

Chapter 14.220
PLANNED RESIDENTIAL
DEVELOPMENTS

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14.220.010 Purpose

The general purpose of this chapter is to promote creativity in site layout and design. More specific purposes of this chapter are to:

- A. Allow development of land subject to critical areas while at the same time preserving the natural characteristics of a site, including topography, native vegetation, streams, wetlands, views, and other natural amenities of value to the community.
- B. Create and/or preserve useful open space for recreation and aesthetic

enjoyment of residents.

- C. Permit developers to use innovative methods and approaches not available under conventional Land Use Designation methods; provided, that methods and approaches are consistent with the Comprehensive Plan, do not adversely impact neighboring uses more than development occurring under conventional methods, and do not significantly interfere with the enjoyment of other land in the vicinity.
- D. Provide for choices in the layout of streets, utility networks, and other public improvements through superior site design and the use of clustering.
- E. Encourage infill within areas of the City which have existing development.

14.220.020 Applicability

- A. This chapter shall apply to single-family detached and attached residential developments which are proposed on property on Single-Family (SF) and Multi-Family (MF-12) land use designation areas that are subject to critical areas whose presence will result in a reduction in the developable density by normal subdivision action by at least one dwelling unit within the proposed development project boundary. This chapter may be applied to existing subdivisions on which no development has yet occurred. This chapter shall not be applied to single-family residential lots incapable of further subdivision due to lot size or as a means to avoid other procedures

more appropriately reviewed as applications for variances. Planned residential developments may consist of individual lots or may have common building sites.

- B. The planned residential development process (PRD) shall be available as a mutually exclusive alternative to traditional development under subdivision standards provided in Title 14 of the Snohomish Municipal Code under Chapter 14.215 SMC.
- C. Approval of a PRD shall be subject to the process for a recorded development plan in accordance with Chapter 14.65 SMC.
- D. The recorded development plan shall include information as to the design of the residential units to be included within the PRD. The level of detail required for approval shall not extend to specific building elevations or floor plans but shall depict the general size of units, their general appearance and their relationship to one another in sufficient detail to guide future building permit review and approval by City staff. It is expected that any PRD development of six or more residential units will include sufficient design elements to promote architectural variety within the development.

14.220.030 Permitted Uses

The only uses permitted within a PRD on property designated Single-Family (SF) and/or Multi-Family (MF-12) are single-family detached and attached housing. Up to three (3) units may be attached as common wall construction.

14.220.040 Application and Review Procedures

Preliminary planned residential developments shall be processed as Type 6 permits, and final planned residential developments shall be processed as Type 2 permits under Chapter 14.50 SMC. If the proposed PRD will have separate lots, a preliminary subdivision or short subdivision application and final plat application shall be processed concurrently with the PRD.

The applicant shall complete the appropriate application forms and submit the application and fee to the City Planner. The City's application forms shall be developed by the City Planner and approved by the City Manager and shall specify the submittal requirements, which requirements shall be consistent with the codes applicable to PRD's and may include but not necessarily be limited to the information specified in SMC 14.55.005.

14.220.050 Internal Streets and Sidewalks

- A. The City Engineer shall determine whether the internal streets shall be public or private. If the streets are to be public, they shall be dedicated and constructed to adopted public street standards. If the streets are to be private, they shall be constructed to standards adopted by the City, and provisions shall be made for perpetual maintenance and repair of the same at the cost of the property owners.
- B. Curbs, gutters and sidewalks shall be required in all PRDs and shall be constructed to adopted City standards.

14.220.060 Parking and Driveways

- A. Off-street parking spaces shall be provided in accordance with Chapter 14.235 SMC.
- B. All driveways shall be constructed according to adopted City standards.

14.220.070 Public Utilities

The dwelling units within a PRD shall be connected to City water and sewer utilities. All electrical power lines, telephone, cable television and other communication lines shall be underground and shall be approved by the agency or jurisdiction providing the service.

14.220.080 Buffering and Screening Between Housing Types

Attached single-family dwelling structures within a PRD may be required to provide a visual segregation from single-family detached dwelling units by the use of vegetation, landscaping, fencing, walls, berms, or other similar methods that create effective and aesthetically pleasing screens or buffers between such housing types.

14.220.090 Compatibility with Adjacent Land Uses

If topographical vegetation, screening, or other barriers along the perimeter of a PRD project, which exceeds five (5) acres of total land area, do not achieve reasonable compatibility with adjacent existing uses in terms of building massing and spacing, the City may impose the following requirements:

- A. A PRD located adjacent to an existing housing development may be required to locate housing of the same type adjacent to that development.

- B. Structures located on the perimeter of the PRD project may be set back two (2) feet for each one (1) foot in height above twenty (20) feet. This additional setback, if imposed, shall be in excess of the basic setback requirement.

14.220.100 Special Design and Bulk and Dimensional Requirements

Except as specifically modified in this section, the bulk and dimensional requirements of Title 14 SMC shall apply to all development within a PRD.

- A. Permitted density within a PRD shall be based on the allowed density in the underlying land use as specified below:
 - 1. SF 6 du/gross ac.
 - 2. MF1212 du/gross ac.

The maximum number of dwelling units permissible within the PRD shall be the maximum number of units permitted by the underlying land use designation as indicated above.

- B. The minimum lot size within a PRD shall be four thousand (4,000) square feet.
- C. The minimum lot width at the road frontage shall be forty (40) feet. To provide flexibility for innovative lot layouts and use of common space, at the City's discretion and on a case-by-case basis the minimum lot width at the road frontage may be reduced to twenty (20) feet, provided that the minimum lot width at the building line is forty (40) feet.

D. The minimum front yard building setback (other than garage doors) shall be ten (10) feet. The minimum front or side yard garage door setback shall be twenty (20) feet. The minimum rear yard shall be twelve (12) feet. Each side yard shall be a minimum of five (5) feet if adjacent to another lot or to open space. Each side yard adjacent to a public or private street shall be a minimum of ten (10) feet. Reduced yards and setbacks may be approved at the City's discretion on a case-by-case basis to provide flexibility for innovative housing types and use of common area. No portion of a building or appurtenance shall be constructed so as to project into any commonly-owned open space. No structure or portion thereof shall be closer than ten (10) feet to any structure on an adjacent lot.

E. The floor area ratio or gross floor area divided by the area of the lot shall not exceed 0.5.

14.220.105 Open Space and Recreation Area Requirements

Total open space shall be provided in every PRD consistent with the following standards:

A. Within a PRD, a minimum of 20 percent of the gross site area shall be established as total open space;

- B. Total open space shall be used for:
1. Usable open space, which may include both active and passive recreation area;
 2. Critical areas and their required buffers;

3. Site perimeter landscaping and other required landscaped areas outside of right-of-ways;

4. Landscaped, unfenced storm water detention/retention ponds; and

5. All other open space areas owned in common by all residents or owners in the PRD.

C. Where possible, open space tracts shall be located adjacent to permanently designated open space areas on adjacent properties;

D. Total open space shall be permanently established in clearly designated, separate tracts from residential units. Tracts shall be owned by:

1. All lot owners and condominium owners jointly, with an equal and undivided interest; or

2. A homeowners association.

E. Total open space shall be protected in perpetuity by a recorded covenant, in a form approved by the City;

F. The recorded covenant must restrict uses of the total open space to those specified in the approved PRD recorded site plan and must provide for the maintenance of the total open space in a manner which assures its continuing use for the intended purposes;

G. The applicant shall propose a method for establishing clearly defined permanent boundaries to separate

private use areas from adjacent open space tracts within the PRD that is acceptable to the City. The type of permanent marking of the open space tracts proposed shall provide a clear and distinctive separation of properties at the open space boundary.

H. Usable open space shall be provided as a component of total open space and shall be consistent with the following standards:

1. The total site requirement for usable open space shall be no less than 200 square feet per dwelling unit;
2. Usable open space shall be developed for active and/or passive recreation purposes that serve the needs of the PRD residents;
3. The following are examples of active and passive recreation activities that may be allowed in usable open space:
 - a. Open play areas;
 - b. Pedestrian or bicycle paths;
 - c. Picnic areas with tables and benches;
 - d. Gazebos, benches and other resident gathering areas;
 - e. Any active recreation use listed in subsection 3 below;
 - f. Nature interpretive areas; and
 - g. Flower gardens when in

conjunction with pedestrian paths.

4. Usable open space shall consist of land areas that do not contain:
 - a. Critical areas and their buffers; and
 - b. Overhead utility easements that exist on the project site at the time of application submittal unless they are handled in the manner provided under point 5 below.
5. Power line, utility rights-of-way and other similar easements may be incorporated into usable open space and counted towards the open space requirements of this section, provided they are developed with active recreational improvements.
6. Usable open space shall be adequate in design and size for the intended passive and/or active recreation;
7. No usable open space shall have any dimension less than 20 feet (except for segments containing trails, which shall not be less than 10 feet in width), unless the applicant can demonstrate and the director of the department can concur, that a lesser dimension will not inhibit the use of the open space for its designated purpose;
8. Usable open space shall be accessed by all-weather pedestrian pathways and/or

sidewalks from the lots and dwellings within the PRD;

9. Usable open space designed for children shall not be located adjacent to any street designated as a collector/arterial unless properly designed with fencing, located away from street edges and other provisions to ensure adequate child safety. Usable open space designed for children shall be open, accessible, and visible from adjacent dwellings in order to enhance security;
10. Usable open space shall have the appropriate location, slope, soils, and drainage to be considered for recreational development;
11. Usable open space shall be landscaped pursuant to the provisions of SMC 14.240, and in accordance with the required landscape plan in a manner that enhances the design of the open space while not conflicting with the function of the proposed recreation use; and
12. Any buildings, structures, and improvements to be permitted in the usable open space shall be those appropriate to the proposed uses.
13. Active recreation uses shall be provided as follows:
 - a. A minimum of 20 percent of all usable open space within PRD's with 10 or more lots or dwelling units shall be developed for active recreation uses. The type(s)

of active recreation uses provided shall, to the extent possible, correspond to anticipated needs of the potential residents of the PRD;

- b. Active recreation uses shall consist of one or more of the following:
 1. Sport court;
 2. Tot lot with play equipment (soft surface);
 3. Open play area or sports field (grass or other pervious surface);
 4. Indoor recreation center for youth, adult and/or seniors containing exercise and game rooms, sport courts and other community activities;
 5. Swimming pool;
 6. Any other active recreation use approved as part of the recorded development plan;
 7. The active recreation facility shall be located on a reasonably level site with slopes no greater than six percent unless the applicant can demonstrate that the recreation facility can function adequately on greater slopes; and
 8. Tot lot areas shall meet

all safety recommendations and construction specifications of the manufacturer of the equipment used.

continuously maintained at a minimum standard required and approved by the City at the time of initial occupancy. (Ord. 2082, 2005)

14.220.110 Preservation of Existing Features

- A. Existing trees and other natural and unique features shall be subject to the significant tree preservation requirements of SMC 14.240.030 Existing Vegetation. The location of these features must be considered when planning the open space, location of buildings, underground services, walks, paved areas, playgrounds, parking areas, and finished grade levels.

- B. The City shall inquire into the means whereby trees and other natural features will be protected during construction. Excessive site clearing of topsoil, trees and natural or unique features before commencement of building operations may disqualify the project as a PRD.

14.220.120 Maintenance of Open Space and Common Facilities

Before approval of the recorded development plan or occupancy of any dwelling units, the applicant shall submit to the City, for its approval, any covenants, deed restrictions, homeowner association by-laws and documents providing for preservation and maintenance of all common open space (recreational areas owned in common by and benefiting all PRD residents), private roads and parking areas, walkways, landscaping, signs, lights, roads and community facilities at the cost of the property owners in the PRD. All common area facilities shall be