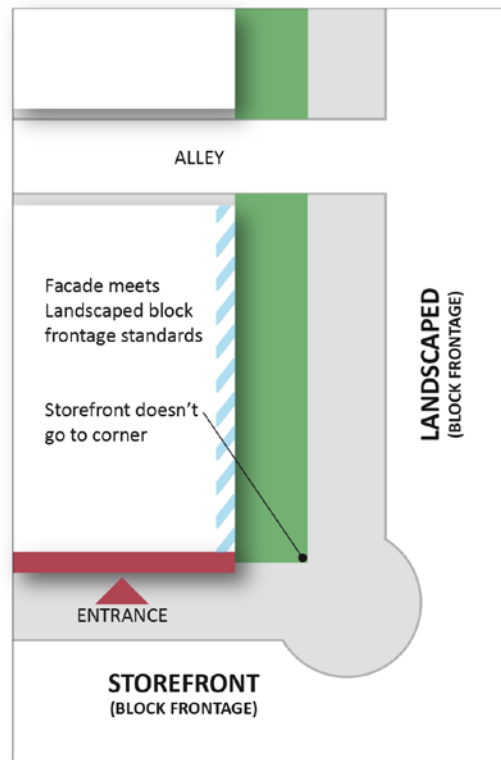
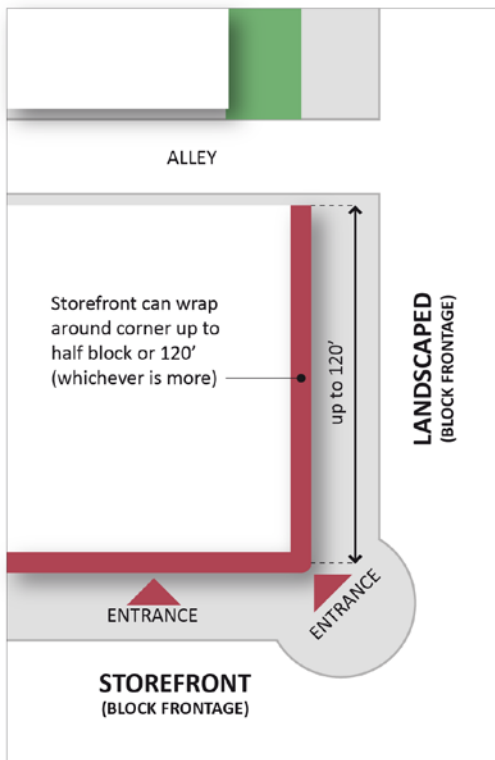
Where a property fronts onto more than one street and each street has a different frontage designation, each building frontage shall comply with the standards for the block frontage upon which it fronts, with the following clarifications:

- (a) **Conflicts.** Where a conflict exists between frontage standards, the director will apply the standards of a block frontage pursuant to the following order of preference:
 - (i) Storefront.
 - (ii) Secondary.
 - (iii) Landscaped.
 - (iv) Basic.

Subsections (b)-(e) below clarify how the order of preference works for particular frontage elements.

- (b) **Building Location.** For corner sites with Landscaped block frontage on one street and Storefront or Secondary on another, a Storefront frontage may wrap around the corner (on the Landscaped block frontage side) for up to a half block width or no more than 120 feet (whichever is more).
- (c) **Entrances.** For corner sites, entrances on both streets are encouraged, but only one entrance is required. For corner sites with frontage on a Storefront block frontage on one side, an entrance shall be placed on the Storefront block frontage side. For corner sites with a mix of designations that do not include a Storefront block frontage, the entry shall be placed on the side listed first in the order of preference identified above. An entrance at the building corner and facing an intersection shall be permitted under any of the above scenarios.
DEPARTURES may be considered, provided the location and design of the entry and block frontage treatments are compatible with the character of the area and enhance the character of the street.
- (d) **Transparency.** For corner sites, at least one block frontage shall meet the applicable transparency standards (based on the order of preference above). For the second block frontage, the director may approve a reduction in the minimum amount of transparency by 50 percent. For street corners with the same designations on both frontages, buildings shall employ the full transparency on the dominant frontage (based on the frontage width or established neighborhood pattern).
- (e) **Parking.** Surface parking (including ground floor parking in a structure) adjacent to a street corner is not allowed, except:
 - (i) On corner lots with Basic frontages on both streets.
 - (ii) On corners with other combination of block frontages, except those with a Storefront designation, via a DEPARTURE and subject to the applicable departure criteria.

Figure 25.71.310.G
Acceptable examples of where properties front onto multiple streets.



25.71.320 Site Planning Standards

- (1) Intent
- (2) Applicability
- (3) Side and rear-yard setbacks
- (4) Multifamily amenity space
- (5) Commercial open space
- (6) Vehicle circulation
- (7) Internal pedestrian access and design
- (8) Service areas and mechanical equipment
- (9) Site Lighting
- (10) Landscaping

(1) **Intent.**

- (a) To promote thoughtful pedestrian-oriented layout of buildings, parking areas, and circulation, service, and on-site amenity elements.
- (b) To promote compatibility between developments and uses.
- (c) To enhance the circulation, access, and service areas of developments.

(2) **Applicability.**

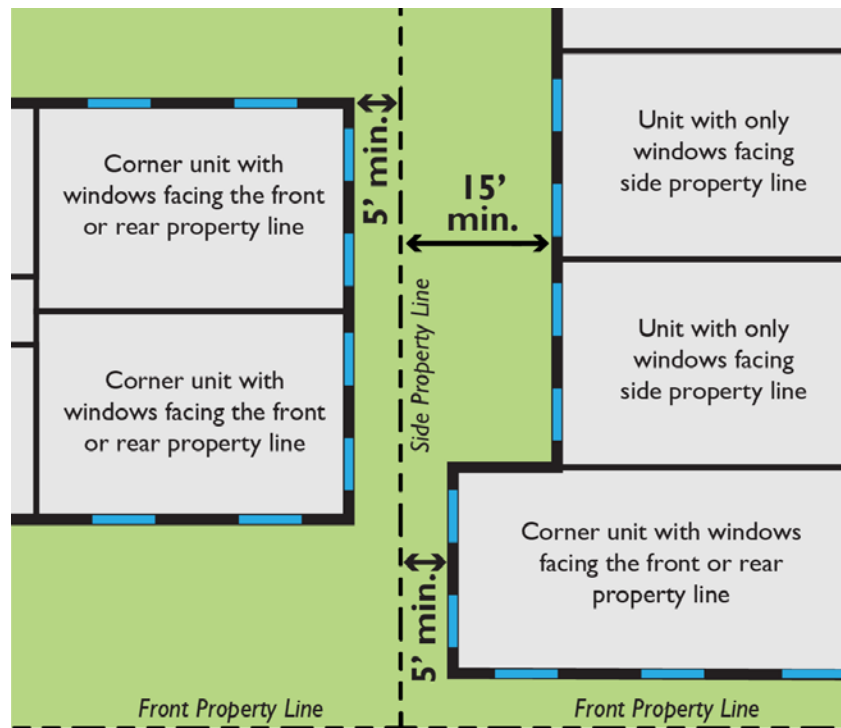
These site planning standards apply to all new non-residential and multifamily development permitted in the Old Fort Lake Subarea.

(3) **Side and rear-yard setbacks.**

- (a) Table 25.71.320.A below sets forth minimum side and rear-yard setbacks in applicable zones between zero and 15 feet. The provisions below clarify specific setback requirements:

Table 25.71.320.A Minimum side- and rear-yard setbacks.	
Context	Min. Setback
Two options for 0' setbacks when allowed by applicable zoning district: (1) Buildings adjacent to an alley when permitted in applicable zoning district; or (2) Window-less firewalls along other side or rear property lines for storefront buildings located on and complying with Storefront or Secondary block frontages. Such firewalls are limited in height to 25 feet.	0'
When required per subsection (b) below for light and air access and privacy along the side and rear property lines.	15'
All other contexts (other than the two situations noted above)	5'

Figure 25.71.320.A
Light/air access and privacy standards for multifamily residential buildings
along interior side and rear property lines.



- (b) **Light and air access and privacy along the side and rear property lines.**
 Buildings or portions thereof containing multifamily dwelling units whose only windows face the interior side or rear property line shall be set back from the applicable property line at least 15 feet.
- (c) **DEPARTURES** will be considered where it is determined that the proposed design will not create a compatibility problem based on the unique site context.

(4) Multifamily amenity space.

Multifamily amenity space refers to spaces that are integrated into multifamily developments primarily enjoyed by on-site residents for recreational and social uses. Amenity spaces include common recreation areas, shared roof decks, private ground level open spaces, private balconies, shared indoor recreation areas, and children's play areas.

- (a) **Intent.**
 - (i) To create usable amenity space that is suitable for leisure or recreational activities for residents.
 - (ii) To create amenity space that contributes to the residential setting.
- (b) **Applicability.** Multifamily amenity space meeting the standards of this section is required for all new Multifamily development, Senior housing and other age-restricted facilities.

- (c) **Amount required.** Applicable developments are required to provide amenity space equal to a minimum of:
- (i) 150 square feet per dwelling unit for studio and one-bedroom dwellings.
 - (ii) 200 square feet per dwelling unit for dwellings with two or more bedrooms.

The required open space may include the following types in Table 25.71.320.B:

Table 25.71.320.B Multifamily amenity space types.	
Element Residential amenity space types	Standards
Common outdoor recreation areas See subsection (E)(1)	May be used for 100% of requirement
Shared roof decks See subsection (E)(2)	May be used for up to 25% of requirement
Private ground level open space See subsection (E)(3)	May be used for 100% of requirement for applicable units
Private balconies See subsection (E)(4)	May be used for up to 25% of requirement
Shared indoor recreation areas See subsection (E)(5)	May be used for up to 25% of requirement
Children's play areas See subsections (D) and (E)(6)	Required for developments with more than 75 units. Not required for senior housing and other age-restricted facilities.

- (d) **Large multi-phase developments under single ownership.** Each phase of development shall meet the minimum residential amenity space requirements herein. Developments have the option to integrate a surplus of usable on-site open space in early phases and apply the surplus space towards meeting the requirements for subsequent phases, provided all applicable regulations are met.
- (e) **Multifamily amenity space design standards.** The following standards apply to new developments choosing to incorporate the specific amenity space types listed below.
- (i) Common outdoor recreation areas. Such spaces are internal to a development and are not required to be accessible to the general public. Examples include, but are not limited to, landscaped courtyards, decks, entrance plazas, gardens with walkways, children's play areas, swimming pools, and water features. Accessible areas with native vegetation and areas used for storm water retention, infiltration, or other multipurpose recreational and/or green spaces that meet the design criteria herein may qualify as common outdoor recreation area. Common outdoor recreation areas shall meet the following design standards:

- A. The areas shall be accessible to all residents of the development.
 - B. The minimum area is 500 square feet. The space shall feature dimensions necessary to provide functional leisure or recreational activity (unless otherwise noted herein). Stairways and service elements located within or on the edge of the space are not included in the recreation area calculations.
 - C. Shared porches may qualify as recreation area, provided they are at least eight feet in depth and 96 square feet in area.
 - D. Required setback and vehicular circulation areas do not count as common outdoor recreation areas, except for building entry plazas located in front setbacks.
 - E. The area shall be visible from units within the development.
 - F. The area shall feature paths, walkable lawns, landscaping, seating, lighting, play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.
 - G. The area shall be separated from ground level windows, streets, vehicular circulation areas, service areas, and parking lots with landscaping, fencing, and/or other acceptable treatments that enhance safety and privacy for both the recreation areas and dwelling units.
 - H. Natural, artificial, and stormwater ponds may be included in the shared open space. A maximum of 50 percent of the pond surface area, as measured when the pond is at its maximum designed depth, may be counted towards the minimum requirements of subsection (c) of this section. Ponds shall be integrated with trails and other features listed above to qualify as shared open space.
 - I. Any children's play areas integrated as a part of a common outdoor recreation area shall meet the standards of subsection (v) below.
- (f) **DEPARTURES** will be considered for the multifamily amenity space standards above provided they meet the intent of the standards and fill a recreational need for the residents of the development. The use and design of the space shall be integrated with the surrounding site and building features in a manner that is complementary to the development and any adjacent streetscape.

Figure 25.71.320.B
Common outdoor recreation area examples.



Image A includes a combination of open lawn area for informal recreation plus walkways and decorative landscape areas to enhance the setting for residents. Image B includes a pond/wetland type area with a boardwalk. Image C includes a covered gathering space with outdoor grills adjacent to a landscaped commons with a central walkway. Image D includes a common green area with large trees.

- (i) Shared roof decks. Such spaces are a type of private internal common area located on the top of buildings or intermediate levels (e.g., upper floor building facade step-back areas) and are available to all residents. Such spaces may be used to meet up to 25 percent of amenity space requirement. Examples of amenities include, but are not limited to, cooking and dining areas, seating areas, gardening areas, water features, and pet play areas. Shared rooftop decks shall meet the following design standards:
 - A. Shall be available to all residents.
 - B. Space shall feature hard-surfacing and provide amenities that encourage use, such as seating, outdoor grills, and weather protection elements.
 - C. Space shall integrate landscaping elements that enhance the character of the space and encourage its use.

- D. Space shall incorporate features that provide for the safety of residents, such as enclosures, railings, and appropriate lighting levels.
- (ii) Private ground level open space. This space is adjacent and directly accessible to the subject unit. Examples include yards, stoops, and porches. Private ground level open space shall meet the following design standards:
 - A. Shall be enclosed by a fence and/or hedge at least 18 inches in height to qualify, but no higher than 42 inches when adjacent to a street, common outdoor recreation area, or public space. Taller privacy screens between units are acceptable.
 - B. Private porches that face a street or a common outdoor recreation area may qualify as amenity space, provided they are at least 50 square feet in area, with no dimension less than six feet.
 - C. Ground level private open space in excess of minimum requirements in subsection (B) above shall not be used in the calculations for determining the minimum useable open space requirements for other units in the development [per DMC 25.71.320(4)(c)].
- (iii) Private balconies. This space is adjacent and directly accessible to the subject unit. Such spaces may be used to meet up to 25 percent of multifamily amenity space requirement. Private balconies shall meet the following design standards:
 - A. Private balconies should be at least partially recessed into the building façade, when provided, and integrated into the building design to provide protection from the weather.
 - B. Balconies shall be at least 36 square feet in area with no dimension less than six feet to qualify as amenity space.
 - C. Individual balconies larger than the minimum size requirements in the preceding subsection (B) shall not be used in the calculations for determining the minimum useable open space requirements for other units in the development [per DMC 25.71.320(4)(c)].
- (iv) Shared indoor recreation areas. Examples include, but are not limited to, multi-purpose entertainment space, fitness center, movie theater, kitchen, library, workshop, conference room, or similar amenities that promote shared use and a sense of community. Such spaces may be used to meet up to 25 percent of residential amenity space requirement. Shared indoor recreation areas shall meet the following design standards:
 - A. The space shall be accessible to all residents of the development.
 - B. The minimum area is 250 square feet. The space shall feature dimensions necessary to provide functional leisure or recreational activity (unless otherwise noted herein).
 - C. The space shall be located in a visible area, such as near an entrance, lobby, elevator bank, or high traffic corridors.

- D. The space shall be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space shall include amenities and design elements that will encourage use by residents.
- (v) Children's play areas. Any children's play areas integrated as a part of a shared multifamily amenity space shall meet all the following design standards (in addition to the design standards listed above):
 - A. The minimum area is 400 square feet.
 - B. Measures necessary to protect children's safety from vehicular traffic shall be included, such as low fencing or landscaping to provide a physical barrier around the perimeter.
 - C. Shade and rest areas for supervision shall be provided by using deciduous landscaping, architectural elements (including but not limited to pergolas or shelters), or other means.
 - D. Natural, creative play elements should be provided, such as ground slides from one level to another, tricycle tracks, swings hung from arbors or trees, paths that meander and are of varying materials and widths, water that can be manipulated, outdoor rooms made from landscape or rocks, and berms and hills.
 - E. Shall be designed for a variety of ages, activities and motor skills.
 - F. Play areas shall be located in areas that are highly visible to residents.

Figure 25.71.320.C
Children's play area example.



- (5) **Commercial open space.**
 - (a) **Intent.** To integrate plazas and other pedestrian oriented spaces in commercial areas that enhance the employees' and public's opportunity for active and

passive activities, such as dining, resting, people watching, and recreational activities.

- (b) **Exemption.** Civic uses and public buildings are exempt from commercial open space requirements provided the overall site design supports and promotes employees' and the public's opportunity for active and passive activities including recreational activities.
- (c) **Usable commercial open space.** New developments on designated Storefront block-frontages and other developments with non-residential uses in commercial areas with more than 10,000 square feet of gross floor area must provide 400 square feet of pedestrian-oriented space for each 100 lineal feet of block frontage. Pedestrian-oriented space located adjacent to street corners may be counted for the frontages of both streets. Portions of sidewalks that are wider than the minimum required in DMC 25.71.310(4) may be used to meet up to 50 percent of this requirement.
- (d) **Design criteria.** Required usable commercial open space shall meet the following standards:
 - (i) Visual and pedestrian access into the site from a street, private access road, or nonvehicular courtyard.
 - (ii) Paved walking surfaces of either concrete or approved unit paving. Form-in-place pervious concrete paving is allowed.
 - (iii) The spaces must be located in or adjacent to areas with significant pedestrian traffic to provide interest and security, such as adjacent to or visible from a building entry.
 - (iv) At least two feet of seating area (a bench or ledge at least 16 inches deep and appropriate seating height) or one individual seat per 60 square feet of plaza area or open space.
 - (v) Landscaping components that add visual interest and do not act as a visual barrier. This could include planting beds, raised planters, and/or potted plants.
 - (vi) Prohibited features:
 - A. Asphalt pavement.
 - B. Adjacent service areas (e.g., trash areas, loading docks) that are not separated with landscaping.
 - C. Adjacent chain-link fences.
 - D. Adjacent "blank walls" (see DMC 25.71.470).
 - E. Outdoor storage.

Figure 25.71.320.D
Good commercial open space examples.



(6) Internal pedestrian access and design.

(a) Intent.

- (i) To improve the pedestrian and bicycling environment by making it easier, safer and more comfortable to walk or ride in the subarea.
- (ii) To enhance access to on- and off-site open space areas and pedestrian/bicycle paths.

- (b) Access to sidewalk.** All buildings shall feature pedestrian connections to a sidewalk per applicable block frontage standards in DMC 25.71.310. See subsection (iv) below for walkway design standards.

Figure 25.71.320.E
Good examples of direct pedestrian access to buildings from the street.



(c) Internal circulation.

- (i) For sites with multiple buildings:

- A. Internal walkways connecting businesses and residential entries on the same development site shall be provided. Route distances shall be minimized to the extent practical.
 - B. **DEPARTURES** will be considered where an indirect route would enhance the design or use of a common usable open space. See subsection (D) below for walkway design standards.
 - C. Connection intervals shall be no greater than 250 feet.
- (ii) Sites with multifamily units. Direct pedestrian access shall be provided between all ground level unit entries and a public street or to a clearly marked walkway network or open space that has direct access to a public street. Multifamily developments shall provide a pedestrian circulation network that connects all main entrances on the site to other areas of the site, such as:
- A. Parking areas.
 - B. Recreational areas.
 - C. Common outdoor areas.
 - D. Any pedestrian amenities.

For multifamily units fronting the street, the sidewalk may be used to meet this standard.

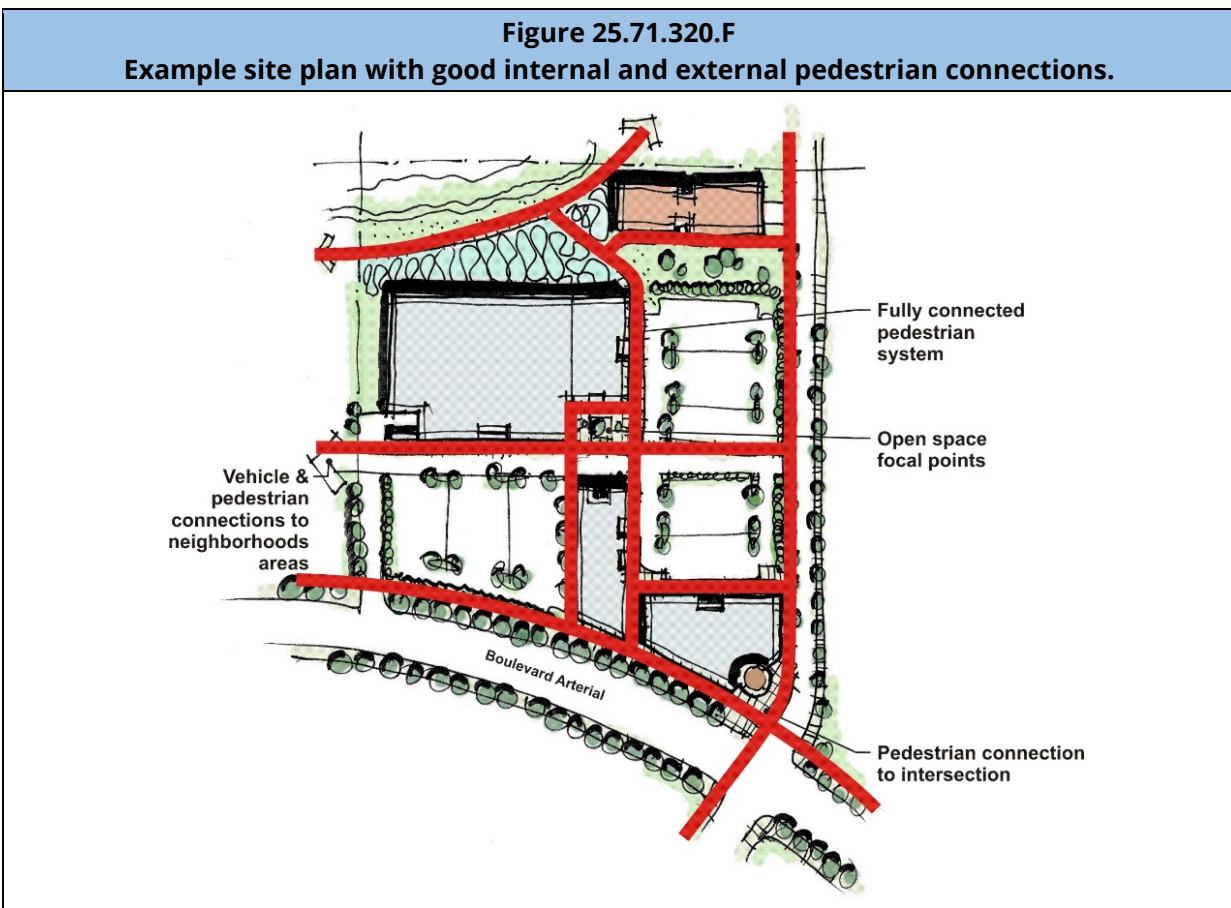
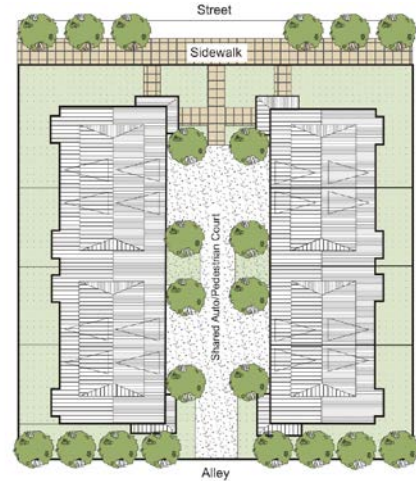


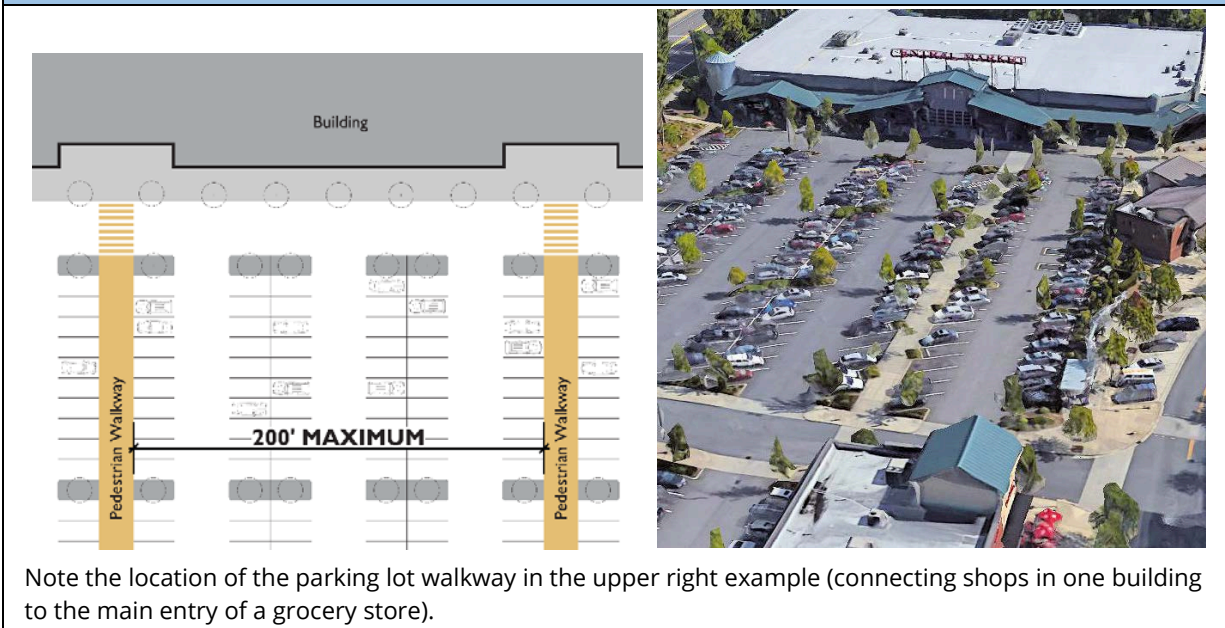
Figure 25.71.320.G
Good examples of direct walkways between the street and dwelling units.



The entries of the example on the left connect directly to a public sidewalk while the entries in the right example connect to a common path that extends to the sidewalk.

- (iii) **Crosswalks.** Crosswalks are required when a walkway crosses an on-site paved area accessible to vehicles.
 - A. **Appearance.** All crosswalks shall contain contrasting material (such as concrete) and/or patterns (such as stamped asphalt), excluding painted surfaces.
 - B. **Raised crosswalks (speed tables).** On sites larger than one acre, all crosswalks near major building entrances, parking garage entries, vehicular entries to the site, and other high-traffic areas shall be vertically raised to sidewalk level. The purpose of raised crosswalks is to provide a continuous walking or rolling surface, increase the visibility of pedestrians, and slow the speed of vehicular traffic. This requirement does not apply to crosswalks crossing public roadways.
 - C. **DEPARTURES.** Departures will be considered where other crosswalk options are determined to address pedestrian visibility and overall safety.
- (iv) **Pedestrian walkways through parking lots.** Developments with 50 or more parking spaces shall include specially marked or paved walkways through parking areas. At least one walkway shall be provided for every four rows of parking, or at a maximum spacing of 200 feet. The walkways shall provide a safe connection to the building entrance and meet the walkway design standards in subsection (iv) of this section.

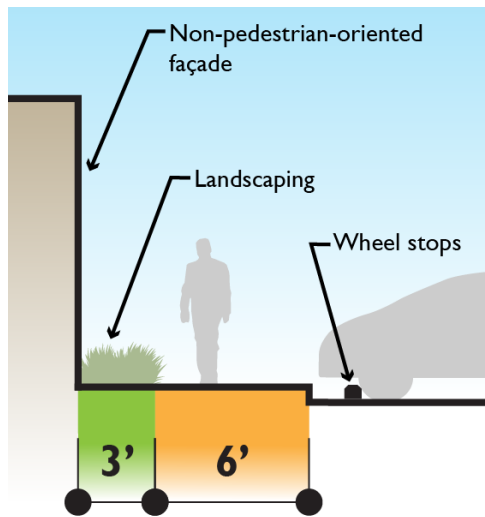
Figure 25.71.320.H
Parking lot pedestrian walkway standards and example.



(v) **Walkway design.**

- A. All internal walkways shall have a minimum six feet-wide unobstructed walking surface, except where wider walkways are prescribed elsewhere in this chapter or where the applicable uses and context dictate wider walkways.
- B. Where an internal walkway is adjacent to perpendicular or angled parking, wheel stops are required to prevent encroachment of parked vehicles over the walkway. In lieu of wheel stops, an extra two feet of walkway width shall be provided.
- C. Internal walkways shall be separated from structures by at least three feet for landscaping except where the adjacent building façade meets the storefront block frontage standards per DMC 25.71.310.
- D. **DEPARTURES** will be considered where other landscaping and/or façade design treatments to provide attractive walkways are proposed. Examples include, but are not limited to, sculptural, mosaic, bas-relief artwork, or other decorative treatments that meet the purpose. Figure 25.71.320.I below provides one example.

Figure 25.71.320.I
Standards for internal walkways adjacent to buildings.



Internal walkways adjacent to building walls that do not meet storefront façade standards shall provide at least three feet of landscaping to enhance the character of the walkway. The reviewing authority will consider alternative treatments, such as decorative walls (right example).

- E. Where walkways are between a parking lot and a multi-tenant commercial building which is 100 feet or more long, walkways shall feature a 12-foot-wide sidewalk with the following features:
1. Eight feet minimum unobstructed width.
 2. Trees placed at an average of 50 feet on-center and placed in grates or in planting strips as set forth in subsection (c) below.
DEPARTURE: Breaks in the tree coverage will be considered near building entries to enhance visibility.
 3. Planting strips may be used between any vehicle access or parking area and the walkway; provided, that the trees required above are included, the walkway meets the applicable width standards herein, and the combined walkway and planting strip is at least 12 feet wide.

(7) **Vehicular circulation and parking.**

The standards herein supplement the provisions of the Dupont Public Works Standards. Where there is a conflict, the provisions herein apply, except that the City Engineer may override this requirement and apply the Public Works standard for a driveway if the Public Works Director finds that a failure to apply the Public Works standards will result in a threat to public safety.

(a) **Intent.**

- (i) To create a safe, convenient, and efficient network for vehicle circulation and parking.
- (ii) To enhance the visual character of interior access roads.

- (iii) To minimize conflicts with pedestrian circulation and activity.
- (b) **Driveways.** Driveways shall meet the standards of the Dupont Public Works Standards Manual, including, but not limited to, standards for intersection spacing, distance from crosswalks, and width.
- (c) **Parking entry location.** Parking lot and parking garage entries shall provide vehicular access in the following order of preference:
 - (i) Alleys.
 - (ii) Basic block frontage streets.
 - (iii) Landscaped block frontage streets.
 - (iv) Secondary block frontage streets.

See related standards for parking location in DMC 25.71.310, Block Frontage Standards and Off-street parking quantities in DMC 25.71.280.

- (d) **Garage and service area entries and pedestrian safety.**
 - (i) Parking garage entries and service area entries shall be well-integrated into the design of the building and shall not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry.
 - (ii) Where vehicles enter and exit a parking garage or service area across a sidewalk or internal walkway, direct visibility between pedestrians and motorists shall be provided. Treatments shall include setback entries, cropped wall corners, wall openings, or other treatments to enhance safety and visibility. Treatments should also include pavement markings or changes in pavement materials. Mirrors and electronic visual/audio warnings alone are not acceptable methods of visibility.
 - (iii) Parking garage entries are encouraged to have flat driveways behind the sidewalk for the length of at least one vehicle in order to enhance visibility between pedestrians and motorists exiting the garage. Steeply sloping driveways immediately adjacent to a sidewalk or internal walkway require greater application of visibility treatments described in (B) above.
 - (iv) Garage entry doors and gates, if provided, shall be at least 50 percent transparent between the bottom and top of the door or gate in order to enhance the safety of garage users.

(8) **Service areas and mechanical equipment.**

- (a) **Intent.**
 - (i) To minimize adverse visual, odor, fumes, and noise impacts of mechanical equipment, utility cabinets and other service areas.
 - (ii) To provide adequate, durable, well-maintained, and accessible service and equipment areas.
 - (iii) To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

- (b) **Location of ground-level service areas and mechanical equipment.** Ground-level building service areas and mechanical equipment include loading docks, trash collection and compactors, dumpster areas, storage tanks, electrical panels, HVAC equipment, and other utility equipment. Any elements located outside the building envelope at ground level, the following standards apply:
- (i) Service areas shall be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the streetscape environment and adjacent residentially zoned properties.
 - (ii) Service areas shall not be visible from the sidewalk and adjacent properties. Where the director finds that the only option for locating a service area is an area visible from a public right-of-way, resident/customer parking area, internal walkway, or pedestrian area, or from an adjacent property, the service area shall be screened with the structural and landscaping screening measures provided in subsection (c)(iii) below.
 - (iii) Service areas for multiple users or tenants shall be co-located or consolidated to the extent practical.
 - (iv) Service areas shall be sited for alley access if available. Service elements accessible from an alley are exempt from the screening requirements of this section.
 - (v) Trash collection areas shall include roofs or overhead weather protection and shall meet required stormwater standards. Drainage shall be designed to meet applicable National Pollution Discharge Elimination System (NPDES) standards.
 - (vi) Exterior loading areas for commercial uses shall not be located within 20 feet of a residentially zoned property.
DEPARTURE: Exterior commercial loading areas are exempt from this standard if the reviewing authority finds such a restriction does not allow feasible development and alternative design measures can successfully mitigate potential negative impacts. For example, areas and drives may be required to be separated from the residential lot by a masonry wall at least eight feet high.
 - (vii) Other provisions of this section notwithstanding, service areas used by residents shall be located to avoid entrapment areas and other conditions where personal security is potentially a problem. Pedestrian-scaled lighting or other measures may be needed to enhance security.
 - (viii) Noise-producing mechanical equipment, such as fans, heat pumps, etc., shall be located and/or shielded to minimize sounds and reduce impacts to adjacent dwelling units.
 - (ix) Dumpster storage areas shall be provided for all development, located on site and not in the public right-of-way, and sized to accommodate the minimum dumpster sizes (see DMC 25.100.050).

- (c) **Screening of ground-level service areas and mechanical equipment.** Where screening of ground level service areas is required, the following applies:
- (i) Structural enclosures shall be constructed of masonry, heavy-gauge metal, heavy timber, or other decay-resistant material that is also used with the architecture of the main building. Alternative materials other than those used for the main building are permitted if the finishes are similar in color and texture, or if the proposed enclosure materials are more durable than those for the main structure. The walls shall be sufficient to provide full screening from the affected roadway, pedestrian areas, or adjacent use, but shall be no greater than seven feet tall. The enclosure may use overlapping walls as a screening method. See Figure 25.71.320.H below.
 - (ii) Gates shall be made of heavy-gauge, sight-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.
 - (iii) Where the interior of a service enclosures is visible from surrounding streets, walkways, or residential units, an opaque or semi-opaque horizontal cover or screen shall be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design (in terms of materials and/or design).
 - (iv) Trash collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle vehicular traffic or does not require that a hauling truck project into any public right-of-way. Screening elements shall allow for efficient service delivery and removal operations.
 - (v) The service area shall be paved.
 - (vi) The sides and rear of service enclosures shall be screened with landscaping at least five feet wide in locations visible from the street, parking lots, and walkways to soften views of the screening element and add visual interest. Plants shall be arranged with a minimum of 50 percent coverage at time of installation and be able to grow to fully screen or shield the equipment within three years.
 - (vii) **DEPARTURES** will be considered, provided the enclosure and landscaping treatment meet the purpose of the standards and add visual interest to site users.

Figure 25.71.320.J
Acceptable trash screening enclosures.



All examples use durable and attractive enclosures with trees and shrubs to soften views of the enclosures from the side. Image C and D use a trellis and weather protection structure on top – a desirable feature particularly where the tops of the enclosures are visible from surrounding buildings, streets, and walkways (due to topography or building heights).

- (d) **Utility meters, electrical conduit, and other service utility apparatus.** These elements shall be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, internal walkway, common outdoor recreation area, or shared auto courtyards, they shall be screened with vegetation and/or integrated into the building's architecture.

Figure 25.71.320.K
Utility meter location and screening - good and bad examples.



Place utility meters in less visible locations. Images A and C are successfully tucked away in a less visible location and/or screened by vegetation. Images B and D are poorly executed and would not be permitted in such visible locations. Such meters shall be coordinated and better integrated with the architecture of the building.

(e) Roof-mounted mechanical equipment.

- (i) All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment shall be fully screened from public view at the street level and from rooftop residential amenity spaces. Screening shall be located so as not to interfere with operation of the equipment.

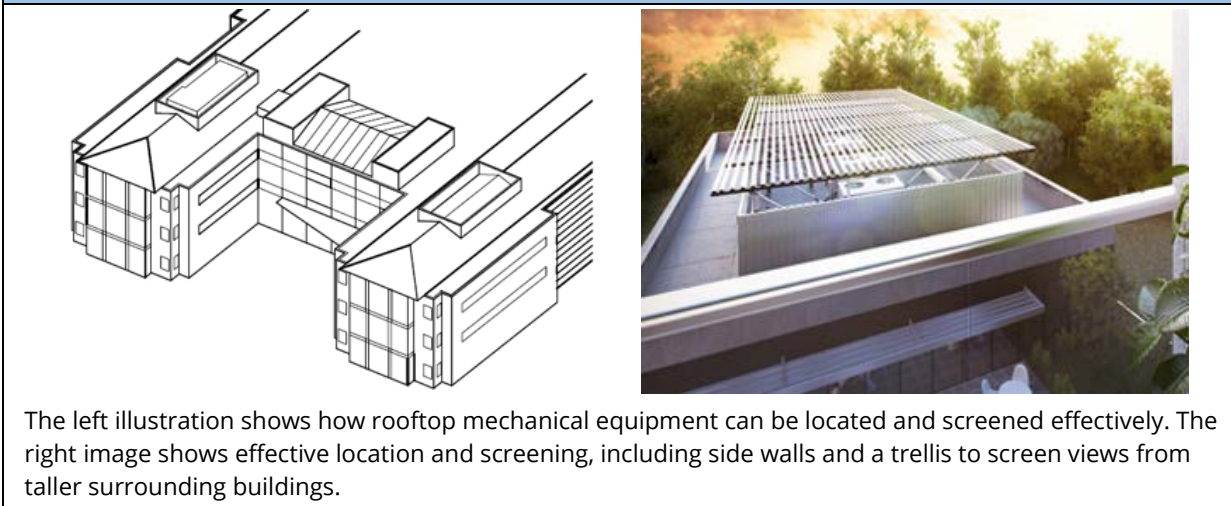
Exception: Roof-mounted wind turbines, solar energy and photovoltaic systems, and rainwater reuse systems do not require screening.

- (ii) For rooftop equipment, all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood shall not be used

for screens or enclosures. Louvered designs are acceptable if consistent with building design style.

- (iii) The screening materials shall be of material requiring minimal maintenance and shall be as high as the equipment being screened.
- (iv) Noise producing mechanical equipment, such as fans, heat pumps, etc., shall be located and/or shielded to minimize sounds and reduce impacts to adjacent dwelling units.

Figure 25.71.320.L
Examples of how to screen roof-mounted mechanical equipment.



(9) Site lighting.

(a) Intent.

- (i) To ensure that lighting contributes to the character of the streetscape and does not disturb adjacent developments and residences.
- (ii) Protect against light pollution, thereby reclaiming the ability to view the night sky and helping to preserve the quality of life and scenic value of this desirable visual resource throughout the region and nearby natural open spaces.
- (iii) Help protect and enhance human health and wellness and wildlife habitation and migration by minimizing light pollution and its impact on all forms of life.
- (iv) Promote lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.
- (v) Ensure that sufficient lighting can be provided where needed to promote safety and security on public and private property, and to allow for reasonable lighting for outdoor activities.
- (vi) Provide attractive lighting that supports and enhances the urban environment, emphasizes architectural elements, and encourage

pedestrian activity and wayfinding beyond daylight hours, especially during the long nights of Pacific Northwest winters.

- (b) **Applicability.** All outdoor lighting shall comply with the provisions herein, unless otherwise exempted. This includes, but is not limited to, new lighting, replacement lighting, additions and alterations, or any other lighting whether attached to buildings, poles, structures, the earth, or any other location.

- (i) The following types of lighting are exempt from the provisions of this section:

- A. Lighting solely for signs.
- B. Underwater lighting.
- C. Temporary and seasonal cord-and-plug portable lighting.
- D. Construction or emergency lighting.
- E. Outdoor rope and string lights for outdoor seating and gathering areas.

- (c) **General standards.**

- (i) All luminaires shall be fully shielded and shall not emit light into the upper hemisphere around the luminaire or onto adjacent properties and structures, either through exterior full cut-off shields or through optics within the fixture. Support and mounting systems for luminaires shall not allow post-installation adjustments that could defeat compliance of this requirement.
- (ii) City-approved standardized fixtures shall be used for sidewalk lighting located within the right-of-way or publicly accessible easements on private property.
- (iii) On-site lighting elements should be complementary, including internal walkway lighting, accent and parking lot lighting, and lighting of adjacent developments and the public right-of-way.
- (iv) Except as provided in this section, outdoor lighting is encouraged to follow the intensity, technology, and other recommendations of the International Dark Sky Association and the Illuminating Engineering Society of North America.

- (d) **Height.**

- (i) Freestanding lighting fixtures in parking lots shall not exceed 20 feet in height. Lighting fixtures on the top level of parking garages shall not exceed 12 feet in height.
- (ii) Pedestrian scale lighting shall not exceed 16 feet in height.
- (iii) Building-mounted exterior lighting shall not be placed at any point greater than 20 feet above the adjacent grade, except the height limit is 14 feet when within 100 feet of a residential zone. This standard does not apply to fully recessed lights, such as when mounted on the underside of a gas station fueling canopy or a building roof overhang.

- (iv) Building-mounted exterior lighting for roof decks is permitted provided the luminaires are located at least 10 feet horizontally from the edge of the roof.
- (v) Recreational facility lighting heights are dependent on the facility design. Such lights must be designed to limit the light spill to adjacent properties to no more than 1.0 foot candle.

Figure 25.71.320.M
Examples of site lighting.



- (e) **Parking lot lighting.** Lighting in parking lots shall be appropriate to create adequate visibility at night and evenly distributed to increase security. Lighting shall be located so that trees within the parking lot do not obscure the operation of the light fixture.
- (f) **Lighting color (chromaticity).** The correlated color temperature of all outdoor lighting shall be 3,500 Kelvin maximum or lower (refer to American National Standard Institutes publication C78.377 for guidance on LED lighting). Exceptions may be made for architectural floodlighting, accent lighting, or outlining.
- (g) **Exterior lighting controls.**
 - (i) Automated control systems, such as energy management systems, photoelectric switches, motion sensors, and astronomic timer switches, shall be used to meet the hours of operation requirements and the technical and energy efficiency requirements of the applicable Washington State Energy Code.
 - (ii) Exceptions:
 - A. Egress lighting as required by the Building Code.
 - B. Lighting required for accessibility.
 - C. Lighting required by statute, law, or ordinance to operate all night.
 - D. A manual override at each exit door is allowed regardless of automatic control device.
 - E. Seasonal holiday lighting and event lighting.

- (h) **Decorative lighting** is permitted and should be limited to meet the purpose of this section. Consider dimming or curfews for such lighting after midnight. Such lighting includes:
 - (i) Landscape lighting.
 - (ii) Architectural floodlighting, accent lighting, and outlining.
 - (iii) Lighting to illuminate flags, public art, water features, and similar edifices.
 - (iv) Outdoor rope and string lights for outdoor seating and gathering areas.
- (i) **Prohibited lighting.**
 - (i) Dynamic lighting.
 - (ii) Luminaires exceeding 500,000 peak candelas and/or 500,000 lumens.
 - (iii) Laser lighting.
 - (iv) Any lighting of undeveloped environmentally sensitive areas.
 - (v) Any lighting that may be confused with warning signals, emergency signals, or traffic signals.
 - (vi) Mercury, low pressure sodium, or other light sources in public areas that can impede or distort the perception of actual colors.
 - (vii) Blinking, flashing, intermittent, and/or moving lights unless specifically allowed elsewhere in the Dupont Municipal Code or Public Works Manual.
 - (viii) Lighting permanently attached to trees.

(10) **Landscaping.**

- (a) **Intent**
 - (i) To emphasize landscaping as one of the character-defining features of the Old Fort Lake Subarea.
 - (ii) To accommodate flexibility for the total amount of landscaped area for mixed-use and multifamily areas.
- (b) **Wildland-Urban Interface standards.** Old Fort Lake Subarea is within defined Wildland-Urban Interface areas and are thus subject to special landscaping standards for such areas. Where these landscaping standards conflict with applicable Wildland-Urban Interface standards, the Wildland-Urban Interface standards apply.
- (c) **Standards.** Developments are subject to the landscaping provisions of DMC Chapter 25.90, with the following exceptions:
 - (i) Minimum landscaped area for multifamily areas where more than 50 percent of the off-street parking is contained within or under buildings shall be 25 percent.
 - (ii) The following landscaped types and credits may be used within the interior landscaping of multifamily developments:
 - A. Ground level planting beds qualify as landscaped surfaces at a 100 percent rate.

- B. Green roof. Green roofs qualify as a landscaped surface at a 50 percent rate (i.e., two square feet of green roof qualifies as one square foot of landscaped area) provided they comply with Wildland-Urban Interface standards. Green roof areas with soil depths greater than 12 inches and planned to support large shrubs and trees qualify as a landscaped surface at a 100 percent rate.
- (d) **Other landscaping standards** are set forth in the following sections:
 - (i) Block frontage standards of DMC 25.71.310.
 - (ii) Most of the site planning standards of DMC 25.71.320.
 - (iii) Blank wall treatment standards of DMC 25.71.470.

25.71.400 Building Design

25.71.410	Intent
25.71.420	Applicability
25.71.430	Building character and variety
25.71.440	Building massing and articulation
25.71.450	Building details
25.71.460	Building materials
25.71.470	Blank walls

25.71.410 Intent.

This section provides standards to promote buildings with an architectural character that reflects the envisioned Old Fort Lake aesthetic and is based on human-scaled design details, durable high-quality materials, and responds uniquely to the site's context.

25.71.420 Applicability

These building design standards are applicable to all nonresidential and multifamily developments in the Old Fort Lake Subarea, except where specifically exempted.

25.71.430 Building character and variety.

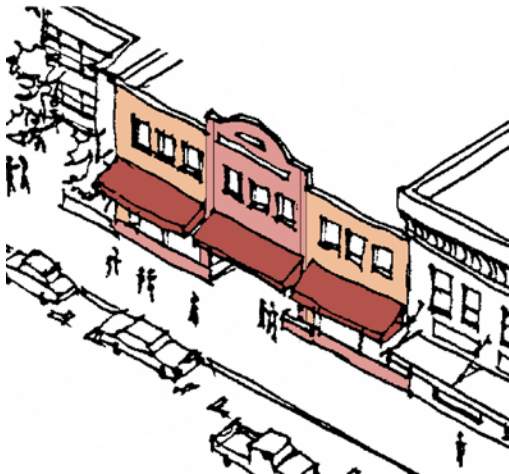
- (1) **Intent.**
 - (a) To avoid generic, corporate architectural design that degrades the character and identity of Dupont.
 - (b) To avoid monotonous repetition of the same building forms, materials, and colors in larger developments.
- (2) **Corporate architecture prohibited.** Architecture that is defined predominately by corporate identity features and is difficult to adapt to other uses is prohibited. For example, some franchise convenience uses have very specific architectural features (such as a distinctive roofline design that functions as a sign) that reinforce their identity. As tenants change in these types of buildings, these corporate identity features can negatively impact the character of the area and identity of new tenants. These features can also be very expensive to reconfigure and adapt to new uses.
- (3) **Building design variety.** Buildings in multi-building developments shall visibly vary in at least one significant aspect so that they are clearly not identical as viewed from public streets. Aspects can include forms, massing and the composition and articulation of exterior building materials, fenestration patterns, building entries, weather protection features, and rooflines.

25.71.440 Building massing and articulation.

- (1) **Intent.** This section contains standards that affect the massing of buildings through façade design articulation, façade width, and roofline design. The purpose of this section is:
 - (a) To employ architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.
 - (b) To integrate substantial articulated/modulated features on large buildings to break up the massing and add visual interest.
- (2) **Exemptions.** Buildings with less than 50 horizontal feet of façade are exempt from the standards in this section. Civic and public buildings are exempted from the requirements of DMC 25.71.440 provided they employ architectural elements that create a complementary pattern or rhythm, design details, and visual interest consistent with the intent.
- (3) **Façade articulation.** Façade articulation to create a human-scaled pattern is required for street-facing building façades and other building elevations facing parks or the golf course, containing primary building entrances, and adjacent to lower intensity zones.
 - (a) For non-residential buildings at least three articulation features shall be employed at intervals no greater than 40 feet in the Commercial and Entertainment zone, and 60 feet in the Neighborhood Business zone.
 - (b) Multifamily buildings in all applicable zones shall employ at least three articulation features at intervals that relate to the location/size of individual units within the building (or no more than every 50 feet).
- (4) **Articulation features** to meet the standards of (3) above include:
 - (a) Use of window patterns and/or entries that reinforce an articulation pattern.
 - (b) Use of awnings or similar weather protection features (not applicable to residential buildings).
 - (c) Use of vertical piers/columns.
 - (d) Change in roofline with a difference in height, slope or pitch, direction, or shape (such as towers or dormers).
 - (e) Change in building material or siding style.
 - (f) Use of vertical building modulation of at least 12 inches in depth if tied to a change in roofline per subsection (d) of this section or a change in building material, siding style, or color. On residential buildings balconies may be used to qualify for this option if they are recessed or projected from the façade by at least 18 inches. Juliet balconies or other balconies that appear to be tacked on to the façade will not qualify for this option unless they employ high quality materials and effectively meet the purpose of the standards.
 - (g) Other design techniques that effectively break up the massing of structures and add visual interest.

- (5) **DEPARTURES:** Other articulation features may be approved, provided they meet the purpose of the standards and the design criteria set forth in subsection (5)(a) of this section.

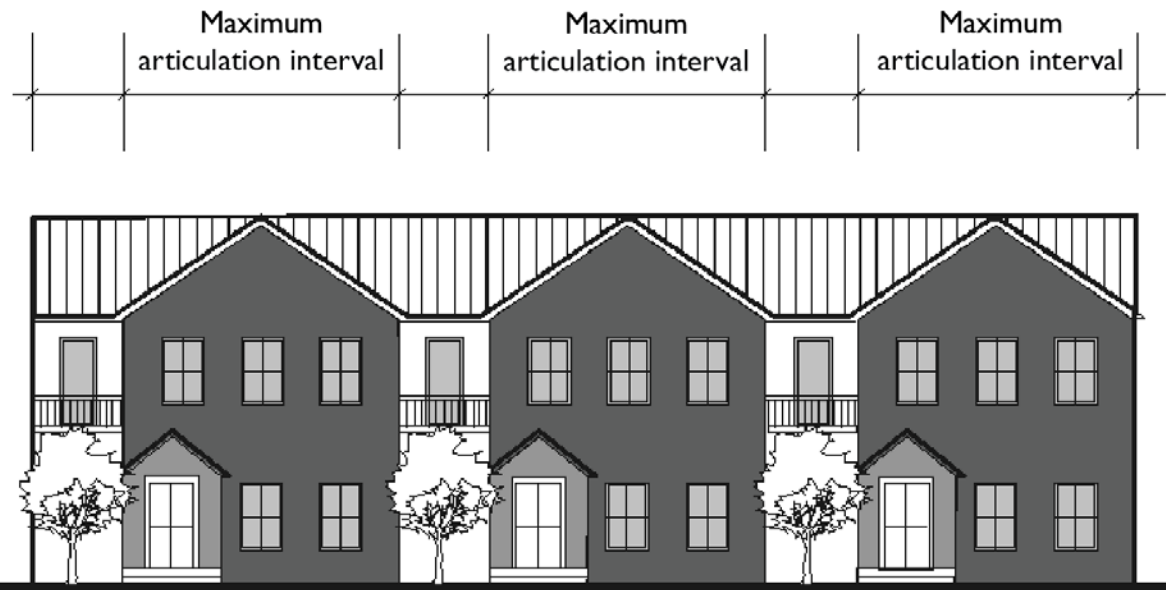
Figure 25.71.440.A
Non-residential articulation examples.



The left image uses window patterns, weather protection elements, and roofline modulation. The photo example to the right also includes window patterns and weather protection along with a change in masonry texture and color to articulate the façade. The lower example illustrates how a multitenant retail building can successfully be articulated (windows, weather protection, vertical building modulation, and roofline changes).



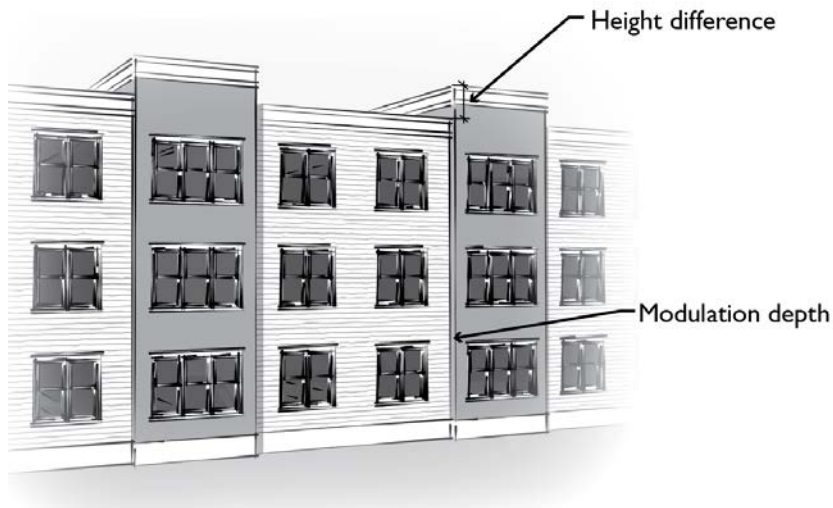
Figure 25.71.440.C
Multifamily roofline articulation examples.



Below Image A uses a combination of vertical building modulation, window patterns, material changes, and roofline modulation. Image B is unacceptable.



Figure 25.71.440.C
Multifamily roofline articulation examples.



Roofline modulation qualifies as an articulation feature when combined with vertical building modulation techniques.

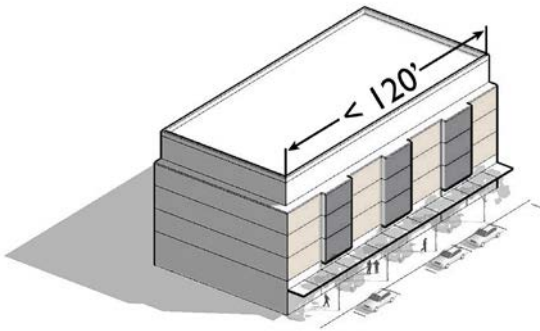


The left building illustrates a pitched roof example, and the right building illustrates a flat roof example.

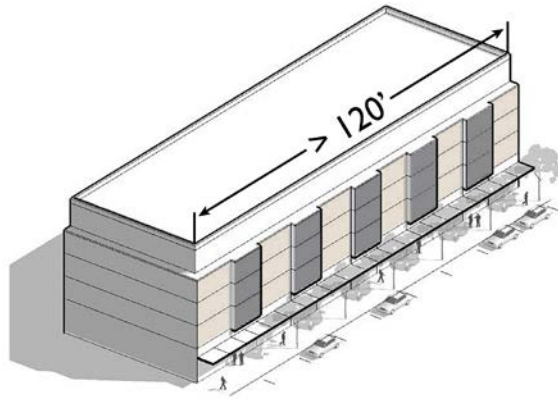
- (a) **Departure criteria associated with articulation standards.** The following criteria will be considered in determining whether the proposed articulation treatment meets the intent:
- (i) The type and width of the proposed articulation treatment and how effective it is in meeting the purpose given the building's context.
 - (ii) The applicable block frontage designation. Basic block frontages warrant more flexibility than block frontages designated as Secondary or landscaped.
 - (iii) The size and width of the building. Smaller buildings warrant greater flexibility than larger buildings.
 - (iv) The quality of façade materials in concert with doors, windows, and other façade features and their ability to add visual interest to the street from a pedestrian scale and more distant observable scales.

- (6) **Maximum façade width.** Street-facing building facades and other building elevations facing lower intensity zone edge must include at least one of the following features to break up the massing of the building and add visual interest. This standard applies to applicable building elevations wider than 120-feet (wider than 200-feet in the Neighborhood Business zone).
- (a) Provide vertical building modulation at least six-feet deep and 15-feet wide. For multi-story buildings, the modulation must extend through at least one-half of the building floors.
 - (b) Use of a contrasting vertical modulated design component featuring all of the following:
 - (i) Utilizes a change in building materials that effectively contrast from the rest of the façade.
 - (ii) Component is modulated vertically from the rest of the façade by an average of six inches.
 - (c) Façade employs building walls with contrasting articulation that make it appear like multiple distinct buildings. To qualify for this option, these contrasting façades must employ all of the following:
 - (i) Different building materials and/or configuration of building materials.
 - (ii) Contrasting window design (sizes or configurations).
 - (d) **DEPARTURES** to subsections (6)(a-c) will be considered provided the design meets the intent of the standards. Supplemental consideration for approving alternative designs:
 - (i) Width of the façade. The larger the façade, the more substantial articulation/ modulation features need to be.
 - (ii) Block frontage designation. Storefront designated block frontages warrant the most scrutiny while undesignated streets warrant more flexibility.
 - (iii) The type of articulation treatment and how effective it is in meeting the purpose given the building's context.

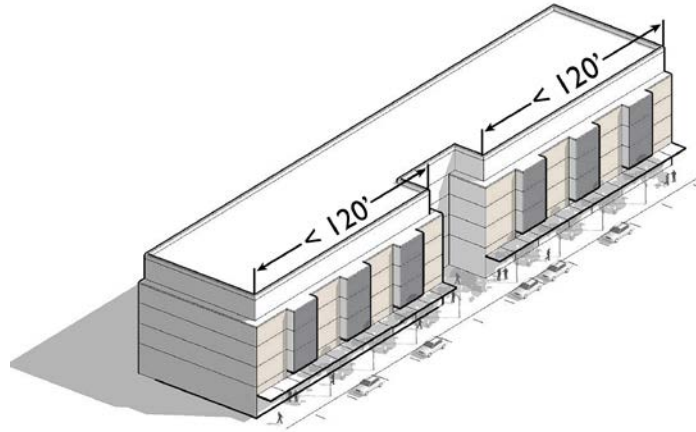
Figure 25.71.440.D
Illustrating maximum façade width standards and good and bad examples.



Less than 120' wide: Meets standard.



More than 120' wide: Does not meet standard.



Building incorporates a courtyard along the façade (technique #1 noted above) to effectively break it up into smaller components: Meets standard.



The left building uses technique # 1 (vertical building modulation at least six-feet deep and 15-feet wide). The right building uses technique #2 (contrasting vertical modulated design component). Both examples are effective in breaking up the perceived scale of the building and adding visual interest.

25.71.450 Building details.

- (1) **Intent.** Building details affect the human experience of architecture at the ground level and the quality of windows. The intent of this section is to:
 - (a) Encourage the incorporation of design details and small-scale elements into building façades that are attractive at a pedestrian scale.
 - (b) Integrate windows that add depth, richness, and visual interest to the façade.
 - (c) Create clear and welcoming building entries.
- (2) **Applicability.** This section applies to nonresidential street-facing building façades and other nonresidential or multifamily building facades facing parks and/or the golf course and containing primary building entrances.
- (3) **Exemption.** Civic and public buildings are exempted from the requirements of DMC 25.71.450 provided they employ architectural elements that create a complementary pattern or rhythm, design details, and visual interest consistent with the intent.
- (4) **Façade details – nonresidential buildings.** The ground floor of commercial buildings shall be enhanced with appropriate details.
 - (a) This standard applies to building façades and building elevations facing parks or the golf course and containing primary building entrances.
 - (b) All new buildings shall employ at least one detail element from each of the three categories in subsection (4) for each façade articulation interval. For example, a building with 120 feet of street frontage with a façade articulated at 40 feet intervals will need to meet the standards for each of the three façade segments below.
- (5) **Façade detail categories.**
 - (a) Window and/or entry treatment:
 - (i) Display windows divided into a grid of multiple panes.
 - (ii) Transom windows.
 - (iii) Roll-up windows/doors.
 - (iv) Other distinctive window treatment that meets the purpose of the standards.
 - (v) Recessed entry.
 - (vi) Decorative door.
 - (vii) Other decorative or specially designed entry treatment that meets the purpose of the standards.
 - (b) Building element, façade attachment, or façade detail:
 - (i) Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning.
 - (ii) Decorative building-mounted light fixtures.
 - (iii) Bay windows, trellises, towers, and similar elements.
 - (iv) Decorative, custom hanging sign(s) (option only available for building remodels).

- (v) Other details or elements that meet the intent of these standards.

Figure 25.71.450.A
Examples of decorative or specially designed windows and entries.



Examples of decorative or specially designed windows and entries. A = openable storefront window. B = transom windows. C = openable window with decorative details. D = decorative window shades. E = decorative door. F = recessed entry.

Figure 25.71.450.B
Examples of decorative or specially designed windows and entries.



Figure 25.71.450.B
Examples of decorative or specially designed windows and entries.



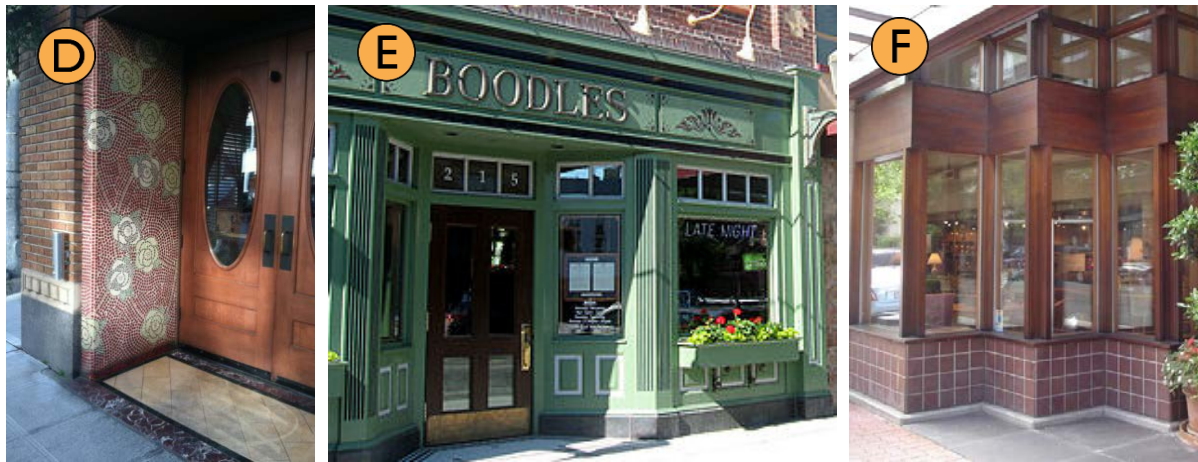
(c) Decorative material and artistic elements:

- (i) Decorative building materials/use of building materials. Examples include, but are not limited to, decorative use of brick, tile, or stonework.
 - (ii) Artwork on building, such as a mural or bas-relief sculpture.
 - (iii) Decorative kick-plate, pilaster, base panel, or other similar feature.
 - (iv) Hand-crafted material, such as special wrought iron or carved wood.
 - (v) Other details that meet the purpose of the standards.
- (6) **DEPARTURES** will be considered, provided the façade (at the overall scale and at the individual articulation scale) meets the intent of the standards above.

Figure 25.71.450.C
Examples of decorative surface materials.



Figure 25.71.450.C
Examples of decorative surface materials.



Examples of decorative surface materials. A = decorative brick/design. B = decorative tile work and column pattern. C = decorative medallion. D = decorative mosaic tile work. E = decorative bulkhead. F = decorative materials and design.

(7) Window design standards.

- (a) All windows (except storefront display windows) shall employ designs that add to the façade. At least one of the following features shall be included:
 - (i) Recess windows at least 1.5 inches from the façade.
 - (ii) Incorporate window trim (at least three inches wide) around windows.
 - (iii) Incorporate other design treatments that add depth, richness, and visual interest to the façade.
- (b) **DEPARTURES** from the window standards above will be considered, provided the design meets the intent of the standards.
- (c) Standards for specialty glass and treatments:
 - (i) Ground floor windows on all buildings may not use glass that is highly reflective, mirrored, darkly tinted, frosted, perforated, or otherwise treated to obscure visibility into the building.
 - (ii) On upper floors, highly reflective and mirrored glass shall not be used on more than ten percent of a building façade or other building elevations facing parks, the golf course, and containing primary building entrances.

Figure 25.71.450.D
Acceptable and unacceptable window design examples.



The windows in Building A are recessed by at least 1.5" from the façade. Building B features trim at least 3" wide. Building C windows may not meet the full 1.5" recess, but the detailing add a sense of depth and richness to the façade. Building D is not recessed, does not feature trim, and does not include any detailing.

- (8) **Cornice/roofline design for flat roofs.** Nonresidential buildings employing a flat roof shall employ a distinctive roofline that effectively provides an identifiable "top" to the building, including one of the following (see Figure 25.71.450.E below):
- (a) A traditional cornice line or a contemporary interpretation of a traditional cornice line. Such rooflines shall be proportional to the size and scale of the building.
 - (b) Understated cornice lines are permitted depending on the materials and design of the base and middle elements in reinforcing the base/middle/top configuration.

- (c) Rooftop solar units are permitted, provided the placement and design of units visible from the surrounding streetscape are carefully integrated into the overall design concept of the building.
- (d) **DEPARTURE:** Alternative roofline designs may be acceptable, provided the building design, collectively, meets the intent of the standards. For example, additional articulation treatments and/or detailing may help the building meet the departure criteria.

Figure 25.71.450.E
Examples of buildings employing confident and distinctive rooflines.



- (9) **Articulated building entries.** The primary building entrance for an office building, hotel, multifamily building (when provided), public or community-based facility or other multi-story commercial building shall be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances shall be easily distinguishable from regular storefront entrances on the building and shall be scaled proportional to the building. See Figure 25.71.450.F below for good examples.

Figure 25.71.450.F
Building entry examples.



25.71.460 Building materials.

- (1) **Intent.**
 - (a) To encourage the use of durable, high quality building materials that minimize maintenance cost and provide visual interest from all observable vantage points.
 - (b) To promote the use of a distinctive mix of materials that helps to articulate façades and lends a sense of depth and richness to the buildings.
 - (c) To place the highest priority on the first floor in the quality and detailing of materials at the pedestrian scale.
- (2) **Wildland-Urban Interface standards.** Old Fort Lake Subarea is within defined Wildland-Urban Interface (WUI) areas and are thus subject to special development standards for such areas. Where these building materials standards conflict with applicable Wildland-Urban Interface standards, the Wildland-Urban Interface standards apply.
- (3) **Quality building materials.**
 - (a) Applicants shall use high quality durable materials. This is most important for the base of buildings, particularly for commercial and neighborhood business buildings where the façade is sited close to sidewalks.
 - (b) Prohibited exterior building materials:
 - (i) Fiberglass.
 - (ii) Vinyl and plastic siding.
 - (iii) Plywood.
 - (iv) T-111 siding.
 - (v) Exterior insulation and finish system (EIFS).

- (c) The use of sustainably harvested, salvaged, recycled, or reused products is encouraged wherever possible.
- (4) **Special conditions and limitations for concrete block (also known as concrete masonry unit or CMU).**
 - (a) Concrete block may be used as a cladding material for single story non-residential buildings or on the ground floor of any multi-story building provided it is incorporated with other permitted materials and/or incorporates a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns. The figure below illustrates acceptable concrete block use/designs.
 - (b) **DEPARTURES** will be considered, provided the material's integration and overall façade composition meets the intent of the standards.

Figure 25.71.460.A
Acceptable concrete block use and design.



Building A uses alternating rows of concrete block and brick as an effective and contrasting accent material for its podium structure. Building B uses CMU as the primary cladding material for the ground level. Note the use of split-façade CMUs above each of the awnings and coupled with the use of smooth-façade CMUs on the vertical columns (which employ black accent tiles for added interest).

- (5) **Special conditions and limitations for metal siding.** Metal siding may be used as a secondary cladding material (no more than 35 percent of the cladding for the front façade and no more than 50 percent for other buildings elevations) if it is incorporated with other permitted materials and complies with the following standards:
- (a) Metal siding shall not extend lower than two feet above grade. Masonry, concrete, or other durable material shall be incorporated between the metal siding and the ground plane.
 - (b) Metal siding shall be factory finished with a matte, nonreflective surface.
 - (c) Metal siding shall feature visible corner molding and trim
 - (d) Use of at least two colors is encouraged but not required.
 - (e) **DEPARTURES** will be considered, provided the material's integration and overall façade composition meets the intent of the standards.

Figure 25.71.460.B
Acceptable metal siding examples.



The buildings in Image A and B integrate a range of metal siding with masonry and other materials.

- (6) **Special conditions and limitations for cementitious wall board paneling/siding.** Such material may be used, provided it meets the following provisions:
- (a) No more than 30 percent of the façade's cladding and 40 percent of other building elevations cladding may be one texture and color of cement board.
 - (b) Cement board paneling/siding may not be used on the ground floor of nonresidential buildings where adjacent to a sidewalk or other internal walkway.
 - (c) Where cement board paneling/siding is used, the design shall integrate a mix of colors and/or textures that are articulated consistent with windows, balconies, and modulated building surfaces and are balanced with façade details that add visual interest from the ground level and adjacent buildings.
 - (d) **DEPARTURES** will be considered, provided the material's integration and overall façade composition meets the intent of the standards.

Figure 25.71.460.C
Acceptable and unacceptable cementitious wall board examples.

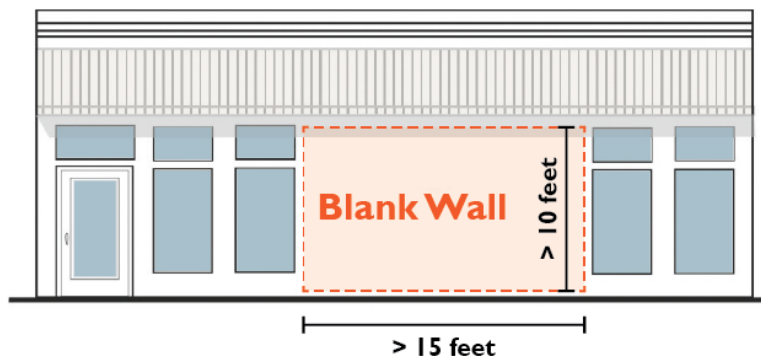


The building on the left uses cement board in different textures and colors to help articulate the façade. The white color replicates the board and batten style in the left image and green color in the right image effectively replicates horizontal wood siding. The wall board panels covering a large area in a single color as in right image would not meet the purpose of the standards.

25.71.470 Blank wall treatment.

- (1) **Intent.**
 - (a) To avoid untreated blank walls.
 - (b) To retain and enhance the character of Old Fort Lake's streetscapes.
- (2) **Blank wall definition.** A ground floor wall (including building façades and retaining walls) is considered a blank wall if it does not include a transparent window or door, it is over ten feet in height, and it has a horizontal length greater than:
 - (a) 15 feet (when the wall is located less than five feet from the front lot line).
 - (b) 20 feet (when the wall is located five to ten feet from the front lot line).
 - (c) 25 feet (when the wall is located more than ten feet from the front lot line).

Figure 25.71.470.A
Blank wall definition within five feet of a front lot line.



- (3) **Blank wall treatment options.** Untreated blank walls visible from a street, public space, ground-level residential amenity space, or internal walkway are prohibited. Methods to treat blank walls include the following (a variety may be required):

- (a) Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases do not qualify as a blank wall treatment.
- (b) Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to screen at least 60 percent of the wall's surface within three years.
- (c) Installing a vertical trellis or "green wall" in front of the wall with climbing vines or plant materials. The method shall be sufficient to screen at least 60 percent of the wall surface within three years. This option requires an irrigation and maintenance plan sufficient to maintain healthy plants for the life of the building.
- (d) Installing a non-commercial mural or other permanent art feature, such as metal work or mosaics, subject to final approval by the director.
- (e) Building detailing that adds visual interest at a pedestrian scale such as belt courses of masonry, decorative tile work, or accent lighting. Such detailing shall use a variety of surfaces; monotonous designs will not meet the purpose of the standards.

Figure 25.71.470.B
Blank wall treatment examples.



Figure 25.71.470.B
Blank wall treatment examples.



Image A uses an artistic mural; Image B uses a landscape planting bed; Image C uses a trellis with a vine plant; Image D uses an elevated planting bed and a trellis.

DMC 25.71.500 Single-Family and Middle Housing

25.71.510	Intent
25.71.520	General provisions
25.71.530	Definitions
25.71.540	Applicability
25.71.550	Unit density
25.71.560	Housing types allowed
25.71.570	Dimensional standards
25.71.580	Design standards
25.71.590	Infrastructure standards

25.71.510 Intent.

The intent of DMC 25.71.500 is to:

- (1) To implement Engrossed Second Substitute House Bill 1110 and Engrossed Substitute House Bill 2321, codified in RCW 36.70A.030, 36.70A.280, 36.70A.635, 36.70A.636, 36.70A.637, 36.70A.638, 43.21C.495, and 43.21C.450, 64.32, 64.34, and 64.38, and 64.90, by providing land use, development, design, and other standards for middle housing developed on all lots zoned predominantly for residential use.
- (2) To implement the Community Character, Housing and Land Use goals and policies of the Old Fort Lake Subarea Plan.
- (3) To provide all development standards for single-family and middle housing in one location.

25.71.520 General Provisions.

- (1) Nothing in this ordinance prohibits the city from permitting detached single-family residences.
- (2) Nothing in this ordinance prohibits the city from requiring any development, including middle housing development, to provide affordable housing, either on-site or through an in-lieu payment, nor limit the city's ability to expand or modify the requirements of an existing affordable housing program enacted under RCW 36.70A.540.
- (3) Nothing in this ordinance requires the issuance of a building permit if other federal, state, and local requirements for a building permit are not met.
- (4) Nothing in this ordinance affects or modifies the responsibilities of the city to plan for or provide "urban governmental services" as defined in RCW 36.70A.030.
- (5) The city shall not approve a building permit for single-family or middle housing without compliance with the adequate water supply requirements of RCW 19.27.097.
- (6) The city shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for

detached single-family residences, including, but not limited to, set-back, lot coverage, stormwater, clearing, and tree canopy and retention requirements.

- (7) The same development permit and environmental review processes shall apply to middle housing that apply to detached single-family residences, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter 90.58 RCW, building codes under chapter 19.27 RCW, energy codes under chapter 19.27A RCW, or electrical codes under chapter 19.28 RCW.
- (8) Conflicts. In the event of a conflict between this ordinance and other development regulations applicable to single-family and middle housing, the standards of this ordinance control.

25.71.530 Definitions.

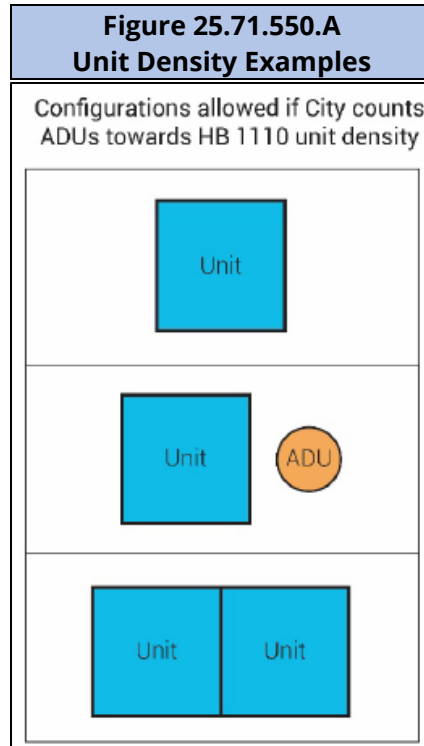
Definitions applicable to this Chapter are found in DMC 25.010.

25.71.540 Applicability.

- (1) The provisions of this ordinance shall apply in the Old Fort Lake Subarea to all housing within the Single-Family (SF) and Middle Housing (MH) zoning districts.
- (2) The provisions of this ordinance do not apply to:
 - (a) Portions of a lot, parcel, or tract designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170, except for critical aquifer recharge areas where a single-family detached house is an allowed use provided that any requirements to maintain aquifer recharge area met.
 - (b) A watershed serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C. Sec. 1313(d)).
 - (c) Non-residential or multifamily uses.
 - (d) A lot that was created through the splitting of a single residential lot.

25.71.550 Unit Density.

- (1) Unit density means the number of dwelling units on a lot, regardless of size. The permitted unit density on all lots zoned predominantly for single-family is two units per lot. The permitted unit density for middle housing is five units per lot. See DMC 24.58.030 for higher densities associated with the multifamily zoning district.
- (2) Accessory dwelling units (ADUs) shall count toward the permitted unit density.
- (3) The standard of subsection (1) does not apply to lots after subdivision below 1,000 square feet.
- (4) Housing in the Old Fort Lake Subarea shall comply with the citywide regulations pertaining to Accessory Dwelling Units.



25.71.560 Housing Types Allowed.

Subject to the requirements of RCW 36.70A.635(5), the following housing types are permitted by-right, per the Permitted Uses provided in DMC 25.58.

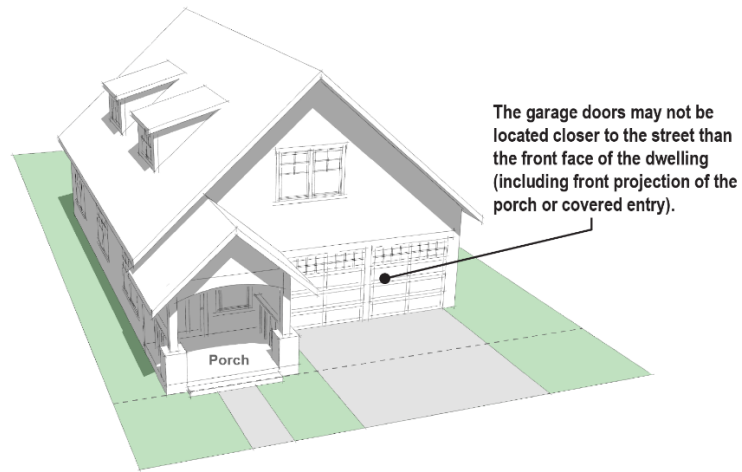
- (1) Single-Family District: Detached Single-Family, Duplexes and Accessory Dwelling Units.
- (2) Middle Housing District: Duplexes, Triplexes, Fourplexes, Fiveplexes, Townhouses, Stacked flats, and cottage housing. Two to five attached units are considered middle housing.

25.71.570 Dimensional Standards.

- (1) Applicability.
 - (a) The city shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences but may apply any objective development regulations that are required for detached single-family residences. This includes, but is not limited to, the following types of dimensional standards: building height, setbacks, lot coverage, floor area ratio, lot area and lot dimension, impervious surface, open space, and landscaped area standards.
 - (b) If a conflict exists between these standards for single-family and duplex housing and those provided elsewhere in the City's zoning code or Old Fort Lake Design Standards, the provisions of this chapter shall apply.

- (2) Density. Lot area requirements and unit density shall comply with DMC 25.58.060.A (Minimum Lot Size), DMC 25.71.550 (Unit Density) and DMC 25.71.570(5) (Setbacks) and DMC 25.71.570(6) (Lot coverage) requirements of this chapter.
- (3) Units per structure. The minimum or maximum number of units per structure are guided by the definitions of single-family and middle housing types listed in Section 21.71.560 of this chapter and defined in DMC 25.10.
- (4) Maximum building height for all single-family and middle housing types: 35 feet
- (5) Minimum setbacks:
 - (a) The minimum required setbacks for single-family and middle housing are as follows.
 - (i) Street or front: 15 feet, or 10 feet for lots with three or more unit density.
 - (ii) Street or front, garage door (where accessed from a street): 20 feet
 - (iii) Side street: Five feet. The street side yard is that other than the street from which the lot fronts upon.
 - (iv) Side interior: Five feet, or zero feet for attached units internal to the development.
 - (v) Rear, without an alley: 20 feet.
 - (vi) Rear with access from an alley: Fifteen feet from the centerline of the alley.
 - (b) Allowed Setback projections:
 - (i) Covered porches and entries may project up to five feet into required front and rear setbacks.
 - (ii) Balconies, chimneys, bay windows, and similar appurtenances may project up to two feet into required front and rear setbacks as long as it does not constitute more than 20 percent of the wall façade to which it is attached.
 - (iii) Eaves may extend two feet beyond the line of the appurtenance or two feet into the required side yard, whichever is greater. If they eaves extend closer than 10 feet between structures, they shall be constructed of fire-rated materials.
 - (iv) Required parking spaces may occupy required setbacks.
 - (v) Storage sheds in rear yards that are less than 100 square feet in area and eight feet in height and decks, provided the deck is maximum six inches above finish grade.

Figure 25.71.570.A.
Street setback standards for individual/private garages on small single-family lots.



The examples above comply with the standard, as the garage doors are not placed in front of the dwelling (including covered porch or living areas above the garage).

Figure 25.71.570.A.
Street setback standards for individual/private garages on small single-family lots.



These examples do not comply with the standard. On the left, there is a “dwelling” space above the garage but the garage extends out in front of it. On the right, the garage extends beyond the front door and living areas.

- (6) Maximum Lot coverage.
- (a) The maximum lot coverage for single-family and middle housing is 40 percent.
 - (b) Lot coverage is measured as follows: the total area of a lot covered by buildings or structures divided by the total amount of site area minus any required or planned dedication of public rights-of-way and/or designation of private rights-of-way. Lot coverage does not include building overhangs such as roof eaves, bay windows, or balconies and it does not include paved surfaces.
- (7) Parks and Recreation Space

Single family and middle housing projects with 10 or more units are required to dedicate and construct park land. See DMC 25.71.260 for the park size and design criteria.

25.71.580 Design Standards.

- (1) Applicability.
- (a) These standards apply to all single-family and middle housing types except cottage housing. Design standards for cottage housing are in DMC 25.71.580(5).
 - (b) For the purposes of this section, a “street” refers to any public or private street and does not include alleys.

- (c) These design standards do not apply to the conversion of a structure to a middle housing type with up to four attached units, if the floor area of the structure does not increase more than 50 percent.
- (2) Purpose. The purpose of these standards is to:
 - (a) Promote compatibility between single-family and middle housing uses.
 - (b) De-emphasize garages and driveways as major visual elements along the street.
 - (c) Provide clear, safe, and accessible pedestrian routes between buildings and streets.
 - (d) Implement the definitions of cottage housing provided by state law.
 - (e) To enhance the character of the street and neighborhood.
 - (f) To provide usable open space for residents.
- (3) Design Review. The process used for reviewing compliance with these design standards shall be Type I administrative design review described in DMC 25.175.010 - 020.
- (4) Standards.
 - (a) Pedestrian access. A paved pedestrian connection at least three feet wide is required between each middle housing building and the sidewalk (or the street if there is no sidewalk). Driveways may be used to meet this requirement.
 - (b) Entrances. Each building shall incorporate a primary building entry or one or more private unit entries, such as a covered porch or recessed entry. Each entry shall feature minimum weather protection of three feet by three feet.
 - (c) For lots abutting an improved alley that meets the city's standards for width, vehicular access shall be taken from the alley.
 - (d) All detached garages and carports shall not protrude beyond the front building façade.
 - (e) Driveway access and garage standards. Where the garage door(s) face the street, they may occupy no more than 50-percent of the ground-level façade facing the street. Garage doors may exceed this limit up to a maximum of 65-percent of the ground level façade facing the street provided at least two of the following design details are utilized:
 - (i) A decorative trellis over at least the entire width of the garage door(s).
 - (ii) A window or windows are placed above the garage on a second story or attic wall.
 - (iii) A balcony that extends out over the driveway.
 - (iv) Utilizing all single vehicle car doors as an alternative to wider garage doors suitable for two car garages.
 - (v) Windows in the garage door.
 - (vi) Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.
 - (vii) Driveway cut width. Driveway cuts are limited to the widths identified in Table 25.71.580.B, below.

- (f) Windows and doors. A minimum of 15 percent of the area of the street-facing façade elevation shall include windows or doors. Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.

Figure 25.71.580.A - Garage design detail examples.



A decorative trellis over the garage door.

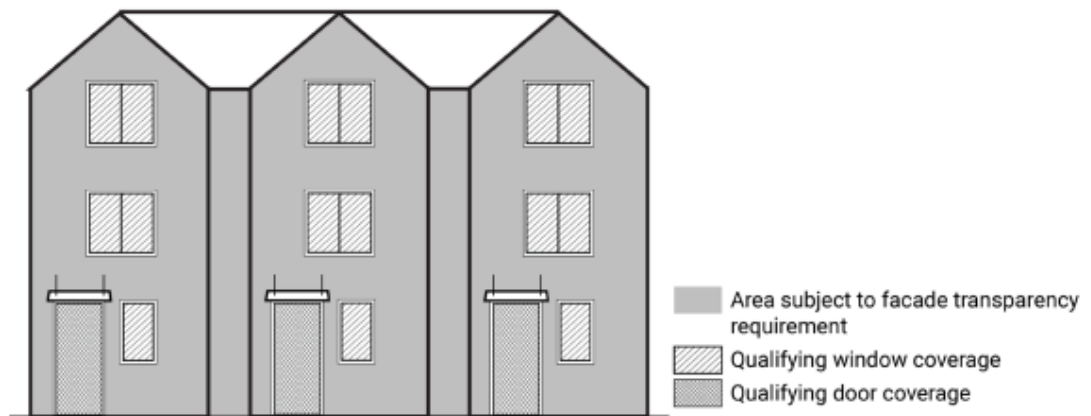


A balcony over the garage, single doors (instead of a wider double door), and windows above the garage on a second story.

Table 25.71.580.B - Driveway cut width

Lot width	Minimum driveway width	Maximum driveway width
≥ 40 feet	10 feet	20 feet
< 40 feet	10 feet	12 feet

**Figure 25.71.580.B
Windows and Doors Transparency**



- (i) Minimum Useable Open Space in Yards. For all single-family and duplex lots:
 - A. All new single-family and duplex units must provide a contiguous open space to the side or rear of the dwelling with a minimum dimension of 15 feet on all sides. For duplexes, each unit must have access to its own space meeting the dimensions.
 - B. Covered but unenclosed decks and porches may be used as a part of the usable open space, provided they are part of a space that meets the standards herein.
- (5) Cottage Housing Design Standards.
 - (a) Applicability. These standards apply to cottage housing proposals.
 - (b) Design Review. The process used for reviewing compliance with cottage housing design standards shall be administrative design review.
 - (c) Standards.
 - (i) Cottage size. Cottages shall each have no more than 1,600 square feet of net floor area, excluding attached garages.
 - (ii) Entries. All cottages shall feature a roofed porch at least three feet by three feet.
 - (iii) Open space. Open space shall be provided equal to a minimum 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.
 - (iv) Common open space
 - A. At least one outdoor common open space is required.
 - B. Common open space shall be provided equal to a minimum of 300 square feet per cottage. Each common open space shall have a minimum dimension of 15 feet on any side.
 - C. Orientation. Common open space shall be bordered by cottages on at least two sides. At least half of cottage units in the development shall abut a common open space and have the primary entrance facing the common open space.
 - D. Parking and vehicular areas shall not qualify as common open space.
 - E. Critical areas and their buffers, including steep slopes, shall not qualify as common open space.
 - (v) Community building.
 - A. A cottage housing development may contain no more than one community building. The community building is not to be counted toward the open space requirements.
 - B. A community building shall have no minimum off-street parking requirement.
- (6) Parking Standards.

See DMC 25.71.270 for single-family and middle housing parking standards.

25.71.590 Infrastructure Standards.

- (1) Transportation. Regulations for driveways, frontage improvements, alley improvements, and other transportation public works and engineering standards shall not be more restrictive for middle housing than for detached single-family residences, except as addressed by this ordinance.
- (2) Infrastructure including driveways and fire apparatus roads, shall be designed in accordance with the city's Public Works Standards, building and fire codes or other fire, life, and safety standards.