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MEMO:

To: Sedro-Woolley Planning Commission

From: John Coleman, AICP
Planning Director

Date: October 17, 2017

Subject: Retirement facilities / skilled care homes / assisted living facilities - Continued

ISSUE

At its September 17, 2017 meeting, the Planning Commission continued working on possible revisions to the Sedro-Woolley Municipal Code (SWMC) regarding retirement facilities, skilled care homes, assisted living facilities and other similar facilities. The Planning Commission has been working on proposed amendments to Title 17 (Zoning) of the Municipal Code to create a definition and regulations for assisted living facilities. The proposed amendments will affect the definitions section in SWMC 17.04.030 (see Attachment 1), SWMC 17.06.010 (Residential 1 Use Restrictions), SWMC 17.08.010 (Residential 5 Use Restrictions), SWMC 17.12.010 (Residential 7 Use Restrictions), SWMC 17.16.010 (Residential 15 Use Restrictions) and SWMC 17.20.010 (Mixed Commercial Use Restrictions). The Design Review Standards and Guidelines Manual may also require amendments. The proposal is to create a definition for assisted living facilities, then amend the conditional uses sections of Residential 5, Residential 7 and Residential 15 zones to include assisted living facilities as conditional uses in those zones (see Attachment 2). Also proposed is to clarify that assisted living facilities are an allowed use in the Mixed Commercial zone. Without this change, there may be no ability to construct an assisted living facility in any of these zones.

The Planning Commission has been working on this topic since May. Below are links to previous memos and background information relevant to the assisted living facilities review:

- City Planning Commission meeting page – see May 16, June 20, July 18 & Sept 19, 2017: http://www.ci.sedro-woolley.wa.us/governing_bodies/planning_commission/planning_meetings.php.
- National Caregivers Library info from <http://www.caregiverslibrary.org/caregivers-resources/grp-care-facilities/types-of-care-facilities-article.aspx>.
- Choosing Care in an Adult Family Home or Assisted Living Facility published by the Washington State DSHS <https://www.dshs.wa.gov/sites/default/files/AL TSA/hcs/documents/22-707.pdf>.
- Sedro-Woolley Design Standards and Guidelines manual http://www.ci.sedro-woolley.wa.us/Departments/Planning/Docs/Design_Standards_and_Guidelines.pdf.

A public hearing will be scheduled for a later PC meeting.

Please review the attached documents and be prepared to make any specific text amendments to the proposed amendments. Minor amendments were made to Attachment 1 per the Planning

Commission's request at the September 19 meeting; those minor changes are in red. The previously proposed text restricting single family, duplex and townhome development to be associated with the assisted living facility in R-1, R-5, R-7 and R-15 (Attachment 2) has been removed in this iteration. Significant additions to the proposed Mixed Commercial section have been made per the Planning Commission's request. Those additions address setbacks, design standards, and parking requirements. The design standards that are specifically required in the proposed amendments are included as Attachments 3 and 4. The minimum open space area has increased from 10% to 20%. This is consistent with the requirement for 20% landscaped area for residential uses in the Mixed Commercial zone as shown in Chapter 17.50 SWMC - Landscaping.

ATTACHMENTS

Attachment 1 – recommended amendments to the Definitions in SWMC17.04.030. The proposed amendments are underlined deleted language is ~~stricken through~~.

Attachment 2 – recommended amendments to the R-1, R-5, R-7, R-15 and Mixed Commercial zone

Attachment 3 – Additional Standards for Multi-Family Developments (Design Standards)

Attachment 4 – Additional Standards for Planned Residential Developments (Design Standards)

RECOMMENDATIONS

- Review the proposed modifications to Title 17 SWMC to create a definition and regulations for assisted living facilities for senior citizens.

Chapter 17.04
ADMINISTRATIVE PROVISIONS

17.04.030 Definitions.

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“Assisted living facility” means a room or group of rooms used by one or more individuals living separately from others, in a structure designed primarily for the needs of elderly people. These establishments shall provide services such as the supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. These facilities shall include the provision of personal care, supervision of self-administered medication, limited health facilities, communal dining facilities and services such as housekeeping, organized social and recreational activities and transportation services. These facilities can include programs where the residents are provided social programs during the day without overnight stays. These units are commonly referred to as: Alzheimer care centers, assisted living facilities, congregate residences, continuing care retirement facilities, extended care facilities, long-term care facilities, residential health care facilities, skilled nursing homes, and hospice facilities. These facilities are not multifamily housing for the elderly.

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~~“Group home” means a building providing lodging to four or more persons unrelated to the principal residing family including, among other things, boardinghouses and bed and breakfast establishments. The definition for group home excludes, excluding “multifamily residences,” “hotels” (defined as commercial buildings providing lodging for ten or more persons on a transient basis), “hospitals” (defined as medical care facilities whose patients are partly or entirely nonresidents thereof), “adult or family day care facilities,” “child day care centers,” “assisted living facility” and institutions of involuntary detention. This definition includes, among other things, boardinghouses and bed and breakfast establishments. “Adult family day care” and “child day care” facilities are not included under the group home definition. “Adult or family day care facilities” means a daytime facility for an adult who needs some level of care but does not need the level of care provided by an RN or rehabilitative therapist. Facilities may provide services such as personal care, social services and activities, education, routine health monitoring, general therapeutic activities, meals, coordination of transportation, first aid and emergency care. “Child day care centers” provide temporary care of children as defined by the State Department of Social and Health Services, preschool or nursery school.~~

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Chapter 17.06
RESIDENTIAL 1 (R-1) ZONE

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17.06.010 Use restrictions.

Use restrictions in the residential R-1 zone shall be as follows:

A. Permitted Uses.

1. One single-family residence per lot;
2. Low-intensity agriculture;
3. Home occupations in compliance with Chapter [17.68](#);
4. Child day care centers meeting state requirements;
5. Adult or family day care facilities meeting state requirements.

B. Conditional Uses.

1. Planned residential developments;
2. Group homes;
3. Dependent relative cottages;
4. Personal services;
5. Outdoor recreation facilities;
6. Public utilities, excluding wireless communication facilities;
7. Quasi-public uses;
8. Public uses.

9. Assisted living facilities in accordance with the following criteria:

- a. The use must be on a lot at least 10 acres in size.
- b. The total number of rooms and/or units in the project shall not exceed 100.
- c. Up to 30 percent of the total project may consist of single family detached units, duplexes and townhouses (up to four units per building) for residents over 55 years of age. One parking space per such unit is required plus one visitor parking space per four units.

C. Prohibited Uses. All uses not listed above, including adult entertainment and wireless communication facilities.

**Chapter 17.08
RESIDENTIAL 5 (R-5) ZONE**

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17.08.010 Use restrictions.

Use restrictions in the residential R-5 zone shall be as follows:

A. Permitted Uses.

1. One single-family residence per lot;
2. Low-intensity agriculture;
3. Home occupations in compliance with Chapter 17.68;
4. Child day care centers meeting state requirements;
5. Adult or family day care facilities meeting state requirements.

B. Conditional Uses.

1. Planned residential developments;
2. Group homes;
3. Dependent relative cottages;
4. Mobile and manufactured home parks in compliance with Chapter 17.48;
5. Personal services;
6. Professional offices with no outside storage;
7. Outdoor recreation facilities;
8. Public utilities, excluding wireless communication facilities;
9. Quasi-public uses;
10. Public uses;

11. Assisted living facilities in accordance with the following criteria:

- a. The use must be on a lot at least 10 acres in size.
- b. The total number of rooms and/or units in the project shall not exceed 100.
- c. Up to 30 percent of the total project may consist of single family detached units, duplexes and townhouses (up to four units per building) for residents over 55 years of age. One parking space per such unit is required plus one visitor parking space per four units.
- d. At least 10 percent of the gross land area shall be open space usable by the residents of the facility. Up to 50 percent of the required open space may consist of smaller areas at least 30 in width between buildings that are designed for pedestrian walkways and seating.

C. Prohibited Uses. All uses not listed above, including adult entertainment and wireless communication facilities. (Ord. 1484-04 § 4 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1013 § 2.01.01, 1985).

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Chapter 17.12
RESIDENTIAL 7 (R-7) ZONE

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17.12.010 Use restrictions.

Use restrictions in the residential R-7 zone shall be as follows:

A. Permitted Uses.

1. One single-family residence per lot;
2. Low-intensity agriculture;
3. Home occupations in compliance with Chapter 17.68;
4. One duplex per lot with nine thousand square foot minimum lot size, in compliance with the requirements set forth in this Chapter 17.12, which meet the following requirements, in addition to any other requirements imposed by ordinance:
 - i. Be situated on a lot of not less than nine thousand square foot minimum size, with a minimum width of eighty feet at the building line, a minimum depth of one hundred feet, and a minimum lot frontage on a public street of twenty feet;
 - ii. Provide off-street parking for four vehicles;
 - iii. Be designed to resemble a single-family residence so as to blend in with the design and appearance of the surrounding residences in the neighborhood;
 - iv. No more than one duplex shall be allowed per any three successive lots adjoined by side property lines as defined in Section 17.04.030.

Exception: Lots which have twenty feet or less frontage on the public street shall not be required to be counted on a successive lot. This exception is intended to allow successive duplexes if located behind single-family lots.

5. Child day care centers meeting state requirements;
6. Adult or family day care facilities meeting state requirements.

B. Conditional Uses.

1. Planned residential developments;
2. Group homes;
3. Dependent relative cottages;
4. Mobile and manufactured home parks in compliance with Chapter 17.48;
5. Personal services;
6. Professional offices with no outside storage;
7. Outdoor recreation facilities;
8. Public utilities, excluding wireless communication facilities;
9. Quasi-public uses;
10. Public uses-;

11. Assisted living facilities in accordance with the following criteria:

- a. The use must be on a lot at least 10 acres in size.
- b. The total number of rooms and/or units in the project shall not exceed 100.
- c. Up to 30 percent of the total project may consist of single family detached units, duplexes and townhouses (up to four units per building) for residents over 55 years of age. No multi-family market-rate 55 year or older residences that do not meet the standard R-7 zone standards may be permitted in the R-7 zone when not adjacent to an assisted care facility. One parking space per such unit is required plus one visitor parking space per four units.

d. At least 10 percent of the gross land area shall be open space usable by the residents of the facility. Up to 50 percent of the required open space may consist of smaller areas at least 30 in width between buildings that are designed for pedestrian walkways and seating.

C. Prohibited Uses. All uses not listed above, including adult entertainment and wireless communication facilities. (Ord. 1695-11 § 1, 2011; Ord. 1484-04 § 5 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1222-95 § 2, 1995; Ord. 1013 § 2.02.01, 1985)

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Chapter 17.16
RESIDENTIAL 15 (R-15) ZONE

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17.16.010 Use restrictions.

Use restrictions in the R-15 zone shall be as follows:

A. Permitted Uses.

1. Multifamily residential uses up to eight units per building;
2. One single-family residence per lot;
3. Low-intensity agriculture;
4. Home occupations in compliance with Chapter 17.68;
5. Group homes;
6. Dependent relative cottages;
7. Professional offices;
8. Child day care centers meeting state requirements;
9. Planned residential developments;
10. Adult or family day care facilities meeting state requirements.

B. Conditional Uses.

1. Mobile and manufactured home parks in compliance with Chapter 17.48;
2. Offices other than professionals;
3. Outdoor recreation facilities;
4. Public utilities, excluding wireless communication facilities;
5. Quasi-public uses;
6. Public uses;
7. Commerce;
8. Personal services;

9. Assisted living facilities in accordance with the following criteria:

- a. Density shall be limited to 15 units per acre.
- b. Up to 30 percent of the total project may consist of single family detached units, duplexes and townhouses (up to four units per building) for residents over 55 years of age. One parking space per such unit is required plus one visitor parking space per four units.
- c. Buildings or wings of buildings shall be limited to 125 units.
- d. At least 10 percent of the gross land area shall be open space usable by the residents of the facility. Up to 50 percent of the required open space may consist of smaller areas at least 30 in width between buildings that are designed for pedestrian walkways and seating.

C. Prohibited Uses. All uses not listed above, including adult entertainment and wireless communication facilities. (Ord. 1484-04 § 6 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1013 § 2.03.01, 1985)

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Chapter 17.20 Mixed Commercial (MC) ZONE

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17.20.010 Use restrictions.

Use restrictions in the MC zone shall be as follows

A. Permitted Uses.

1. Retail, general services, recreational and cultural uses, light manufacturing, low-intensity agriculture;
2. Residential units contained above the first story of a commercial building (live/work units are specifically included), limited to eight such units per building;
3. *Repealed by Ord. 1709-11*;
4. Public utilities, other than wireless communications facilities;
5. Health facilities and services.
6. Assisted living facilities in accordance with the following criteria:
 - a. Overall density of the project shall be limited to 25 units (and/or rooms) per acre.
 - b. Up to 40 percent of the total project may consist of single family detached units, duplexes and townhouses (up to four units per building) for residents over 55 years of age. Such units shall be part of a condominium association and not individual lots. Such units must be adjacent to and part of the same binding site plan as an assisted care facility. One parking space per such unit is required plus one visitor parking space per six units. A community gathering building shall be constructed on site for use by the condominium association members. Project timing – in the case where a 55 and over condominium project is constructed prior to the construction of the assisted living facility portion of a project, reasonable assurance must be provided that the assisted living facility will be constructed in a timely manner. If such assurances cannot be agreed to, the 55 and older condominium project may not be approved and permitted.
 - c. Buildings or wings of buildings shall be limited to 125 units.
 - d. At least 20 percent of the gross land area shall be open space usable by the residents of the facility. Up to 50 percent of the required open space may consist of smaller areas at least 30 feet in width between buildings that are designed for pedestrian walkways and seating. If a 55 and older condominium project is included in a proposal, only tracts dedicated to the condominium association (such as landscape tracts and community center tracts) shall be counted towards the 20 percent required open space. Driveway, sidewalk, parking and stormwater tracts shall not count towards the 20 percent required open space.
 - e. Areas developed with single family detached units, duplexes and townhouses shall adhere to the Additional Standards for Planned Residential Developments chapter of the Sedro-Woolley Design Standards and Guidelines manual, as well as any other relevant chapters of said manual. The condominium association shall maintain all the yards and open spaces.
 - f. Areas developed with single family detached units, duplexes and townhouses shall adhere to the setback requirements of the R-15 zone.
 - g. Buildings that contain multiple units (excluding duplexes and townhouses) shall adhere to the Additional Standards for Multi-Family Development chapter of the Sedro-

Woolley Design Standards and Guidelines manual, as well as any other relevant chapters of said manual.

g. Buildings that contain multiple units (excluding duplexes and townhouses) shall adhere to the standard setback requirements of the Mixed Commercial zone.

h. Parking – Off street parking shall be provided as follows:

- i. one parking space per three beds in a skilled care facility,
- ii. one parking space per unit of independent living,
- iii. one parking space per each unit of assisted care, and
- iv. one parking space per each unit of single family detached units, duplexes and townhouses plus one visitor parking space per six units.

B. Conditional Uses.

1. Quasi-public uses.
2. Wireless communications facilities.
3. Public uses;
4. All other uses not otherwise prohibited.

C. Prohibited Uses. All uses not allowed as permitted or conditional uses are prohibited. Adult entertainment is a prohibited use in this zone.

Chapter 5 of the Sedro-Woolley Design Review Standards and Guidelines – Additional Standards for Multi-family Developments

5. Additional Standards for Multi-Family Development

SITE DESIGN

FRONT YARDS / ENTRANCES

Intent

To provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space, and to provide a clear, welcoming, and safe entry for pedestrians from the sidewalk into the building.

Standards

Required:

1. When there are common entries, they shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.
2. Four or more of the following elements shall be used to highlight the main entrance to multifamily buildings:
 - Open space, plaza, or courtyard
 - Special paving. The use of LID materials, if appropriate to the site conditions, is encouraged
 - Ornamental gate and/or fence
 - Seating
 - Water features
 - Planter boxes or pots
 - Functional, accent lighting
 - Art work near the entry
 - Porches
3. Front yards shall include an entrance sequence between the sidewalk and the building including elements such as trellises, site furnishings, low hedges, landscaped borders, and special paving.
4. Pedestrian scale lighting shall be provided to create a condition of personal security.
5. Primary building entries shall face the street. If the doorway doesn't face the street, a clearly marked walkway shall connect the entry to the sidewalk.
6. Landscaping shall screen undesirable elements such as views to adjacent commercial or industrial development, utility boxes, outdoor storage areas, and dumpsters.
7. Signage identifying building address shall be visible from the street and public pedestrian walkway.
8. Curb cuts shall be limited to one per one hundred fifty (150) feet of street frontage, or as determined by the city engineer.
9. Buildings and the major pedestrian entry shall be oriented towards the primary pedestrian street, or if in clusters, toward a common open space with pedestrian connection to primary pedestrian street.

Guidelines

Encouraged:

1. All landscape areas should include a wide range of plant materials including perennials and flowering shrubs. A minimum 40% of plant material used shall provide seasonal color or interest.

2. Landscape planting should consider the use of native shrubs and groundcovers.
3. Accent lighting should be used to highlight special focal points, building/site entrances, public art and special landscape features.

COMMON SPACES / USABLE RECREATION AREAS

Intent

To provide a friendly pedestrian environment through the creation of a variety of usable and interesting open space(s) within multifamily developments greater than 10 dwelling units.

Standards

Required:

1. Multi-family projects shall be sited to maximize opportunities for creating usable, well-integrated open space. Common open space shall be equal to 50% of the total ground level building area of dwellings.
2. Where provided, pedestrian spaces shall be visible and accessible to the residents.
3. Play areas or activity areas shall be designed to serve all age groups. Common outdoor spaces shall provide at least four of the following amenities to accommodate a variety of ages and activities. Amenities include:
 - Site furnishings (benches, tables, bike racks)
 - Picnic areas
 - Patios or courtyards
 - Gardens
 - Open lawn with trees
 - Play field
 - Special interest landscape
 - Pedestrian scale, bollard, or other accent lighting
 - Special paving, such as colored or stained concrete, stone, brick or other unit pavers
 - Public art
 - Water feature(s)
 - Sports courts such as tennis, basketball, or volleyball
 - The use of LID materials, if appropriate to the site conditions, is encouraged.
4. Fifty percent (50%) of the sum of the building footprints shall be in open space, landscaping, and active play or activity areas. A portion of the required activity area may be an indoor game or activity area. Outdoor play areas shall be located within view of the living, dining, or kitchen areas of the dwellings to enable supervision.
5. Rocks, pebbles, sand, and similar non-living materials should not be used as ground cover substitutes, but may be used as accent features provided such features do not exceed a maximum 5% of the total landscape area.

Guidelines

Encouraged:

6. Location of outdoor spaces should take advantage of sunlight.
7. Outdoor seating opportunities such as benches, seat walls, ledges, perches, boulders, artwork, etc. should be provided near building entries, along walkways, and other pedestrian routes outside of parking areas.
8. Garden elements, such as trellises, arbors, hanging baskets, site furniture, and container planting are encouraged within open spaces, along pedestrian circulation routes and to define building and/or residential entrances.
9. A minimum of 40% of the landscaped area should be planted with plants other than turf or lawn.
10. Perennials and/or annuals are encouraged to provide special interest and highlight pedestrian areas such as building and/or site entrances, public open space, plazas and major pedestrian connections.

INDIVIDUAL OUTDOOR SPACES

Intent

To provide outdoor space that encourages a sense of ownership by residents.

Standards

Required:

1. Outdoor spaces such as yards, decks, terraces, and patios shall be visually shielded from each other and delineated from the street. Shielding may consist of walls, fences, berms, hedges, and landscaping.
2. Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.
3. Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses.
4. Minimum of one hundred-twenty (120) square feet of attached private open space for rear or front facades of each unit, inclusive of decks, patios, other pedestrian-only areas.

Guidelines

Encouraged:

1. Walls and fences used to define outdoor spaces should be a minimum of 42" high and with 75% visually permeable elements, such as open rails, ironwork, or trellis treatment to encourage interaction between neighbors.
2. Where landscape areas are provided, plant materials should be a mixture of deciduous and evergreen varieties. A minimum 20% of plant varieties shall provide interesting color, texture, aroma, and/or other special interest.
3. Planting areas should consider the use of natives where and when feasible.

BUILDING DESIGN

ROOF PITCH (MINIMUM /MAXIMUM)

Intent

To maintain the residential scale and character of neighborhoods and to reduce visual bulk.

Standards

Required:

1. Structures shall incorporate pitched roof forms having slopes between 4:12 and 12:12.
2. Roof mounted mechanical equipment located on the exterior of the roof may be located within wells or pockets to preserve the visible rooflines. The mechanical well floor would not be subject to the slope requirement. However, in no event shall such roof mounted equipment project above the building's roof line.

Guidelines

Encouraged:

1. Gables facing the street are encouraged.
2. Dormers should be used to break up long lengths of roof.

BUILDING DESIGN

Intent

To create a single large house-type structure with a single front façade shared entry and options of common side and/or rear entries ranging from two (2) to eight (8) units per building.

Standards

Required

1. When the building floor plans or shapes are repeated in a development phase, architectural components are changed on each building to add variety. Examples: front façade treatments, porches and decks, bay windows, trim details.
2. Low impact development: Landscaped swales with bio-infiltration designed as part of a

stormwater system is counted toward open space and landscaping minimums. (Up to 25%)
Fenced detention ponds are not calculated as part of open space or landscaping minimums.

3. Attached garages shall have a minimum setback from the front building façade of 50% of the depth of the primary residential building or ten (10) feet, whichever is greater. Detached garages shall be located a minimum of 6' behind the rear building façade.

WINDOWS

Intent

To maintain a lively and active street face.

Standards

Required:

1. Windows shall be provided in façades facing streets, comprising at least 20% of the façade area.

Guidelines

Encouraged:

1. Windows should have visually prominent trim, at least 3" in width.

2. Other decorative window features are encouraged, such as:

a) arched window

b) mullions

c) awnings

d) flower box

3. A variety of window sizes and shapes that contribute to overall composition are also encouraged.

ARTICULATION OF WALLS

Intent

To provide visual variety along the street façade.

Standards

Required:

1. Buildings shall include articulation along the façades facing and visible from public rights-of-way. Flat blank walls are discouraged.

2. Horizontal façades longer than 30 ft shall be articulated into smaller units, reminiscent of the residential scale. At least two of the following methods shall be included:

a) distinctive roof forms

b) changes in materials

c) window patterns

d) color differentiation

e) recesses / offsets

BACKSIDES OF BUILDINGS

Intent

To ensure that all sides of a building have visual interest.

Standards

Required:

1. Any side of the building visible from a street, public open space or alley shall be given architectural treatment using two or more of the following:

a) visible rooflines

b) windows

c) secondary entrances

d) balconies

e) architectural details mentioned under "Ground Level Details"

f) awnings

Chapter 8 of the Sedro-Woolley Design Review Standards and Guidelines – Additional Standards for Planned Residential Developments (PRDs)

Site Design

Intent

To create open space in residential developments and to encourage imaginative site and building design by permitting greater flexibility in zoning requirements than is permitted by other sections of this title. In addition, the purpose of this section is to promote the retention of significant features of the natural environment, including waterways and views, encourage a variety of housing types and densities, encourage maximum efficiency in the layout of streets, stormwater facilities, utility networks and other public improvements, create and/or preserve usable open space for the enjoyment of the occupants and the general public.

FRONT YARDS / ENTRANCES

Intent

To provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space and provides a clear, welcoming, and safe entry for pedestrians from the sidewalk into the building.

Standards

Required:

1. Primary building entries shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.
2. Landscaping shall screen undesirable elements such as views to adjacent commercial or industrial development, utility boxes, outdoor storage areas, and dumpsters.
3. Primary building entries shall face the street. If the doorway doesn't face the street, a clearly marked and well maintained walkway shall connect the entry to the sidewalk.
4. Developments which utilize a clustered arrangement shall orient buildings around a common open space with a common vehicle entrance onto the primary street.
5. At least 50% of the common open space shall be designed to receive at a minimum of four hours of sunlight on December 21st.

Guidelines

Encouraged:

1. Front yards should include an entrance sequence between the sidewalk and the building including elements such as, trellises, site furnishings, low hedges, landscaped borders, and special paving.
2. All landscape areas should include a wide range of plant materials including perennials and flowering shrubs. A minimum 40% of plant material used should provide seasonal color or interest.
3. Accent lighting should be used to highlight special focal points, building/site entrances, public art and special landscape features, open spaces, and walkways.
4. Signage identifying building address should be visible from the street and public pedestrian walkway.

DRIVEWAYS AND CURB CUTS

Guidelines

Required:

1. Driveways which access onto public streets should be shared with at least one adjacent property to minimize access points and to increase the amount of on-street parking available.
2. If alley access is available or can be provided within the development, vehicle access shall be from the alley with limited curb cuts.

INDIVIDUAL OUTDOOR SPACES

Intent

To provide private, outdoor space as distinct from common spaces that encourages a sense of ownership by residents.

Standards

Required:

1. Outdoor spaces such as yards, decks, terraces, and patios shall be delineated from common space. Delineation may consist of walls, fences, berms, hedges, and landscaping.
2. Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.
3. Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses.

Guidelines

Encouraged:

4. Walls, hedges, and fences used to define outdoor private spaces should be a minimum of 4 feet high and with 75% visually permeable elements, such as open rails, ironwork, or trellis treatment to encourage interaction between neighbors.
5. Where landscape areas are provided, plant materials shall be a mixture of deciduous and evergreen varieties. A minimum 20% of plant varieties shall provide year-round color, texture and/or other special interest.

BUILDING DESIGN

HOUSE SIZE IN REALATION TO LOT SIZE

Intent

To ensure that single family development with small lot sizes are not overbuilt.

Standards

Required:

1. For PRDs with houses on individual lots, no structure shall exceed a Floor Area Ratio of .5. Floor Area Ratio is calculated by dividing the number of square feet within a building by the lot area. The following are exempted from floor area calculations:

- Porches and decks open to the air
- Basements, the height of which is at least 50% below grade.

ROOF PITCH (MINIMUM /MAXIMUM)

Intent

To maintain the residential scale and character of neighborhoods.

Standards

Required:

1. Structures shall incorporate pitched roof forms having slopes between 3:12 and 14:12 (not applicable to porches and dormers).

Guidelines

Encouraged:

1. Gables facing the street are encouraged.
2. Dormers should be used to break up long lengths of roof.

WINDOWS

Intent

To maintain a lively and active street face.

Standards

Required:

1. Windows shall be provided in façades facing streets, comprising at least 20% of the façade area.

Guidelines

Encouraged:

1. Windows should have visually prominent trim, at least 3" in width.
2. Other decorative window features are encouraged, such as:
 - a) arched window
 - b) mullions
 - c) awnings
 - d) flower box
3. A variety of window sizes and shapes that contribute to overall composition are also encouraged.

ARTICULATION OF WALLS

Intent

To provide visual variety along the street façade.

Standards

Required:

1. Buildings shall include articulation along the façades facing and visible from public rights-of-way. Flat blank walls are discouraged.
2. Horizontal façades longer than 30 ft shall be articulated into smaller units, reminiscent of the residential scale. At least two of the following methods shall be included:
 - a) distinctive roof forms
 - b) changes in materials
 - c) window patterns
 - d) color differentiation
 - e) recesses / offsets

SITE DESIGN

LOCATION OF GARAGES

Intent

To ensure that garage doors do not dominate street-facing façades or overshadow pedestrian entryways.

Standards

Required:

1. When garage doors are facing the street, they shall be set back at least 25 feet from the property line or sidewalk.
2. Building setbacks from the front lot line shall be a minimum of 20 feet.
3. Building floor area shall extend at least 5 feet closer to the front lot line than the face of the garage doors.
4. Where alleys exist, access to garages shall be off the alley.

Guidelines

Encouraged:

1. When feasible, garages are to be located in rear. Side garage accessed from shared driveway 25' minimum garage setback.