



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375

APPLICANT'S PROPOSAL ASSESSMENT COMPLIANCE WITH RESIDENTIAL DESIGN STANDARDS & GUIDELINES OUTSIDE THE HISTORIC DISTRICT

Project Name	Project Address	Applicant Name:

The Design Standards and Guidelines for Non-Residential development outside of the Historic District are provided below in a checklist format to assist you in evaluating your proposal's compliance.

This checklist is broken down by development type, then Design Standards applicable to that type of development.

ASSESSMENT SECTION GUIDE

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Please complete the applicable portions of this checklist and submit it with your design review application. Use the following scoring system when comparing your proposal to the Design Standards and Guidelines.

Scoring Guide	
Fully Complies	5
Moderately Complies	4
Neutral	3
Moderately Inconsistent	2
Inconsistent/Does Not Comply	1
Not Applicable	0

Applicant Signature

Printed Name

Date



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STANDARDS AND GUIDELINES FOR ALL DEVELOPMENT

SITE DESIGN

Location of Parking

GUIDELINES:

1. Commercial parking lots should be located behind buildings, when feasible. Commercial parking lots which are allowed to remain in front of or beside buildings shall provide a 10-foot wide planting area between the parking lot and street right-of-way to include:
 - A year-round sight barrier
 - Evergreen shrubs
 - Evergreen ground cover
 - Shrub material maintained at a maximum height of 3-feet, for visibility

Location of Parking		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Parking Lot Landscaping

STANDARDS:

1. The number of trees required in internal planting areas shall vary depending on the location of the parking lot in relation to the building and public right-of-way:
 - Parking lots located *between* the building and the public right-of-way: one tree for every five spaces (1:5)
 - Parking lots located to the *side* of the building and partially abut the public right-of-way: one tree for every six spaces (1:6)
 - Parking lots located *behind* the building and is not visible from the public right-of-way: one tree for every seven spaces (1:7)

GUIDELINES:

1. Commercial parking lots are encouraged to meet stormwater drainage requirements by using Low Impact Development (LID) techniques wherever possible and practical.

Parking Lot Landscaping		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Parking Lot Screening (not applicable to sales car lots)

STANDARDS:

1. Parking lots that abut the public right-of-way shall be screened with one of the following treatments:
 - Low walls made of concrete, masonry, or similar material, not exceeding 3 feet in height
 - Raised planter walls, of a minimum 80% evergreen shrubs, not exceeding 3 feet in height, including planter wall and landscape planting
 - Landscape plantings consisting of:
 - ✓ Trees, of which at least 80% are deciduous
 - ✓ Shrubs
 - ✓ Groundcover materials, of which at least 80% are evergreen
2. Walls, fencing, and architectural details shall compliment the materials used in adjacent architectural styles.
3. Screen walls or fences located across the street from, or adjacent to, a residential designation shall include one or more of the following:
 - Arbor and/or trellis structure with climbing vines
 - Architectural detailing, contrasting materials, or other special interest
 - Art
4. Walls and raised planters shall not exceed 3 feet in height, unless all of the following are provided:
 - Screen treatment does not create a safety hazard
 - Portion of treatment that is above 3 feet in height is a minimum of 75% transparent (i.e., metal railing, trellis, or similar treatment)
 - Portion of wall/landscape treatment that is above 3 feet in height provides added visual interest, detail, and character, suitable to the character of the development
5. Where walls are provided, landscape planting areas shall be a minimum width of 5 feet, and shall be located adjacent to the public right-of-way.
6. Fencing around parking lots shall be allowed if the following conditions are met:
 - Screen fencing shall not exceed 6 feet in height, and any portion higher than 3 feet must be 75% transparent
 - Alternative fence materials, such as masonry, wrought iron, wood, etc., must be 75% transparent, and planting shall consist of at least 30% coniferous trees and evergreen shrubs/groundcover
7. Plant material for parking lot screening shall be managed and/or selected to provide clear views between 3 and 8 feet above the ground surface, for surveillance purposes.
8. Chain link fencing without vinyl cladding, powder, or similar coating shall not be permitted to screen or enclose parking along a public sidewalk. Razor ribbon or barbed wire is prohibited.
9. Chain link fencing, with or without coating, shall not be used on any street frontage, adjacent to a public sidewalk, or adjacent to a residential designation.

Parking Lot Screening		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Parking Lot Lighting

STANDARDS:

1. Lighting used in parking lots shall not exceed 30 feet in height. Pedestrian scale lighting shall be a maximum of 16 feet in height.

GUIDELINES:

1. Parking lot lighting should create adequate visibility at night, and should be evenly distributed to increase security.
2. All lighting should be glare-free and shielded from the sky and adjacent residential properties and structures, either through exterior shields or through optics within the fixture.
3. Lighting levels and design should comply with the Illuminating Engineering Society of North America's *Recommended Practices and Design Guidelines*, latest edition.

Parking Lot Screening		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Pedestrian Walkways through Parking Lots

STANDARDS:

1. For parking lots containing more than 20 parking spaces, pedestrian connections shall be clearly defined in a combination of 2 or more of the following ways (except as walkways across vehicular travel lanes):
 - A 6-inch vertical curb in combination with a raised walkway
 - A trellis, special railing, bollards, or other architectural features to accent the walkway between parking bays
 - Special paving, such as concrete, or LID materials, if appropriate, in an asphalt area
 - A continuous landscape area, at least 3 feet wide on one or both sides of the walkway (if the walkway abuts a public right-of-way and/or driving aisle, the landscape area shall be between the walkway and the public right-of-way or driving aisle)
2. ADA accessible connections shall be provided from ADA parking stalls to the main pedestrian walking routes and building entrances.
3. Pedestrian walkways within parking areas shall have an unobstructed passage at least 5 feet in width.
4. Pedestrian walkways shall provide a distinct linkage between the building's main entrance and a concentration of vehicle parking spaces in order to encourage use.
5. If a building is not located directly adjacent to the sidewalk, a pedestrian walkway shall connect the public sidewalk to the building's main entrance in a clear, direct manner, regardless of number of parking spaces.
6. When transit stops are located in the public right-of-way, a pedestrian walkway shall provide a direct and clear connection from the building's main entrance to the transit stop.

GUIDELINES:

1. Night lighting should be provided where stairs, curbs, ramps, abrupt changes in direction, and vehicle lane crossings occur.

Pedestrian Walkways through Parking Lots		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Sidewalks and Street Trees within Public Right-of-Way

STANDARDS:

1. Sidewalk paving material shall be consistent with street frontage improvements of adjacent developments (unless larger plaza areas are provided). The use of LID materials are encouraged, if appropriate.
2. Street trees within the public right-of-way shall be located in tree grates or a continuous planted area (minimum of 4 feet wide, unless the planting area interrupts required sidewalk width) between the walking route of the sidewalk and the curb edge.
3. New street trees shall match existing planting patterns on the street (uniform planting/distinctive species).
4. Tree grates shall be ADA accessible and of a similar size and material as existing tree grates in adjacent developments, to maintain a similar overall streetscape.

GUIDELINES:

1. Street trees that are planted between the walking route of the sidewalk and curb edge should have root barriers, root channels, and/or structural soils to protect the sidewalk from possible future root damage.

Sidewalks & Street Trees within Public Right-of-Way			SITE DESIGN
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Curb Cut Spacing and Consolidated Driveways (not applicable to Industrial Development)

STANDARDS:

1. Minimize obstructions to pedestrian movement and vehicular turning movements; expansions, redevelopments, or changes of use shall be evaluated for number, location, size, and by consolidation of vehicle access points.
2. Closely spaced adjacent driveways in the same development shall be consolidated for combined joint access, unless the City Engineer finds consolidation impractical or hazardous.

Curb Cut Spacing & Consolidated Driveways			SITE DESIGN
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Screening of Trash and Service Areas (not applicable to Industrial Development)

STANDARDS:

1. All service, loading, and trash collection areas shall be screened by a combination of masonry, wood, or vinyl walls and planting areas.
2. Loading and service areas shall not face any residential district, unless no other location is possible.

Screening of Trash & Service Areas			SITE DESIGN
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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BUILDING DESIGN

Prominent Entrance

STANDARDS:

1. The building's principal entrance shall be marked by at least one element from each of the following groups:

GROUP A

- a) recess
- b) overhang
- c) canopy
- d) portico
- e) porch

GROUP B

- a) clerestory
- b) glass window(s) flanking door
- c) ornamental lighting fixtures
- d) large entry door(s)

GROUP C

- a) stone, masonry, or tile paving in entry
- b) ornamental building name or address
- c) pots or planters with flowers
- d) seating

2. Some form of weather protection shall be provided. This can be combined with the method used to achieve visual prominence, above.

Prominent Entrance		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Massing (not applicable to Industrial Development)

STANDARDS:

1. Buildings shall have a distinct "base" at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. Distinction may also occur through the following:

- Windows
- Architectural details
- Canopies
- Bays
- Overhangs
- Masonry strips and cornice lines

2. The "top" of the building shall emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level stepback, or pitched roofline.

GUIDELINES:

1. The "middle" of the building may be made distinct by change in material color, windows, balconies, stepbacks, and signage.

Massing		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Ground Level Details (not applicable to Industrial Development)

STANDARDS:

1. Ground-floor, street-facing façades of commercial and mixed use buildings shall incorporate at least 5 of the following elements:
 - Lighting of hanging baskets supported by ornamental brackets
 - Medallions
 - Belt courses
 - Plinths for columns
 - Kickplate for storefront window
 - Projecting sills
 - Tilework
 - Pedestrian scale sign(s) or sign(s) painted on windows
 - Planter box
 - An element not listed here that meets the intent
2. Building façades not facing a street shall incorporate at three of the items listed above.

Ground Level Details		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Screening Blank Walls

STANDARDS:

1. Walls shall have architectural treatment if they are fifty feet in length or more and facing streets, or are visible from residential areas where windows are not provided. Ground-floor, street-facing façades shall incorporate at least four of the following elements:
 - Masonry (not flat concrete block)
 - Concrete or masonry plinth at the wall base
 - Belt courses of a different texture and color
 - Projecting cornice
 - Projecting metal canopy
 - Decorative tilework
 - Trellis with planting
 - Medallions
 - Change of paint color
 - Opaque or translucent glass
 - Artwork
 - Vertical articulation
 - Lighting fixtures
 - Recesses
 - An architectural element not listed above, as approved, that meets the intent

Screening Blank Walls		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Recognizing Historical Context

GUIDELINES:

1. New developments should incorporate architectural elements that reinforce the established character of Snohomish. The following elements could be reflected in new buildings:
 - Materials
 - Window proportions
 - Cornice or canopy lines
 - Roof treatment
 - Colors
2. When rehabilitating existing, historic buildings, property owners are encouraged to follow the Secretary of the Interior's Standards for Rehabilitation (see www.nps.gov, and the *Snohomish Historic District Design Standards*).
 - Original details and ornamentation should be retained and preserved, if intact
 - Original details should be exposed and/or repaired, if presently covered
 - Any missing parts of original details should be replaced to match the original in appearance. Remaining pieces or old photos should be used for reference.
3. Proposed buildings which are not adjacent to other buildings having a desirable architectural character, may need to look at contextual elements found elsewhere within the area.

Recognizing Historical Context		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

SIGN DESIGN

Integration with Site and Building Design

STANDARDS:

1. The design of buildings and sites shall identify locations and maximum sizes for future signs. Multi-tenant buildings and those which could be multi-tenant buildings must submit a sign program depicting the method of sign area allowances.

Revisions in the sign program may be submitted for City approval by management of the building. An element of each tenant's sign permit request shall be an explanation of how the sign complies with the sign program, including the building management approval.

As tenants install signs, it is expected that such signs shall be in conformance with an overall sign program that allows for advertising which fits with the architectural character, proportions, and details of the development.

2. Signs shall not project above the roof, parapet, or exterior wall.

Integration with Site & Building Design		SIGN DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Creativity / Craft and Artistry

STANDARDS:

1. Internally illuminated signs with changeable letters and numbers (except service station signs), and portable trailer signs with changeable text panels are prohibited.
2. The use of neon tubing to outline a roof or building is not allowed.
3. Digital electronic signs of any kind are not allowed.

GUIDELINES:

1. Signs should be highly graphic, expressive and individualized.
2. Signs should convey the product or service offered by the business in a bold, graphic form.
3. Projecting signs, supported by ornamental brackets and oriented to pedestrians are strongly encouraged.
4. Neon may be used in an artful way.

Creativity / Craft & Artistry		SIGN DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

ADDITIONAL STANDARDS FOR MULTI-FAMILY DEVELOPMENT

SITE DESIGN

Front Yards / Entrances

STANDARDS:

1. Common areas shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entrances.
2. Four or more of the following elements shall be used to highlight the main entrance to a multi-family building:
 - Open space, plaza, or courtyard
 - Special paving. The use of LID materials 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 entrances shall face the street. Doorways that do not face the street shall have a clearly marked walkway to 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 the building address shall be visible from the street and public pedestrian walkway.



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GUIDELINES:

1. Landscape areas should include a wide range of plant materials, including perennials and flowering shrubs. A minimum of 40% 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, entrances, public art and landscape features.

Front Yards / Entrances		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Common Spaces / Usable Recreation Areas

STANDARDS:

1. Multi-family projects shall be sited to maximize opportunities for creating usable, well-integrated open space.
2. Pedestrian spaces shall be visible and accessible to the residents.
3. Common outdoor spaces shall provide at least four of the following amenities to accommodate a variety of ages and activities:
 - 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 (tennis, basketball, volleyball)
 - The use of LID materials is encouraged
4. Rocks, pebbles, sand, and similar non-living materials may not be used as ground cover substitutes, but may be used as accent features, provided that they do not exceed 5% of the total landscape area.

GUIDELINES:

1. Location of outdoor spaces should take advantage of sunlight.
2. Outdoor seating opportunities (benches, seat walls, ledges, perches, boulders, artwork, etc.) should be provided near building entries, along walkways, and other pedestrian routes outside of parking areas.
3. Garden elements (trellises, arbors, hanging baskets, site furniture, container planting, etc.) are encouraged within open spaces, along pedestrian circulation routes and to define building entrances.
4. At least 40% of the landscaped area should be planted with vegetation other than turf or lawn.
5. Perennials and/or annuals are encouraged to provide special interest and highlight pedestrian areas.

Common Spaces / Usable Recreation Areas		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Individual Outdoor Spaces

STANDARDS:

1. Outdoor spaces (yards, decks, terraces, patios, etc.) shall be visually shielded from each other and delineated from the street. Walls, fences, berms, hedges, or landscaping may be used as shielding.
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, etc.

GUIDELINES:

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

Individual Outdoor Spaces		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

BUILDING DESIGN

Roof Pitch (Minimum / Maximum)

STANDARDS:

1. Structures shall incorporate pitched roof forms with 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 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:

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

Roof Pitch		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Windows

STANDARDS:

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

GUIDELINES:

1. Windows should have visually prominent trim, at least 3" in width.
2. Other decorative window features are encouraged, such as:
 - Arched window
 - Mullions
 - Awnings
 - Flower box
3. A variety of window sizes and shapes that contribute to overall composition are encouraged.

Windows		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Articulation of Walls

STANDARDS:

1. Buildings shall include articulation along the façades facing and visible from public rights-of-way.
2. Horizontal façades longer than 30 feet shall be articulated into smaller units, reminiscent of the residential scale. At least two of the following methods shall be included:
 - Distinctive roof forms
 - Changes in materials
 - Window patterns
 - Color differentiation
 - Recesses / offsets

Articulation of Walls		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Backsides of Buildings

STANDARDS:

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:
 - Visible rooflines
 - Windows
 - Secondary entrances
 - Balconies
 - Architectural details mentioned under "Ground Level Details"
 - Awnings

Backsides of Buildings		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
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STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENT (PRD) & SMALL LOT DEVELOPMENT

OUTSIDE THE HISTORIC DISTRICT

SITE DESIGN

Front Yards / Entrances

STANDARDS:

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/industrial development, utility boxes, outdoor storage areas, and dumpsters.
3. Primary building entries shall face the street. Doorways that do not face the street shall have a clearly marked, well maintained walkway to connect the entry to the sidewalk.

GUIDELINES:

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. Landscape areas should include a wide range of plant materials including perennials and flowering shrubs. At least 40% of the plants shall provide seasonal color or interest.
3. Accent lighting should be used to highlight focal points, building/site entrances, public art, and landscape features.

Front Yards / Entrances		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Individual Outdoor Spaces

STANDARDS:

1. Outdoor spaces (yards, decks, terraces, patios, etc.) shall be delineated from common space with the use of walls, fences, berms, hedges, and landscaping.
2. Outdoor spaces used to meet these requirements shall not be located within required landscape buffer areas.
3. Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, etc.

GUIDELINES:

1. Walls, hedges, and fences used to define outdoor private spaces should be at least 4 feet high, with 75% visually permeable elements (open rails, ironwork, trellis, etc.) to encourage interaction between neighbors.
2. Within landscape areas, plant materials shall be a mixture of deciduous and evergreen varieties. At least 20% of plants shall provide year-round color, texture and/or other special interest.

Individual Outdoor Spaces		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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BUILDING DESIGN

House Size in Relation to Lot Size

STANDARDS:

1. PRDs with houses on individual lots shall have no structures exceeding a Floor Area Ratio of .5. The 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

House Size in Relation to Lot Size		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Roof Pitch (Minimum / Maximum)

STANDARDS:

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

GUIDELINES:

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

House Size in Relation to Lot Size		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Windows

STANDARDS:

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

GUIDELINES:

1. Windows should have visually prominent trim, at least 3" in width.
2. Other decorative window features are encouraged, such as:
 - Arched window
 - Mullions
 - Awnings
 - Flower box
3. A variety of window sizes and shapes that contribute to overall composition are encouraged.

Windows		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

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Articulation of Walls

STANDARDS:

1. Buildings shall include articulation along the façades facing and visible from public rights-of-way.
2. Horizontal façades longer than 30 feet shall be articulated into smaller units, reminiscent of the residential scale. At least two of the following methods shall be included:
 - Distinctive roof forms
 - Changes in materials
 - Window patterns
 - Color differentiation
 - Recesses / offsets

Articulation of Walls		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Location of Garages

STANDARDS:

1. Garage doors that face the street shall be set back at least 20 feet from the property line or sidewalk.
2. Building setbacks from the front lot line shall be at least 10 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:

1. When feasible, garages are to be located in the rear.

Articulation of Walls		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS:
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		