

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2209

AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON, AMENDING THE CITY'S DEVELOPMENT CODE, AS SET FORTH IN TITLE 14 OF THE SNOHOMISH MUNICIPAL CODE, BY ADDING A NEW CHAPTER 14.212, "PILCHUCK DISTRICT DEVELOPMENT REGULATIONS," RELATING TO PERMITTED LAND USES; BUILDING, SITE, AND PUBLIC RIGHT-OF-WAY DEVELOPMENT STANDARDS; LANDSCAPING AND PARKING REQUIREMENTS; AND DESIGN STANDARDS FOR THE PILCHUCK DISTRICT LAND USE DESIGNATION

WHEREAS, the City Council desires to promote a redevelopment strategy for the area known as the Pilchuck District to encourage investment and to foster a distinctive and walkable district; and

WHEREAS, the City has entered into a partnership with the Cascade Land Conservancy to establish a Transfer of Development Rights demonstration program in the Pilchuck District through the Pilchuck District Subarea Plan and development regulations; and

WHEREAS, the City Council has amended the Comprehensive Plan to adopt Pilchuck District policies and amended the Land Use Designation Map to establish the Pilchuck District land use designation as part of the Pilchuck District Subarea Plan; and

WHEREAS, the City has adopted a Land Use Development Code as Title 14 of the Snohomish Municipal Code ("Development Code") to implement the Comprehensive Plan and to ensure compatible and rational land development and land use in all portions of the City; and

WHEREAS, the City Council finds that at this time it is appropriate to amend the Development Code to implement the Pilchuck District Subarea Plan amendments to the Comprehensive Plan, to encourage economic development, to ensure land use compatibility, and to protect existing neighborhoods from adverse development; and

WHEREAS, the City has provided for broad public participation in considering the future vision, policies, and development regulations for the Pilchuck District Subarea Plan; and

WHEREAS, in public meetings, the Planning Commission evaluated issues related to the proposed Pilchuck District development regulations in SMC Chapter 14.212; and

WHEREAS, on March 1, 2011, a public hearing on the proposed amendments was held by the City Council, and all persons wishing to be heard were heard; and

WHEREAS, in accordance with RCW 36.70A.130(2)(a)(i), the cumulative impacts of the Pilchuck District Subarea Plan and development standards have been reviewed and assessed in an environmental impact statement under RCW 43.21C; and

WHEREAS, pursuant to SMC 14.15.070 and RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the City's Development Code; and

WHEREAS, on March 2, 2011, and consistent with SMC 14.15.090, the Planning Commission issued written findings and recommendation ("Findings and Recommendation") to the City Council regarding the proposed Development Code amendments in which the Planning Commission found that the proposed amendments were internally consistent with the Comprehensive Plan, the Growth Management Act, and the State Environmental Policy Act, and were in the interest of the public health, safety, and welfare of Snohomish residents; and

WHEREAS, in the Findings and Recommendation, the Planning Commission recommended that the City Council adopt the proposed Development Code amendments;

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

Section 1. Adoption of Planning Commission Findings and Recommendation.

The Planning Commission Findings and Recommendation is hereby adopted, incorporated by reference, and attached hereto as **Exhibit B**, including but not limited to the findings that the Development Code amendments adopted by this Ordinance are:

- a. Internally consistent with the City of Snohomish Comprehensive Plan;
- b. Consistent with the Washington State Growth Management Act;
- c. Consistent with the Washington State Environmental Policy Act (Chapter 43.21C RCW); and
- d. In the interest of the public health, safety, and welfare of Snohomish residents.

Section 2. Adoption of SMC Chapter 14.212.


SMC Chapter 14.212 is hereby adopted as set forth in the attached **Exhibit A** and incorporated herein by this reference.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, or word of this ordinance.

Section 4. Effective date. This ordinance shall take effect five days after the date of its publication by summary.


ADOPTED by the City Council and **APPROVED** by the Mayor this 15th day of March, 2011.

CITY OF SNOHOMISH

By 


Karen Guzak, Mayor

ATTEST:

By 

Torchie Corey, City Clerk

Approved as to form:

By 

Grant K. Weed, City Attorney

EXHIBIT A

DRAFT PILCHUCK DISTRICT DEVELOPMENT REGULATIONS

ARTICLE I. DEVELOPMENT CODE APPLICABILITY

Sections:

- 14.212.110 Purpose and Intent of Pilchuck District Land Use Regulations
- 14.212.120 Administration and Interpretation
- 14.212.130 Applicability
- 14.212.140 Development Review and Approval
- 14.212.150 Pilchuck District SEPA Planned Action [Reserved]
- 14.212.160 Transportation Impacts and Concurrency
- 14.212.170 Deviation from Code Requirements and Determination of Equivalence

ARTICLE II. GENERAL REQUIREMENTS AND ZONES

Sections:

- 14.212.200 General Requirements for Development
- 14.212.210 Regulating Plan Adopted
- 14.212.220 Zones

ARTICLE III. STREETS AND SUBDIVISIONS

Sections:

- 14.212.300 Street Types and Design
- 14.212.310 Subdivision, Lots, and Blocks
- 14.212.320 Public Frontage Construction

ARTICLE IV. BUILDING AND SITE USE

Sections:

- 14.212.400 Purpose
- 14.212.410 Allowed Uses

ARTICLE V. SITE DEVELOPMENT REGULATIONS

Sections:

- 14.212.500 Site Development
- 14.212.510 Nonconforming Structures
- 14.212.520 Structures with Potential Historic Value
- 14.212.530 Building Height Provisions
- 14.212.540 Residential Densities
- 14.212.550 Building Disposition and Configuration

ARTICLE VI. PARKING REGULATIONS

Sections:

- 14.212.600 Purpose
- 14.212.610 Parking Access, Screening, and Location
- 14.212.620 Off-Street Parking Calculations
- 14.212.630 Bicycle Parking Standards

ARTICLE VII. LANDSCAPE REGULATIONS

Sections:

- 14.212.700 Landscape and Open Space Standards

ARTICLE VIII. DESIGN STANDARDS

Sections:

- 14.212.800 Purpose
- 14.212.810 Context
- 14.212.820 Applicability
- 14.212.830 Site Design – General
- 14.212.840 Building Design – General
- 14.212.850 Standards Specific to the Neighborhood Single Family Zone
- 14.212.860 Standards Specific to the Neighborhood Townhouse Zone
- 14.212.870 Standards Specific to the Neighborhood Center Zone
- 14.212.880 Standards Specific to the Neighborhood Civic Zone

ARTICLE IX. SIGN REGULATIONS [Reserved]

ARTICLE X. Description of Terms

Sections:

- 14.212.1010 Private Frontage Types
- 14.212.1020 Definitions

ARTICLE I. DEVELOPMENT CODE APPLICABILITY

14.212.110 Purpose and Intent of Pilchuck District Land Use Regulations. In addition to the general purposes put forth by SMC 14.05.020, the purposes of this chapter include: conservation of land, energy, and natural resources; promotion of investment in property and improvements; reduction in vehicular traffic; implementation of Smart Growth urban planning and design principles; efficient use of public funds and infrastructure; promotion of active lifestyles; implementation of strategic plan objectives and strategies; and enhanced certainty regarding future land use and development.

This chapter promulgates an urban form-based code rather than the more traditional land use based code. Instead of emphasizing segregation of land uses, this form-based approach is

primarily intended to address the size, type, and orientation of new development so that it is visually and functionally compatible and complementary. The standards applicable to each zone address a different building form consistent with the preferred types of land uses. Standards for urban form address the street, site, and building design with the intent to achieve a consistent and integrated streetscape that functions as an active and interesting public realm.

14.212.120 Administration and Interpretation. Land use reviews that occur under this chapter are intended to be administrative decisions to the extent possible to minimize the financial and temporal costs to applicants while providing for appropriate opportunities for public review and comment on development applications.

This chapter shall be administered and interpreted consistent with the provisions of Chapter 14.05 SMC. In the event that a provision of this chapter allows the Review Authority to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used in exercising discretion:

- A. The proposed project complies with this chapter and all other applicable provisions of Title 14 SMC;
- B. The decision is consistent with the intent of the Pilchuck District land use designation and all applicable Comprehensive Plan goals and policies; and
- C. The exercise of discretion by the Review Authority will act to ensure the compatibility of the proposed project with its site and context.

14.212.130 Applicability. This chapter carries out the policies of the Pilchuck District Subarea Plan and other applicable City of Snohomish Comprehensive Plan goals and policies by classifying and regulating the use of land and structures in Pilchuck District land use designation as established on the City's Land Use Designation Map.

- A. **Minimum requirements.** The provisions of this chapter shall be minimum requirements for the promotion of the public health, safety, and general welfare. When this chapter provides for discretion on the part of a Review Authority, that discretion may be exercised to impose more stringent requirements than those set forth in this chapter, as may be determined by the Review Authority to be necessary to promote appropriate land use and development, environmental resource protection, and the other purposes of Title 14 SMC.
- B. **Conflicts.** All applicable regulations required by the Snohomish Municipal Code shall apply, including but not limited to provisions for utilities, access, and critical areas. Except in cases where land use and development is limited by code provisions for protection of critical areas and regulated shorelines, the provisions of this chapter shall control. Where in conflict, numerical standards in the tables and figures shall take precedence over graphic representations.

- C. Other requirements may apply. Nothing in this chapter eliminates the need for obtaining any other permits required by the City, or any permit, approval, or license required by the City or other agency.

14.212.140 Development Review and Approval.

- A. Approval of an administrative development plan shall be required for changes in land use and for new development visible from an adjoining property or street. Applications for administrative development plan approval and the review thereof shall conform to the provisions of Title 14 SMC.
- B. Unless waived by the City Planner, applicants for an administrative development plan shall participate in a pre-application conference with City staff prior to formal application.
- C. Permit applicants may request and the City Planner may approve administrative development plans in an incremental or phased manner so that fundamental aspects or features of a planned development are determined and resolved before construction plans are prepared. Permit review fees shall be assessed for each phase of review.

14.212.150 Pilchuck District SEPA Planned Action. [Reserved]

14.212.160 Transportation Impacts and Concurrency.

- A. The environmental impact statement (EIS) prepared for the Pilchuck District Subarea Plan evaluated the cumulative transportation impacts of new development within the Pilchuck District. Measures that typically provide mitigation for project-specific transportation impacts include payment of traffic impact fees, construction or provision of off-street parking and construction of street frontage improvements.
- B. Applications for new development shall conform to the concurrency provisions of SMC 14.55.030.

14.212.170 Deviation from Code Requirements and Determination of Equivalence.

- A. Deviation from the requirements of this chapter may be approved by variance as provided by Chapter 14.70 SMC, and by determination of equivalence according to the criteria in this section.
- B. A permit applicant may request in writing that the City Planner determine that a proposed deviation from the strict provisions of this chapter is equal in kind, extent, purpose, and impact as compliance with the applicable development regulation. A separate written request and determination shall be made for each such determination of equivalence. The City Planner's decision upon a requested determination of equivalence shall be made in writing as a Type 1 permit.
- C. The City Planner's decision to approve a requested determination of equivalence shall be appealable to the hearing examiner as provided by Chapters 14.75 and 14.90 SMC.

- D. The City Planner's decision to deny a requested determination of equivalence shall not be subject to appeal. Upon the denial of a requested determination of equivalence, the applicant may submit an application for a variance to the subject development regulation as provided by Chapter 14.70 SMC.
- E. The City Planner may approve a requested determination of equivalence when all of the following criteria are satisfied:
1. The request constitutes an equivalent and alternative method of achieving the purpose and intent of the subject development regulation.
 2. The extent to which the proposed land development implements the purpose and intent of this chapter is not compromised or diminished.
 3. No adverse environmental or land use impact would result.
 4. The approved deviation is the minimum necessary to achieve the requested relief.
- F. In approving a requested determination of equivalence, the City Planner may impose conditions of approval as necessary to ensure that the decisional criteria above are satisfied. The decision to impose conditions shall be appealable to the hearing examiner as provided by Chapters 14.75 and 14.90 SMC.

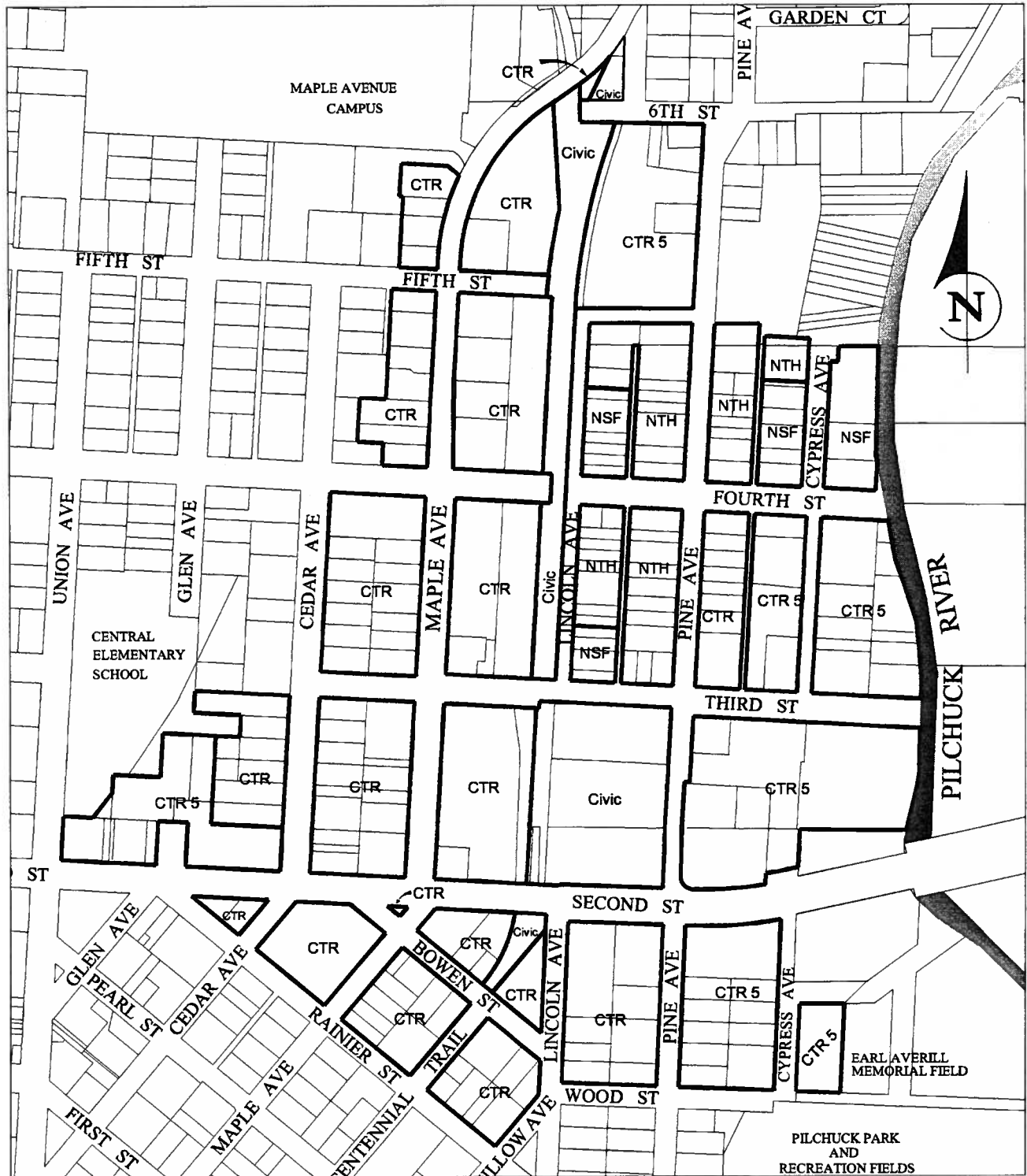
ARTICLE II. GENERAL REQUIREMENTS AND ZONES

14.212.200 General Requirements for Development. Except as provided for nonconforming uses in SMC 14.212.410(G) and nonconforming structures in section SMC 14.212.510, each land use and/or structure shall be established, constructed, reconstructed, altered, moved, or replaced in compliance with the following requirements.

- A. Allowable uses. As described in SMC 14.212.410, land uses shall be consistent with Table IV-1.
- B. Permit and approval requirements. Any site development plan permit or other approval required under Article I shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established, put into operation, or expanded.
- C. Development standards, conditions of approval. Each land use and structure shall comply with the development standards of this chapter, other applicable standards in the SMC, and any applicable conditions imposed by a previously granted land use permit.

14.212.210 Regulating Plan Adopted. The Regulating Plan for the Pilchuck District, as amended, is hereby adopted by reference as an implementing measure of the Pilchuck District

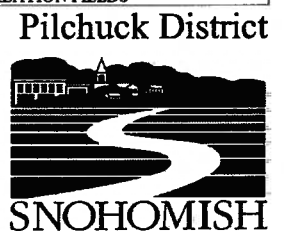
land use designation. Amendments to the Regulating Plan shall be processed as Development Code amendments under Chapter 14.15 SMC.



Pilchuck District Regulating Plan

- NSF Neighborhood Single Family Zone
- NTH Neighborhood Townhouse Zone
- CTR Neighborhood Center Zone
- CTR 5 Neighborhood Center Zone with Height Overlay
- Civic Neighborhood Civic Zone

Adopted March 15, 2011



14.212.220 Zones. The Regulating Plan defines four zones and one building height overlay. Each zone is subject to a range of permitted uses and building standards as shown on the tables and illustrations in this chapter.

- A. **Neighborhood Single Family (NSF).** The intent of this zone is to continue and enhance the character of existing small-lot, single-family enclaves. New development is limited in scale, intensity, and placement to be consistent with surrounding development.
- B. **Neighborhood Townhouse (NTH).** The intent of this zone is to allow development compatible with the scale and character of the adjacent small-lot single-family development while encouraging additional ground-related housing to be provided. This zone allows small-scale, multi-family development that maintains a compatible size, proportion, scale, and level of impact with a single-family architectural context.
- C. **Neighborhood Center (CTR):** The intent of this zone is to enhance the vitality and pedestrian-orientation of the Pilchuck District by creating opportunities for a variety of both business and residential land uses. The standards for land use and building form applicable to this zone are intended to create continuity and compatibility between adjacent developments and to emphasize the relationship of development sites to the public sidewalk. Except for sites adjacent to Second Street, land uses shall be visually and functionally compatible with residential uses. A building height of three stories is permitted by right with one additional story permitted subject to purchase of transferred development rights (TDR), except in the Height Overlay, where two additional stories, for a total of five stories, are permitted with TDR.
- D. **Neighborhood Civic (CVC).** The Neighborhood Civic Zone is intended to address the special requirements of certain properties owned and managed by public agencies where the public land use would require different standards from typical private development in the Pilchuck District. Typical land uses are open space and recreational but may include other municipal and community uses.

ARTICLE III. STREETS AND SUBDIVISIONS

14.212.300 Street Types and Design.

- A. **Street types.** Street types identified in this chapter designate the various configurations of streets in the Pilchuck District. These street types are in addition to the street types described in the City's adopted Engineering Standards applicable to other portions of the City. Pilchuck District street types and designs vary according to the available right-of-way, the adjacent urban use and form, and the functional requirements of the roadway. In all cases, roadways are intended to provide for both motorized and non-motorized transportation modes with slower design speeds to ensure the safety of pedestrians, bicyclists, and motorists. Street standards for Neighborhood, Access, and Community Corridor types include on-street parking, ample sidewalks, pedestrian lighting, and street trees. Intersection design for these classifications should include frequent bulb-outs to promote the safety and convenience of pedestrians and to emphasize slow traffic speeds. The woonerf or pedestrian street type is

intended to allow vehicle access as secondary to pedestrian and bicycle access. Due to its intended function, woonerfs do not require separated sidewalks. Woonerf design, including form, relationship of elements, features, and materials should be individually adapted to each circumstance based on the needs of adjacent development, emergency access, anticipated secondary functions of the right-of-way, and community input.

Design standards and classifications for individual roadway segments within the Pilchuck District are shown on Tables III-1 and III-2.

Table III-1. Street Type Design Standards

Street Type	R-O-W width	Pavement width	Travel lanes	Turn lane/median	Parking type	Parking lane width	Planter strip	Tree grates	Sidewalk width
Type A – Community Corridor	80'-100'	54'	11'	12'	Parallel	10'	N	Y	13'
Type B – Access Street	80'	50'	10'	N	Parallel / Angle	10' / 20'	N	Y	15'
Type C – Access Street	60'	40'	10'	N	Parallel	10'	N	Y	10'
Type D – Neighborhood	80'	42'	10'	N	Parallel	11'	8'	N	11'
Type E – Neighborhood	60'	34'	10'	N	Parallel	7'	5'	N	8'
Type F Woonerf (Pedestrian street)	Various							Y	

Table III-2. Street Segment Classification

Street	Segment	Street Type	Guidance
Bowen St	Second St – Lincoln Ave	C	Planned bicycle route from the Centennial Trail Lincoln Avenue
Cedar Ave	Rainier St – Second St	C	
Cedar Ave	Second St – Third St	B	
Cedar Ave	Third St – Fourth St	D	
Cypress Ave	Wood St – Second St	C	Planned bicycle route from Wood Street to Pilchuck Park
Cypress Ave	Third St – Fourth St	C/F	Street type to be determined through site planning for adjacent properties
Cypress Ave	North of Fourth St	E	
Fifth St	West of Maple Ave	E	
Fifth St	Maple Ave – Centennial Trail	C	
Fifth St	Lincoln Ave – Pine Ave	F	
Fourth St	Cedar Ave – Cypress Ave	D	Planned bicycle route from Cedar Avenue to Pine Avenue
Fourth St	Cypress Ave – Pilchuck River	F	
Lincoln Ave	Wood St – Second St	C	Truck route; planned bicycle route from Wood Street to Bowen Street
Lincoln Ave	Third St – Fifth St	F	
Maple Ave	Rainier St – Second St	C	
Maple Ave	Second St – Fourth St	B	
Maple Ave	Fourth St – Lincoln Ave	C	
Pine Avenue	Wood Ave – Sixth St	C	Truck route
Rainier St	Second St – Willow Ave	C	
Second Street	Union Ave – Pilchuck River	A	May be modified to address transit, truck traffic, and 100' right-of-way; planned bicycle route from Lincoln Avenue to the Pilchuck River
Sixth St	Maple Ave – Pine Ave	C	Planned bicycle route
Third St	Cedar Ave – Centennial Trail	D	
Third St	Centennial Trail – Pine Ave	E	Type F if property adjacent to south is public park/open space
Third St	Pine Ave – Pilchuck River	B	Type D if adjacent development is primarily residential
Willow Ave	Rainier St – Lincoln Ave	C	
Wood St	Lincoln Ave – Cypress Ave	C	Type E if adjacent development is primarily residential; planned bicycle route

B. Street Design.

1. General provisions applicable to all street types.

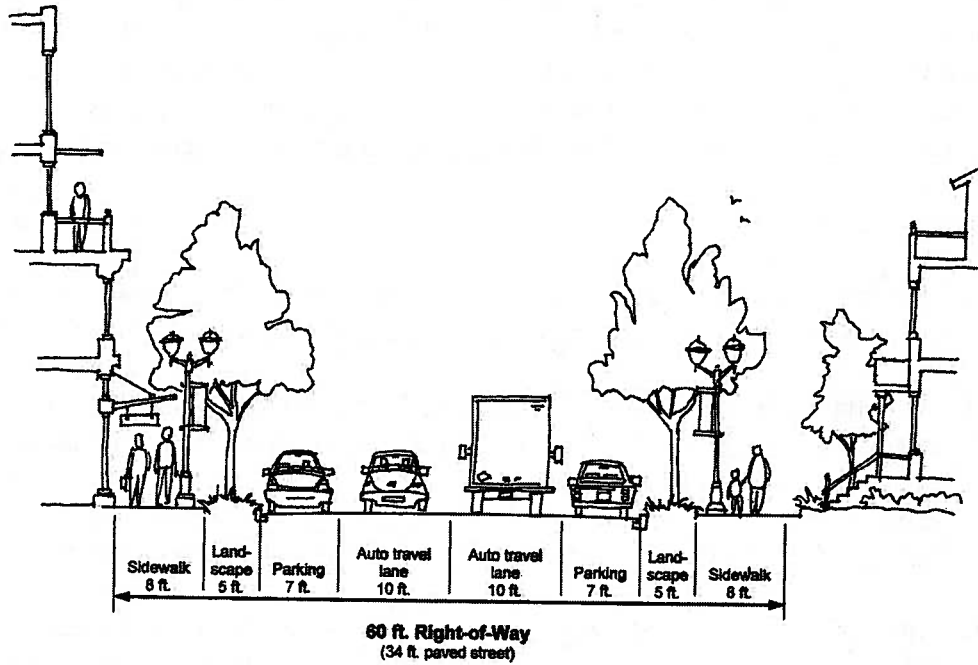
- (a) Designing landscaped areas within the street right-of-way to be functional stormwater treatment and infiltration or conveyance is encouraged.
- (b) Right-of-way ends at the Pilchuck River may be designed as pedestrian gathering and recreation spaces.
- (c) Street intersections at the Centennial Trail should include features indicating the potential presence of trail-users.
- (d) Pedestrian crossing improvements, including bulb-outs and special pavements, shall be evaluated at the time improvements to specific intersections are proposed.

2. Neighborhood Streets.

- (a) Purpose: Where adjacent development is primarily residential, provide attractive streets with ample sidewalks for pedestrian comfort and interaction. Sidewalks should be separated from travel lanes by on-street parking and a treed planting strip. Travel lanes should be marked at the minimum width necessary for safe passage to encourage slow speeds. Where adequate area for bicycles is not available outside of travel lanes, the lanes should be marked with sharrow symbols to remind motorists of the presence of bicycles. Private frontages along Neighborhood Streets shall be designed to include moderate setbacks providing spaces for porches, gardens, and lawns for both privacy and connection to the public way.
- (b) Components
 - (i) On-street parking shall be oriented parallel to the curb
 - (ii) Spreading, deciduous street trees shall be located in the planting strip at a maximum interval of 40 feet on-center. Appropriate street trees are listed in Chapter 14.240 SMC. The location of street trees may be modified to preserve sight lines and to avoid conflicts with street lights.
 - (iii) Low-lying ground covers may be located within planting strips. Shrubs may be located in planter strips where conflict with vehicle doors is minimized.
 - (iv) Pedestrian and street lighting shall be incorporated at sufficient intervals for pedestrian, bicyclist, and driver safety. Decorative light fixtures no more than 14 feet above finished grade are preferred for pedestrian lighting. Light fixtures shall be shielded to avoid light spill into dwellings.

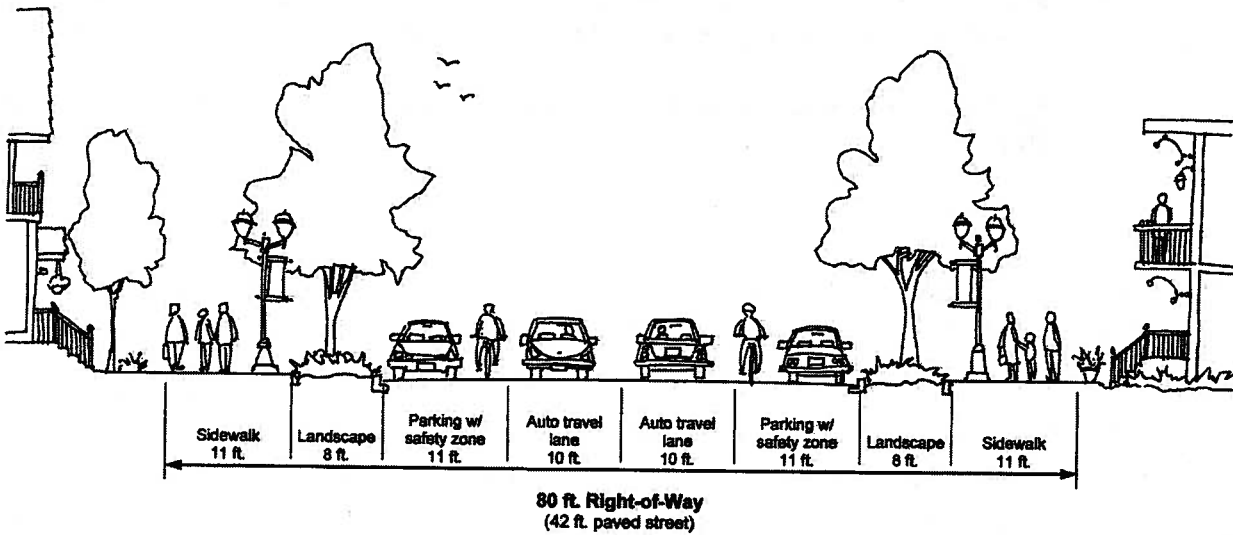
(v) The standard roadway sections for Neighborhood Streets are shown on Figures III-1 and III-2.

Figure III-1



Typical Cross-Section for 60-foot Neighborhood Street

Figure III-2



Typical Cross-Section for 80-foot Neighborhood Street

3. Access Streets

(a) Purpose: Create an active “Main Street” pedestrian environment for a mixed residential and commercial context. Provide wide sidewalks with pedestrian amenities to serve as safe and sociable entry areas for residential uses and flexible outdoor space for adjacent commercial uses. Travel lanes should be marked at the minimum width necessary for safe passage to encourage slow speeds and to create a refuge space for bicyclists. Private frontages along Access Streets should be minimal.

(b) Components

(i) On-street parking shall be parallel to the curb except that angled parking shall be provided on one side where rights-of-way are 80 feet wide.

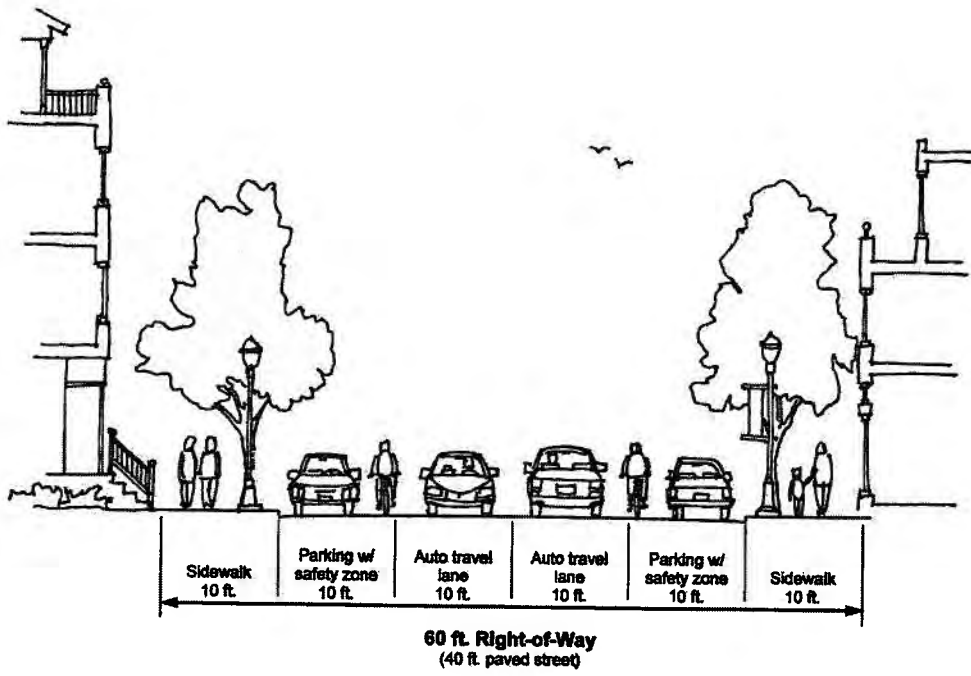
(ii) Spreading, deciduous street trees shall be located in sidewalk tree grates at a maximum interval of 50 feet on-center. Appropriate street trees are listed in Chapter 14.240 SMC. Street trees shall be located to minimize obstruction of street views of storefronts and building signage, to avoid conflicts with street lights, and to allow emergency access to upper floors with aerial ladders.

(iii) Sidewalks shall integrate with commercial private frontages to create a seamless transition between public and private spaces. Alternative sidewalk surfacing may be permitted where the alternative surfacing extends over the majority of the block adjacent to the Access Street. Alternative sidewalk surfacing shall meet all applicable safety and accessibility standards and shall be the responsibility of the adjacent property owner to maintain and restore.

(iv) Pedestrian lighting shall be provided on or along building faces. The light sources should be located no higher than 14 feet above finished grade.

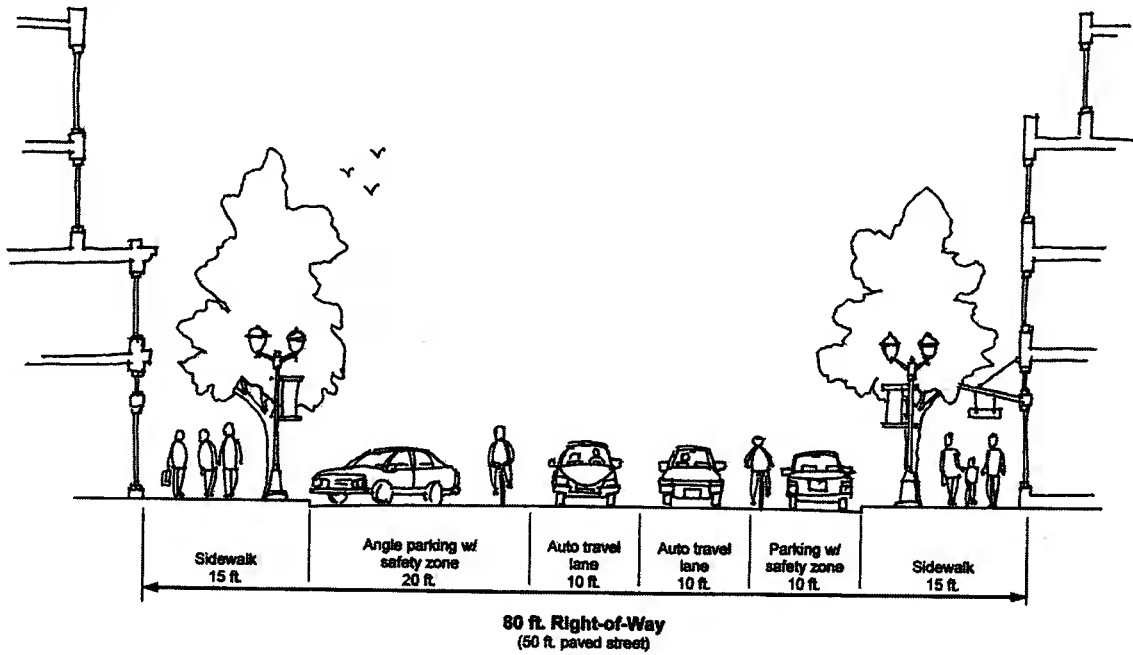
(v) The standard roadway sections for Access Streets are shown on Figures III-3 and III-4.

Figure III-3



Typical Cross-Section for 60-foot Access Street

Figure III-4



Typical Cross-Section for 80-foot Access Street (angle parking on one side)

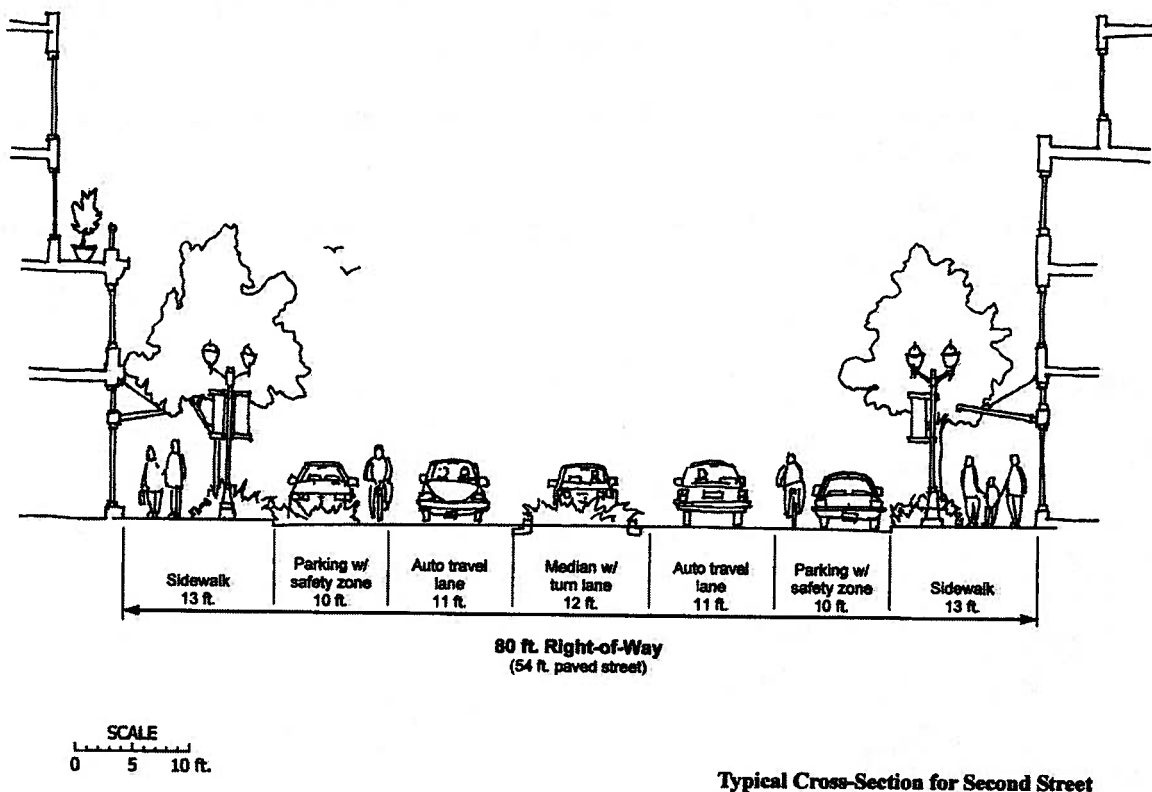
4. Community Corridor (Second Street).

(a) Purpose: Create an active “Main Street” pedestrian environment for predominantly commercial streets. Provide wide sidewalks with pedestrian amenities for comfortable strolling, shopping, and outdoor seating and marketing displays where such uses will accommodate pedestrian access. Streets and sidewalks should be designed to incorporate transit stops, where appropriate. Travel lanes should be of adequate width to efficiently accommodate significant volumes of traffic including large trucks and transit, while providing refuge areas for bicycles. The Community Corridor includes a center turn lane punctuated with a planted median, where feasible.

(b) Components

- (i) On-street parking shall be parallel to the curb in parking lanes of sufficient width to allow safe access to and from parked vehicles.
- (ii) Spreading, deciduous street trees shall be located in sidewalk tree grates at a maximum interval of 50 feet on-center. Appropriate street trees are listed in Chapter 14.240 SMC. Street trees shall be located to minimize obstruction of street views of storefronts and building signage, to avoid conflicts with street lights, and to allow emergency access to upper floors.
- (iii) Sidewalks shall integrate with commercial private frontages to create a seamless transition between public and private spaces. Alternative sidewalk surfacing may be permitted where the alternative surfacing extends over the majority of the block adjacent to the Access Street. Alternative sidewalk surfacing shall meet all applicable safety and accessibility standards and shall be the responsibility of the adjacent property owner to maintain and restore.
- (iv) Pedestrian lighting shall be provided on or along building faces. The light sources should be located no higher than 14 feet above finished grade.
- (v) Street lights should be centered between street trees to avoid conflicts with tree canopies.
- (vi) Significant bulb-outs and wide crosswalks with contrasting surface materials are encouraged at pedestrian intersections to create a safe and comfortable pedestrian experience.
- (vii) Historic appearance standards for street lights and traffic signals are encouraged.
- (viii) The standard roadway section for a Community Corridor is shown on Figure III-5.

Figure III-5



5. Woonerfs (pedestrian streets)

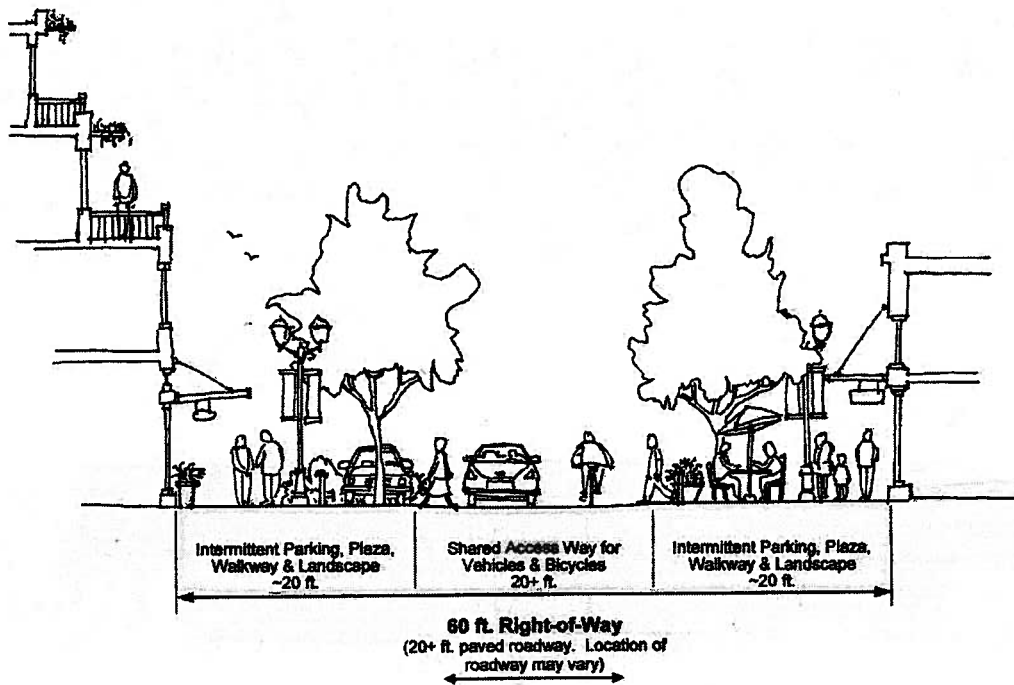
(a) Purpose: Create flexible public spaces where vehicles, bicycles, and pedestrians safely share the right-of-way. Woonerfs should function as extensions of the adjacent properties to encourage active and passive community use, while accommodating traffic movements. Woonerfs will be designed on a case-by case basis to respond to the needs of adjacent land use and to allow for flexibility in use and programming.

(b) Components

- (i) Woonerf materials should be an alternative to asphalt pavement, where possible, include very limited or no traffic signs, no standard lane demarcations, no curbs except as necessary for stormwater management, and no sidewalks.
- (ii) Opportunities for on-street parking should be considered in the design of woonerfs where parking will not functionally or aesthetically dominate the space.
- (iii) A 20-foot wide emergency access way shall be incorporated within which no parking and no fixed or temporary facilities shall be located.
- (iv) Landscaping should be included in the design of a woonerf, including trees and planters where they will not create safety hazards or conflict with emergency access to adjacent development.

- (v) Lighting should be evaluated and incorporated with woonerf improvements at sufficient intervals for pedestrian, bicyclist, and driver safety. Light fixtures shall be shielded to avoid light spill into dwellings.
- (vi) Woonerfs may vary from 40 feet to 80 feet in width, depending on the available right-of-way.
- (vii) Conceptual roadway sections for 60-foot and 80-foot woonerfs are shown on Figures III-6 and III-7.

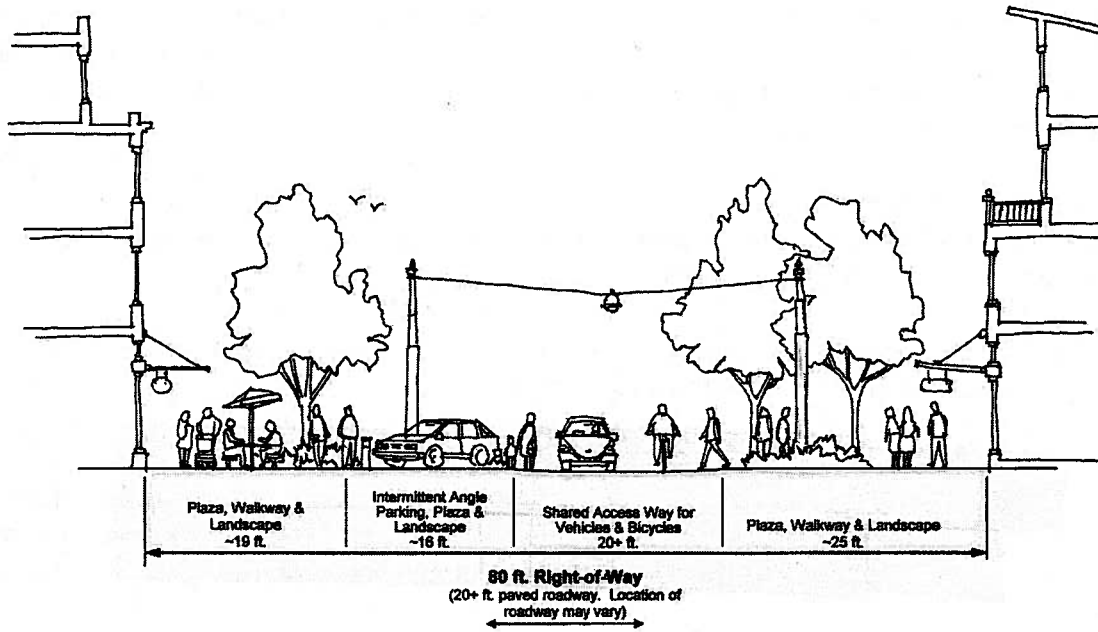
Figure III-6



SCALE
0 5 10 ft.

Typical Cross-Section for 60-foot Woonerf (pedestrian street)

Figure III-7



Typical Cross-Section for 80-foot Woonerf (pedestrian street)

14.212.310 Subdivision, Lots, and Blocks.

A. Subdivisions. Subdivisions and lot line adjustments shall be processed according to the provisions of Chapter 14.215 SMC.

1. Except buildings constructed as common wall dwellings intended for separate ownership, buildings shall not cross legal lot lines.
2. Subdivision of common wall or zero-lot line development such as townhouses shall provide a five-foot wide building maintenance easement for walls, eaves, chimneys, and other architectural features that rest directly on the lot line. The maintenance easement shall be shown on the face of the plat or short plat or recorded in a separate document as approved by the City Planner.
3. No subdivision or lot line adjustment shall be approved unless all resulting lots have a minimum 20-foot frontage on a public street. Non-building tracts, such as open space and utility tracts, do not require frontage on a public street.
4. No subdivision or lot line adjustment shall be approved unless all resulting lots have a minimum size of 2,200 square feet, except that the Single Family zone shall have a minimum lot size of 3,500 square feet. Non-building tracts, such as open space and utility tracts, shall not require a minimum lot size.
5. Newly platted lots shall have a minimum dimension of 20 feet, as measured by a circle the located entirely within the lot lines. Non-building tracts, such as open space and utility tracts, do not require a minimum dimension.

- B. Blocks. No public right-of-way shall be vacated that would result in a block length greater than 500 feet, except where a public pedestrian access easement of a minimum 20-foot width is provided that would create a maximum pedestrian block length of 500 feet along any public street. Mid-block, public pedestrian access across blocks is encouraged as part of property development proposals.

14.212.320 Public Frontage Construction.

- A. Improvement of the adjacent public frontage is required as provided by this section for new development within the Pilchuck District.

- B. Unless one or more of the exceptions specified by this section apply, public frontage improvements shall be provided for the area between the centerline of the adjacent right-of-way and the margin, edge, or extent of the right-of-way contiguous to the site boundary.

- C. The City Engineer may approve modifications to the street design sections in this chapter provided it can be shown that the proposed alternative street design provides functional equivalence to the standard street section and satisfies or enhances the streetscape environment.

- D. Public frontage construction exceptions:

- 1. Where the value of the proposed development is less than 75 percent of the assessed value of existing improvements on the site according to the records of the Snohomish County Assessor or where the existing floor area of a structure will not increase more than 20 percent, no public frontage construction or improvements are required.

- 2. For new development within the Neighborhood Single Family and Neighborhood Townhouse zones:

- (a) For the construction of one detached single-family dwelling, a five-foot wide, concrete sidewalk shall be constructed along all frontages if no sidewalk exists or if the existing sidewalk does not meet adopted engineering standards.

- (b) For sites that include a corner lot and have less than 200 linear feet of frontage, and for sites that include no corner lot and have less than 100 linear feet of frontage, a five-foot wide concrete sidewalk shall be constructed along all frontages if no sidewalk exists or if the existing sidewalk does not meet adopted engineering standards.

- 3. For new development within the Neighborhood Center and neighborhood Civic zones:

- (a) Except as provided in (b), for sites that include a corner lot and have less than 200 linear feet of frontage, and for sites that include no corner lot and have less than 100 linear feet of frontage, frontage improvements shall be constructed from the existing curb to the frontage line. Dimensional requirements for sidewalks and other

improvements may be modified base upon the available right-of-way between the existing curb and the frontage line.

- (b) Frontage construction exceptions shall not apply to development of buildings in excess of three stories.

ARTICLE IV. BUILDING AND SITE USE

14.212.400 Purpose. The building and site use regulations are intended to implement the Pilchuck District policies of the Comprehensive Plan for compatibility between land uses, certainty for property owners, and a dynamic, pedestrian-oriented public realm. As provided in SMC 14.212.110, this chapter regulates land development and use through form-based standards.

14.212.410 Allowed Uses.

- A. Uses listed. Table IV-1 designates permitted and provisional land uses in the Pilchuck District zones.
- B. Permitted uses. Uses listed as permitted are defined as those uses permitted by right.
- C. Provisional uses. Uses listed as provisional are defined as those uses that require special consideration due either to their potential impacts on the neighborhood and land uses in the vicinity and/or to the typical physical organization, design, or function of the use. A listed provisional use may be permitted if the proposed use, with or without special conditions, is determined to be consistent with the criteria below.
- D. Prohibited uses. Uses listed in Table IV-1 but not identified as permitted or provisional shall be prohibited.
- E. Unlisted uses. Any proposed use not listed in Table IV-1 shall be classified by the City Planner as permitted, provisional, or prohibited, based on the listed use to which the proposed use is most similar or the anticipated characteristics and impacts of the proposed use. If the City Planner determines that the proposed use is not similar to any use in the table and not compatible with the intent of the zone, the proposed use shall not be permitted. The determination of the City Planner shall be appealable to the Hearing Examiner in accordance with Chapter 14.75 SMC.
- F. Applications for provisional or unlisted uses shall be evaluated by the City Planner who shall issue a written decision. Criteria for approval of provisional or unlisted uses shall include:
 - 1. Conformance with the goals and policies for the Pilchuck District.
 - 2. Provision of ground-floor elements or promotion of activities that foster pedestrian interest and activity in the streetscape.

3. Adequate assurance that the proposed use will not generate noise, dust, smoke or odors, or create other impacts that may detract from the enjoyment and repose of residential uses in the vicinity.
 4. Adequate assurance that the hours of operation will not detract from the enjoyment and repose of residential uses in the vicinity.
 5. Assurance that, except for accessory sales displays primarily intended for a pedestrian clientele and outdoor seating areas associated with restaurants, materials and activities associated with the use will primarily occur within an enclosed building.
- G. Existing legal non-conforming uses. Legally established uses existing on the effective date of these regulations (March 2011) but that are not listed as permitted uses on Table IV-1 shall be considered legal non-conforming uses on the site or parcel(s) where established. Legal non-conforming uses shall be classified according to Chapter 14.207 SMC and substantiated by the Snohomish County Assessor's land use records, City permit records, and other information as may be relied upon by the City Planner to establish the history of the use and site. Such uses may continue, enlarge, and extend within the same site or parcel(s) subject to all other applicable codes, provided that any such use that has ceased operation of such use for a period of twelve months, including through change of use, shall be considered abandoned and shall lose all vested rights to continue or restart the use. Any new use on a site or parcel(s) shall be consistent with Table IV-1. Where multiple legal non-conforming uses exist on a site, the legal continuation of each individual use shall be considered separately from all others.
- H. Temporary uses. Temporary uses listed on Table IV-1 or determined consistent by the City Planner under subsection E above may be approved for a maximum of 60 consecutive or non-consecutive days in any year. Temporary structures associated with approved temporary uses are not required to conform to the building standards in this chapter.
- I. Accessory uses, where permitted, shall be subordinate to the primary use(s) on the site.
- J. Accessory dwelling units shall only be allowed in conjunction with one a single-family home on one lot. All requirements in SMC 14.207.075(2) shall apply to accessory dwellings.

Table IV-1. Permitted Land Uses

	Neighborhood Center	Neighborhood Single-Family	Neighborhood Townhouse	Civic
Residential Uses				
Single-family	--	Permitted	Permitted	--
Townhouse	Permitted	--	Permitted	--
Bungalow Court	Permitted	--	Permitted	--
Stacked-flat multi-family	Permitted	--	--	--
Adult family home	--	Permitted	Permitted	--
Senior citizen assisted living	Permitted	--	--	--
Retail				
Retail stores	Permitted	--	--	--
Outdoor boat/vehicle sales	--	--	--	--
Temporary open air markets / vendor carts or stands	Provisional	--	--	Provisional
Restaurants	Permitted	--	--	Permitted
Bars, taverns, night clubs	Provisional	--	--	--
Office/service uses				
Craft wineries, distilleries, and breweries with on-site sales and public tasting area	Provisional	--	--	--
Professional/administrative/medical/social	Permitted	--	--	--
Veterinary (indoor only)	Permitted	--	--	--
Business services (e.g., reprographics, bank)	Permitted	--	--	--
Personal services (e.g., hair salon; drycleaner; commercial daycare)	Permitted	--	--	--
Other Commercial/Industrial				
Vehicle service/repair	--	--	--	--
Vehicle storage (except as accessory)	--	--	--	--
Warehousing / Storage (except accessory)	--	--	--	--
Manufacturing (except accessory)	--	--	--	--
Entertainment & Recreation				
Theaters – movie & performing arts	Permitted	--	--	--
Health & exercise	Permitted	--	--	--
Bowling / billiards / amusement arcades	Permitted	--	--	--
Adult use	--	--	--	--
Lodging				
Hotel with or without convention center	Permitted	--	--	--
Bed and breakfast	Permitted	--	Permitted	--
Accessory to allowed uses (on same site)				
Manufacturing products for sale on-site	Permitted	--	--	--
Home occupation, live-work	Permitted	Permitted	Permitted	--
Accessory dwellings (see SMC 14.212.410(j))	--	Permitted	Permitted	--
Storage / warehousing (indoor only / 30% of first floor max.)	Permitted	--	--	--
Family daycare	Permitted	Permitted	Permitted	--
Other uses as determined accessory and consistent with the intent of the zone	Permitted	Permitted	Permitted	Permitted
Civic & Cultural				
Municipal offices	Permitted	--	--	Permitted
Parks and recreation	Permitted	Permitted	Permitted	Permitted
Community center	Permitted	--	--	Permitted
Educational facilities	Permitted	--	Provisional	Permitted
Libraries, museums	Permitted	--	--	Permitted
Fire & police stations	Permitted	--	--	Permitted
Religious assembly	Permitted	--	Provisional	--
General assembly (e.g., private clubs, rental spaces)	Permitted	--	--	Permitted
Parking garages	Permitted	--	--	Permitted

ARTICLE V. SITE DEVELOPMENT REGULATIONS

14.212.500 Site Development. Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables V-1, V-2, V-3, and V-4, in addition to the applicable development and design standards in Articles VI, VII, and VIII.

- A. Anchor use exceptions. Alternative regulations listed in Table V-5 may be applied to anchor uses exceeding 30,000 square feet as exceptions to the regulations as indicated in the Building Standards. Primary frontage shall be on Second Street, Pine Avenue, Maple Avenue, or Lincoln Avenue south of Second Street.
- B. Civic use exceptions. Regulations for public agency development in the Civic Zone included on a public facility master plan adopted by the City Council may be modified according to Table V-6. Criteria for approval of a civic master plan shall include consistency with the intent and purpose of the Civic Zone and the Pilchuck District designation.
- C. Bungalow Court exception: Exceptions to the standards may be approved in conjunction with a master plan for a compact development containing relocated single-family structures.

14.212.510 Nonconforming Structures. Structures legally existing as of the effective date of these regulations but that do not conform to the provisions of this chapter shall be considered legal non-conforming structures. Such structures may be modified and enlarged, provided that modifications or enlargement increase consistency with the site development standards for the zone in which the structure is located. At such time as a structure is substantially destroyed such that restoration costs exceed 75 percent of the assessed value of record when the damage occurred, reconstruction shall be consistent with the requirements of this chapter.

14.212.520 Structures with Potential Historic Value. Until a historic preservation ordinance is adopted, structures fifty years or older proposed for modification or removal shall be evaluated for eligibility for the National Register of Historic Places (NRHP) or the Washington State Heritage Register (WSHR). Modifications to structures determined eligible for the NRHP or WSHR shall be subject to SMC 14.225.080 and SMC 14.225.030(1). Removal of structures determined eligible for the NRHP or WSHR shall be subject to SMC 14.225.080.

14.212.530 Building Height Provisions.

- A. Where permitted, any interior floor area above three stories in height shall require documentation of purchase of transferred development rights in accordance with adopted procedures.
- B. Building heights and setbacks shall conform to Tables V-1 through V-6.
- C. Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for the first floor commercial function, which shall be a maximum of 25 feet. A single floor exceeding 14 feet, or 25 feet at the ground level, shall be counted as two stories. Mezzanines extending beyond the 33 percent of the floor area shall be counted as an additional story.

- D. Adjacent to a frontage, the first level residential or lodging function shall be raised a minimum of 18 inches above average sidewalk grade.
- E. In a parking structure or garage, each above-ground level shall count as a single story regardless of its relationship to the habitable stories, except that podium parking levels less than 6 feet above the height of the adjacent sidewalk shall not be considered a story for the purpose of determining maximum building height.
- F. Attic spaces fully contained within a pitched roof, raised basements up to five feet above adjacent sidewalk grade, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads, cupolas, domes, skylights, parapet walls, cornices, and mechanical equipment or associated screening shall not be counted as stories. Attic spaces shall not exceed 14 feet of vertical clear area.

14.212.540 Residential Densities. Residential densities are not specified as a separate development standard. Permitted densities shall be determined according to compliance with all applicable development standards.

14.212.550 Building Disposition and Configuration.

- A. Buildings shall be oriented to adjacent streets according to Tables V-1 through V-6.
 - 1. Where required, façades and primary entrances shall be parallel to and visible from the adjacent street or its tangent except as allowed under sections 2 and 3 below.
 - 2. Primary entrances may face street corners where corner entry private frontages are permitted.
 - 3. A primary entrance accessed through a Forecourt private frontage is not required to face a public street provided that it is visible from the public street.
- B. Buildings on corner lots shall have a principal frontage and a secondary frontage. The principal frontage shall be consistent with the site address and the location of primary pedestrian site access. Lot configuration shall be based on the principal frontage.
- C. Where a building façade does not extend along any portion of a frontage line in the Neighborhood Center zone, an architectural wall between 3.5 and 4.5 feet in height shall be shall extend from the façade along the remainder of the street frontage. The wall shall be architecturally consistent with the principal building and shall have horizontal openings no larger than necessary to allow vehicle and/or pedestrian access.
- D. Setbacks for principal buildings and outbuildings shall as be shown in Tables V-1 through V-6. Setbacks may be adjusted according to SMC 14.212.140.
 - 1. Bay windows and open porches with no enclosed floor area may encroach into the front setback up to 50 percent the setback depth.

- E. One principal building at the frontage and one outbuilding to the rear of the principal building may be built on each lot. Only one single-family dwelling is permitted on one lot except pursuant to the bungalow court exception in SMC 14.212.500.
- F. The private frontages for each zone shall conform to the standards in Tables V-1 through V-6.
- G. Awnings and canopies may encroach into the public frontage within two feet of the curb. Where a canopy encroaches into the public frontage, the lowest portion of the canopy shall be eight feet above the sidewalk. Note: if blade signs are anticipated, awnings and canopies should be designed to allow an eight-foot clearance between the bottom of the sign and the sidewalk.
- H. Loading docks and service areas shall be permitted on private frontages only by approval of a deviation pursuant to SMC 14.212.170. For buildings with a commercial floor area of 25,000 square feet or greater, loading spaces shall be provided that fully contain delivery vehicles on the site and outside any alley, street, or sidewalk. Buildings less than 25,000 square feet of commercial floor area are not required to provide a loading space.

Table V-1. Neighborhood Single-Family

(1) BUILDING FUNCTION	Per Table IV-1
(2) BUILDING HEIGHT	
A Principal building	2 stories max
A Outbuilding	2 stories max.
B First floor	18 in. min. above sidewalk
C Ground floor ceiling	9 ft. clear min
D Upper floor ceiling	8 ft. clear min.
(3) BUILDING ORIENTATION TO STREET	
Principal building	Required
Outbuilding	Not required
Exceptions: None	
(4) SETBACKS-PRINCIPAL BUILDING	
E Front Setback - Primary frontage	15 ft min. 20 ft max.
F Front Setback - Secondary frontage	10 ft min.
G Side Setback	5 ft min. (8 ft. min. for alley)
H Rear Setback	20 ft min.
(5) SETBACKS-OUTBUILDING	
I Front Setback Primary frontage	20 ft min. plus principal building setback
J/k Side setback)	5 ft min. (10 ft if second frontage)
L Rear Setback	5 ft min. (8 ft. min. for alley)
(6) PRIVATE FRONTAGES (see SMC 14.212.1010)	
Common yard	Permitted
Porch	Permitted
Terrace or lightwell	Not permitted
Stoop	Not permitted
Corner entry	Not permitted
Forecourt	Not permitted
Shopfront & canopy	Not permitted
Grand entry	Not permitted
(7) FRONTAGE COVERAGE	N/A
(8) BUILDING LENGTH (Primary frontage)	40 ft. max.
(9) IMPERVIOUS SURFACE COVERAGE	N/A
(10) PARKING (see Article VI)	

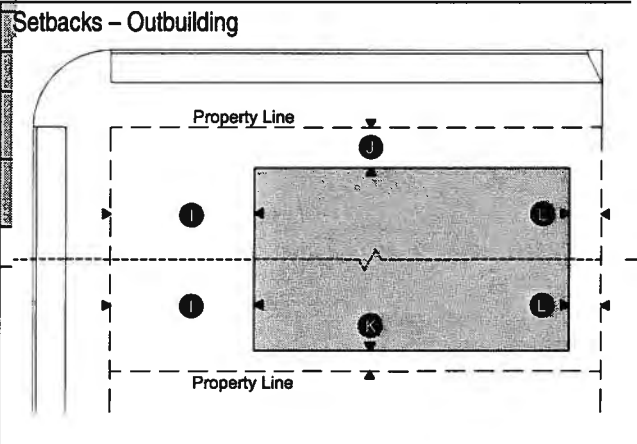
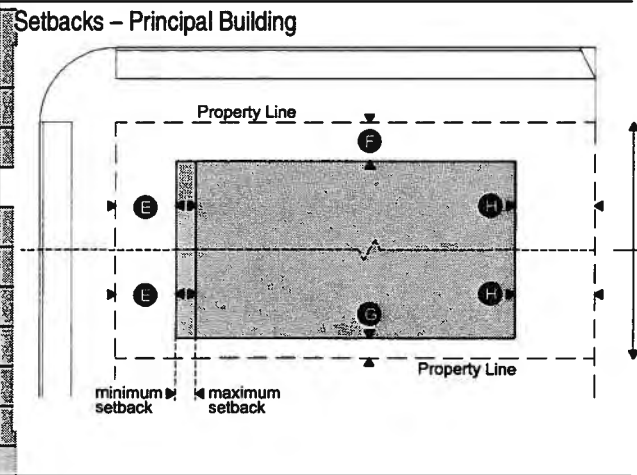
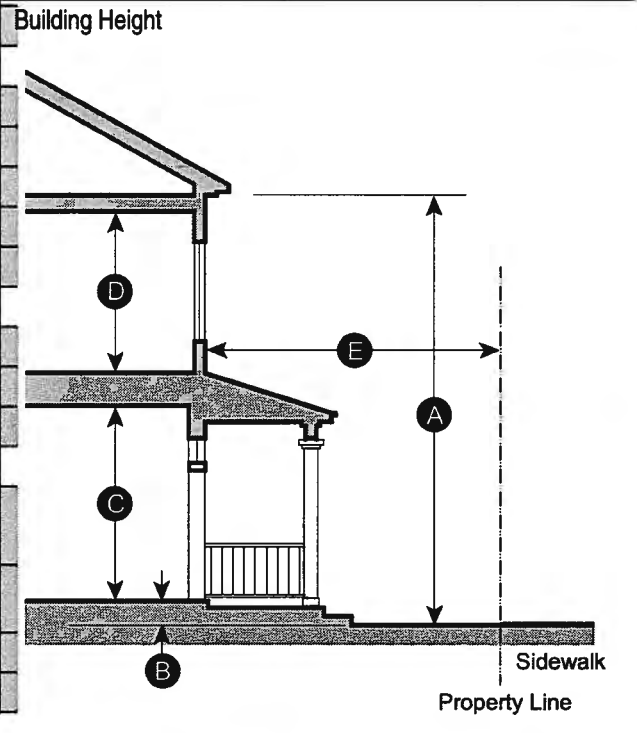
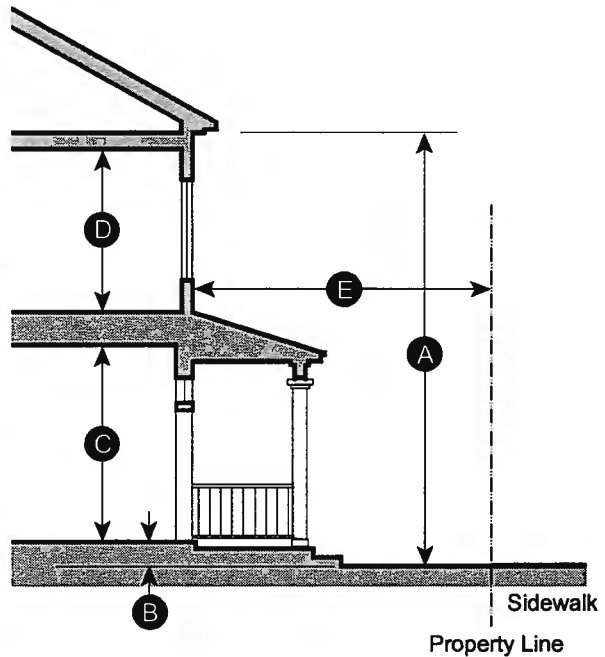


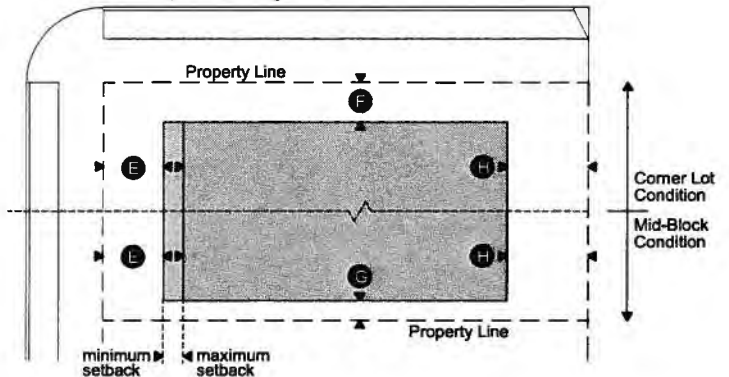
Table V-2. Neighborhood Townhouse

(1) BUILDING FUNCTION		Per Table IV-1
(2) BUILDING HEIGHT		
A	Principal building	2 stories max.
	Outbuilding	2 stories max.
B	First floor	18 in. min. above sidewalk
C	Ground floor ceiling	9 ft. clear min
D	Upper floor ceiling	8 ft. clear min
(3) BUILDING ORIENTATION TO STREET		
	Principal building	Required
	Outbuilding	Not required
Exceptions: Pedestrian courtyard configuration permitted;		
(4) SETBACKS-PRINCIPAL BUILDING		
E	Front Setback Primary frontage	15 ft min. 20 ft max.
F	Front Setback Secondary frontage	10 ft min.
G	Side Setback	5 ft min. unless common wall on property line
H	Rear Setback	20 ft min.
(5) SETBACKS-OUTBUILDING		
I	Front Setback Primary frontage (I)	20 ft min. plus principal building setback.
J/K	Side setback	5 ft min. (10 ft min. for second frontage; 8 ft min for alley) unless common wall garage in conjunction with townhouse development
	Rear Setback (L)	5 ft min. (8 ft. min. for alley)
(6) PRIVATE FRONTAGES (see SMC 14.212.1010)		
	Common yard	Permitted
	Porch	Permitted
	Terrace or lightwell	Not permitted
	Stoop	Not permitted
	Corner entry	Not permitted
	Forecourt	Not permitted
	Shopfront & canopy	Not permitted
	Grand entry	Not permitted
(7) FRONTAGE COVERAGE		N/A
(8) BUILDING LENGTH (Primary frontage)		85 ft. max. Townhouse – 40 ft. min.
(9) IMPERVIOUS SURFACE COVERAGE		75% max.
(10) PARKING (see Article VI)		

Building Height



Setbacks – Principal Building



Setbacks – Outbuilding

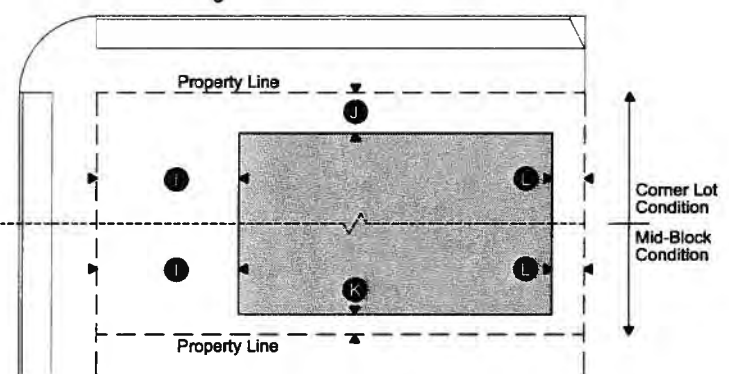
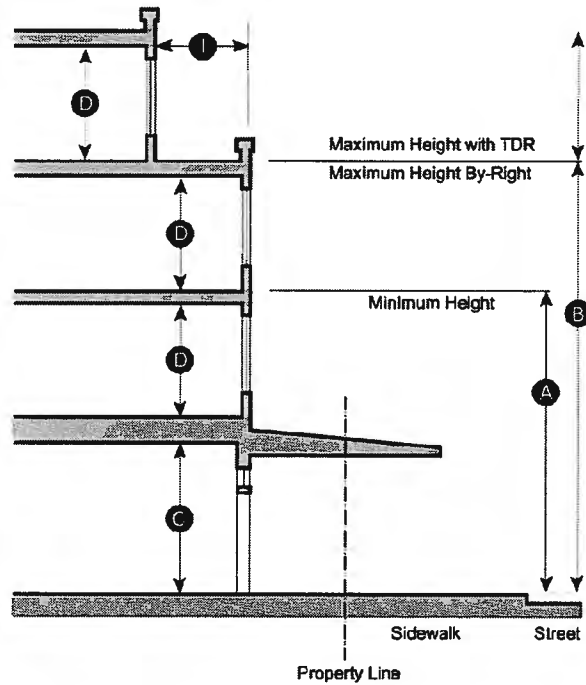


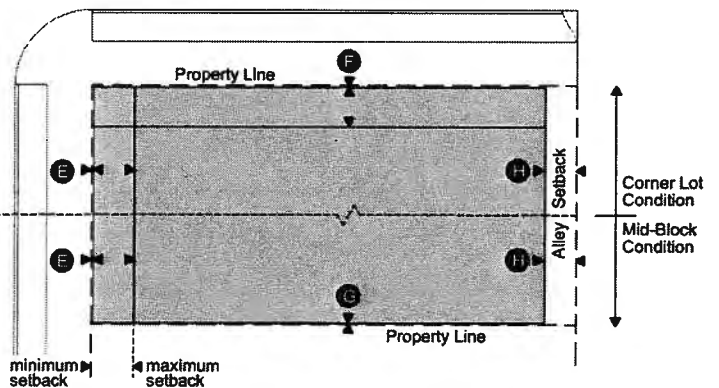
Table V-3. Neighborhood Center

(1) BUILDING FUNCTION	Per Table IV-1
(2) BUILDING HEIGHT	
A Minimum height – Principal building	2 stories (second story at 75% of footprint)
B Maximum height:	
By right	3 stories
With TDR	4 stories
With TDR in Height Overlay	5 stories
C Ground floor ceiling	12 ft min. clear
D Upper floor ceiling	8 ft min. clear
Exceptions: see Anchor Use Exceptions Table V-5	
(3) BUILDING ORIENTATION TO STREET	
Principal building	Required
Outbuilding	Required if corner lot
(4) SETBACKS-PRINCIPAL BUILDING	
E Front setback - Primary frontage	0 ft min. 10 ft max.
F Front setback - Secondary frontage	0 ft min. 10 ft max.
G Side setback	0 ft min.
H Rear setback	0 ft min. (8 ft. min. for alley)
I Special setbacks: Floors above third floor set back 8 ft min. setback from the primary ground floor façade plane on any frontage	
(5) SETBACKS-OUTBUILDING	
J Front setback - Primary frontage	20 ft min. plus building setback.
K Front setback - Secondary frontage	Same as principal building or greater
L Side setback	0 ft min.
M Rear setback	0 ft min. (5 ft. min. for alley)
(6) PRIVATE FRONTAGES (see SMC 14.212.1010)	
Common yard	Not permitted
Porch	Not permitted
Terrace or lightwell	Permitted
Stoop	Permitted
Corner entry	Permitted
Forecourt	Permitted
Shopfront & canopy	Permitted
Grand entry	Permitted
(7) FRONTAGE COVERAGE	80% min.
Exceptions: Forecourt width shall not be deducted from frontage coverage for Forecourt private frontages	
(8) BUILDING LENGTH (Primary frontage)	150 ft. max
Exceptions: see Anchor Use Exceptions Table V-5	
(9) IMPERVIOUS SURFACE COVERAGE	90% max.
(10) PARKING (see Article VI)	

Building Height and Upper Story Setback



Setbacks – Principal Building



Setbacks – Outbuilding

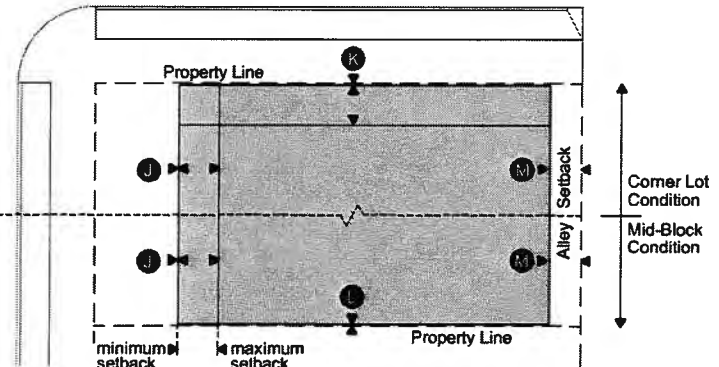


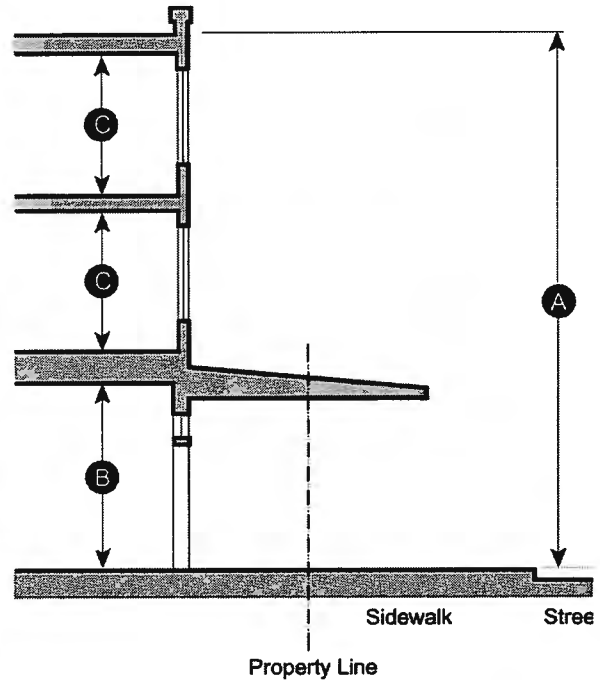
Table V-4. Neighborhood Civic

(1) BUILDING FUNCTION	Per Table IV-1
(2) BUILDING HEIGHT	
A Principal building (A)	3 stories max.
B Ground floor ceiling (C)	12 ft min. clear
C Upper floor ceiling (D)	8 ft min. clear
Exceptions: see Civic Use Exceptions Table V-6	
(3) BUILDING ORIENTATION TO STREET	
Principal building	Required
Exceptions: see Civic Use Exceptions Table V-6	
(4) SETBACKS	
D Front setback - Primary frontage	5 ft min.
E Front setback - Secondary frontage	5 ft min.
F Side Setback	0 ft min.
G Rear Setback	0 ft min. (8 ft min. for alley)
Exceptions: see Civic Use Exceptions Table V-6	
(5) PRIVATE FRONTAGES (see SMC 14.212.1010)	
Common yard	Not permitted
Porch	Not permitted
Terrace or Lightwell	Not permitted
Stoop	Not permitted
Corner entry	Permitted
Forecourt	Permitted
Shopfront & canopy	Permitted
Grand entry	Permitted
(6) FRONTAGE COVERAGE	80% min.
(7) BUILDING LENGTH (Primary frontage)	150 ft. max
(8) IMPERVIOUS SURFACE COVERAGE	90% max.
(10) PARKING (see Article VI)	

Table V-5. Anchor Use Exceptions

Minimum building height	1 story and 20 ft.
Maximum building length (Primary frontage)	200 ft.

Building Height



Setbacks

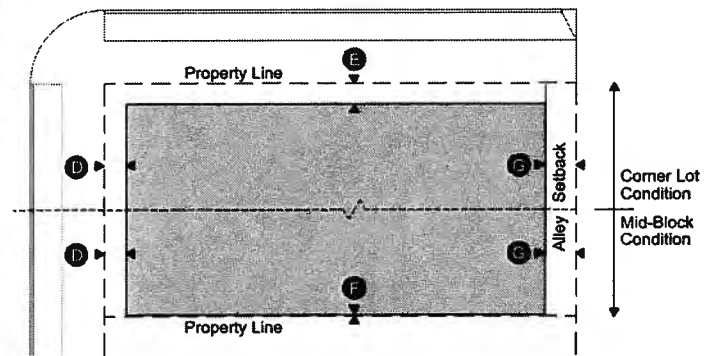


Table V-6. Civic Use Exceptions

Maximum building height	5 stories (with special setback in Table V-3)
Ground floor ceiling	9 ft. min. clear
Orientation to street	Determined according to function
Front setback - Primary frontage	Determined according to function
Front setback - Secondary frontage	Determined according to function
Private frontages	Determined according to function
Frontage coverage	Determined according to function
Building length	Determined according to function

ARTICLE VI. PARKING REGULATIONS

14.212.600 Purpose. Parking regulations in this chapter are intended to provide an adequate parking supply while ensuring that parking facilities do not: a) become a dominant visual element of the Pilchuck District or otherwise detract from the intended urban form; or b) unduly consume land that may be employed for more active use.

14.212.610 Parking Access, Screening, Lighting, and Location.

- A. Except as provided below, all off-street parking shall comply with the parking standards in Chapter 14.235 SMC.
- B. Parking shall be accessed by rear alleys wherever existing or new alleys are available.
- C. Where no alley is available, access should be from a side street, wherever side streets are available, and access points should be consolidated to the extent feasible.
- D. Where access to parking facilities is provided from side or front streets, the maximum number of curb cuts associated with a single development shall be one two-lane curb cut or two one-lane curb cuts. The width of the vehicle access across the frontage shall be as narrow as practicable. Where vehicle access is provided from a street, pedestrian access outside of vehicle lanes shall be provided. Only one access point shall be permitted for a lot with a detached single-family dwelling.
- E. All accessible parking required pursuant to the Americans with Disabilities Act and Chapter 19.27 RCW shall be located on-site.
- F. Provisions specific to Neighborhood Single Family and Neighborhood Townhouse zones:
 1. Where access is approved other than from an alley, driveways at frontages shall be no wider than 10 feet at the sidewalk and garage doors shall be located either less than 10 feet or more than 19 feet from a frontage line to avoid vehicle parking across sidewalks.
 2. All parking garages and other parking areas shall be set back a minimum of 5 feet behind the front primary façade plane of the principal building.
 3. For single-family dwellings, tandem parking may be counted toward minimum parking standards.
- G. Provisions specific to the Neighborhood Center zone:
 1. Parking shall be located behind or beneath the principal building unless it is demonstrated that site conditions preclude any location other than to the side of the building. In no case shall at-grade parking occur between the building and the public sidewalk along the principal frontage.

2. Vehicular entrances to parking lots, garages, and other parking structures shall be no wider than 24 feet if two-way and 12 feet if one-way at the frontage.
3. Parking lots, garages, and parking structures shall provide direct pedestrian access to a frontage line (i.e., not exclusively into a building) except underground levels which may provide exclusive pedestrian access through a building.
4. Open parking lots that contain greater than 20 vehicles shall provide pedestrian pathways. Pathways shall be constructed of concrete or unit pavers and shall have a minimum 4-foot width of clear travel path exclusive of vehicle overhangs. The route and number of pathways required shall be determined based on the site plan and the direction of pedestrian travel, provided that a minimum of one pathway shall conveniently connect the primary concentration of spaces and the building(s) served by the parking lot.
5. Parking garages on an Access Street or Community Corridor frontage shall have liner buildings lining the first story, except that podium parking levels that extend a maximum of 6 feet above the sidewalk may be screened with either landscaping or architectural hardscape, or a combination of the two.
6. For buildings greater than 3 stories in height, a minimum of 50 percent of required parking spaces shall be located within structured parking.
7. Driveways shall be set back a minimum of 5 feet from adjoining properties, unless a shared access easement crosses the common property line, and set back a minimum of 3 feet from any building.
8. Open parking areas shall be screened from the principal frontage by a building or a decorative wall between 3.5 and 4.5 feet in height.
9. Where non-continuous with parking areas on adjacent properties, open parking areas shall be screened with a decorative wall, fence, or continuous, solid, evergreen hedge no more than 4.5 feet high along the common property line. Hedges shall be planted in beds with a minimum plantable dimension of 2 feet.
10. All parking areas shall be illuminated throughout the coverage area according to industry standards and CPTED guidelines. Light fixtures shall not exceed 20 feet in height and shall be shielded to prevent light spill onto adjacent properties or into second-floor windows.

14.212.620 Off-Street Parking Calculations. Off-street parking for residential uses shall be provided at the rates shown in Chapter 14.235 SMC with the following modifications and exemption.

- A. For non-residential uses, one off-street parking space shall be provided for each 400 square feet of gross floor area, except as provided in part B, below.

- B. In any building, 1,500 square feet or 30 percent, whichever is less, of ground-floor retail, office, and service uses adjacent to and accessed directly from a public street shall be exempt from the off-street parking standards.
- C. Joint use parking facilities may be permitted in accordance with SMC 14.235.070 and SMC 14.235.080, except that parking facilities serving non-residential uses shall be located within 800 feet of the parking generator. The City Planner at his or her sole discretion may determine that the proposed shared parking use has special characteristics that need to be taken into account, and in such cases, shall require a parking study to be submitted for review and shall make a determination of the appropriate reduction allowed for shared parking.

14.212.630 Bicycle Parking Standards.

- A. All new townhomes and stacked flat multi-family development shall provide a minimum of one securable bicycle storage space per dwelling. Storage spaces shall be within a building or otherwise enclosed. The bicycle space shall be exclusive of heated living area and required vehicle parking area, shall be located on the ground floor or below, and shall be reasonably accessible.
- B. A minimum of one bicycle rack or lockable bicycle storage unit is required for any non-residential building.
- C. Bicycle parking shall be designed in conjunction with pedestrian facilities and site furnishings. All bicycle parking and storage shall be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use and convenient to building entries.

ARTICLE VII. LANDSCAPE REGULATIONS

14.212.700 Landscape and Open Space Standards. Unlike the landscape regulations applicable to other parts of the City, the Pilchuck District has no requirements for buffering between adjacent land uses and developments, except to screen specific facilities such as utility and service areas and parking lots. Adjacent buildings and land uses within the Pilchuck District are intended to be visually and functionally compatible to create continuity rather than segregation along streets. The landscaping requirements in this chapter are intended, instead, to visually soften and punctuate the build environment, to provide shade, and to create comfortable places to live, work, shop, and recreate by incorporating built and natural forms.

- A. Areas in excess of the impervious surface limits shown in Tables V-1 through V-4 shall be landscaped. This shall represent the minimum percentage of site area in landscaping and additional area may be required to meet other regulations or conditions of approval for a development proposal. Landscaping should be appropriate to urban areas, and may include decorative hardscape such as brick or paver walkways and plazas provided that permeable materials are used, screening and shading of parking areas, and landscaping of setback areas. In general, all areas that are not used for building, parking, or access, or other ancillary functions shall be landscaped.

- B. To lessen the visual impact of outdoor parking areas and to provide shade, parking lots with 10 or more parking stalls shall provide interior landscaping. Interior landscaping shall consist of landscape islands, each of sufficient dimensions to accommodate a circle 5 feet wide exclusive of curbs. Landscape islands shall be separated by no more than 7 consecutive parking stalls. Each landscape island shall contain a minimum of 1 deciduous tree of a species characterized by a spreading canopy and ground cover at sufficient density to provide 75 percent coverage within 2 years. A minimum of one tree per 10 spaces shall be provided in landscape islands and/or perimeter beds. Trees shall be a minimum of 2.5 inch caliper measured 4 feet above grade at planting. Trees and shrubs shall provide adequate allowance for vehicle doors to protect vegetation and shall be protected by continuous or intermittent curbing. The overall parking lot landscape design shall disperse tree locations as evenly as practical. A determination of equivalence may be requested for alternative parking lot landscaping that meets the intent of this section.
- C. Street trees are required consistent with the standards in Article III. The location and type of existing street trees on the block shall be evaluated at the time of development application to determine whether the existing type should be continued and whether the interval specified in Article III will require the placement of one or more trees as part of the proposed development. Street trees shall be a minimum of 2.5 inches in diameter measured 4 feet above surrounding grade at planting. For street trees to be installed within paved areas, the use of structural soil planting beds, continuous soil trenches, or root path trenches may be required in order to maximize the ability of the tree to thrive and perform well in the urban environment. A tree box may be required for street drainage.
- D. Provisions specific to the Neighborhood Single Family and Neighborhood Townhouse zones:
1. No paving shall be permitted within the front setback except for pedestrian access routes unless the Review Authority determines that no alternative site access is practical.
 2. For townhouse development, a minimum of one tree shall be planted within the private frontage for each 30 linear feet of site frontage. Trees shall be a variety appropriate to the space and conditions available.
 3. Fences within a private frontage shall be no taller than four feet at the highest point and shall be open rather than solid to allow light and visual access through the fence. Walls within a private frontage shall be no taller than three feet at the highest point, with an additional one foot of ornamental ironwork permitted.
- E. Provisions specific to Neighborhood Center and Civic zones:
1. Any pavement between the building and the sidewalk shall appear as an extension of the sidewalk.
 2. An area equal to 50 percent of the required pervious area or three percent of the net residential square footage (whichever is larger) shall be developed as shared open space. Shared open spaces may be designed for either active or passive activities. They should

include places to sit, areas of both shade and sun, and may include a feature such as a fountain or art piece. Where the open space is adjacent to a public walkway, street or plaza, provision should be made for direct access from the shared open space to the public open space, and may include provision to secure the shared open space from public entry at appropriate times. Shared open spaces may be located on a level that is above ground level and is not part of the surface landscaped area, but in this case it will not be counted as meeting the landscaping requirement. Shared open spaces may be limited to use by residents of the building in which they are located. Shared open space shall not be directly adjacent to a parking area unless adequately screened with landscaping and accessible without walking through the parking lot.

3. The use of security fences should be minimized and limited to special locations where additional security is necessary. Such security fences shall not exceed 6 feet in height and should be designed to maintain a visually open character to the extent possible. This may be accomplished by using metal picket or open grille fencing or by mounting metal picket or open grille fencing on top of a low masonry wall.
4. In no case shall chain link fencing, with or without coating or slats, razor ribbon or barbed wire be allowed.

ARTICLE VIII. DESIGN STANDARDS

14.212.800 Purpose. These design standards are intended to achieve a variety of goals, including:

- Reinforcing the architectural character of the community;
- Fostering visual compatibility between adjacent uses and throughout the Pilchuck District;
- Establishing relationships of buildings to the public street and sidewalk that create continuous, active, interesting, and intimate streetscapes;
- Ensuring that the visual bulk of new buildings maintains a pedestrian scale to preserve a small-town feel;
- Minimizing the prominence of parking within the urban landscape;
- Creating certainty for property owners and developers; and
- Promoting a strong sense of identity for the Pilchuck District neighborhood as a distinctive area of Snohomish.

14.212.810 Context. Economic and physical development of the Pilchuck District is envisioned to reflect and enhance the Snohomish community, which has been in existence for over 150 years. The current Pilchuck District reflects development over most of this period. This long history has resulted in wide range of architectural styles, building types, scales, uses, and adaptive reuses representing the eras in which they were developed or modified. The variety of urban forms and architectural expressions help to establish the overall visual character of Snohomish. By virtue of the many design influences and practical accommodations, this character is eclectic while retaining a sense of history and small-town scale. The intent of these standards is to maintain and continue these qualities in new development.

While encouraging continuity and compatibility with the historic architectural traditions of the community, these standards are not intended to replicate Snohomish's Historic District or to encourage development that conveys a false sense of history. Sites and buildings should reflect the era of their development while also acknowledging the historic context afforded by the Snohomish community. New development should include some design elements, features, and/or materials that recognize Snohomish's heritage while also adhering to contemporary design and construction methods.

Additionally, these standards implement the Comprehensive Plan policies that define the vision for the Pilchuck District as a neighborhood. These policies emphasize elements in the public and private frontages that foster a dynamic, interesting, and comfortable pedestrian landscape and a distinctive "sense of place" within the larger Snohomish community.

The regulatory context provides four separate zones within the Pilchuck District: Neighborhood Single Family, Neighborhood Townhouse, Neighborhood Center, and Neighborhood Civic. The character of each zone will vary with the type and intensity of land use identified. Zones designated for single-family and townhouse land uses are intended to retain a strongly residential appearance and scale consistent with the function. Elsewhere in the Pilchuck District, multi-story buildings containing dwellings, commercial, and civic uses will be integrated to create a generally continuous and somewhat more compact row of buildings along the sidewalk. The intent of these standards is to foster compatibility and continuity between adjacent uses and along streets to create a context where residents, businesses, and employees will co-exist and thrive.

14.212.820 Applicability. The provisions of these design standards apply to the Pilchuck District land use designation on the Land Use Designation Map. These standards shall apply to all development and redevelopment within the Pilchuck District. The degree to which each standard applies to a development/redevelopment project shall be evaluated on a case-by-case basis in an effort to achieve an overall design that meets the purpose and intent of these standards and all applicable policies and regulations.

The design elements are intended to foster a cohesive pattern of development that supports pedestrian activity and more intensive residential and commercial development in the Pilchuck District. Illustrations of ways in which the intent of the standards can be achieved are provided in a reference document. These images are meant only to be examples of the standards with which they are associated and may not be consistent with all standards. Further, they are not the only acceptable means of achieving the intent of the design standards. Applicants are encouraged to consider designs, styles and techniques not pictured in the examples that comparably fulfill the intent of the design standards and further the goals of the Pilchuck District. Creativity within the parameters of the standards is encouraged.

A determination of equivalence may be requested for deviations from specific standards in accordance with SMC 14.212.170.

14.212.830 Site Design – General. Intent: To encourage site design that creates an attractive and harmonious view from the public frontage.

- A. Pedestrian walkways from the public sidewalk to the primary door shall be clear, direct, and in all cases, separate from vehicle access.
- B. As applicable, the location and design of pedestrian and bicycle facilities, utility and mechanical equipment, and service areas for loading, outdoor storage, and solid waste shall be considered in overall site design and clearly addressed in the application.
- C. Storage of materials, except displays of merchandise catering to a pedestrian clientele, shall be within enclosed buildings.
- D. Proposed methods to minimize the appearance of at-grade parking areas from the street and adjacent properties shall be clearly addressed in the application.
- E. Garden and screening walls, where used, shall exhibit detailing and artistry that may include top railings, caps, finials, etc.
- F. Unless no alternative is available, above-ground utility meters shall not be located on a street-facing building façade. Where no reasonable alternative exists, meters adjacent to or on a building façade and visible from a street or adjacent property shall be adequately screened with an architectural wall incorporated into the building design. Above-ground utility facilities, e.g., electrical cabinets, located between the sidewalk and a building shall be screened with landscaping.
- G. Outdoor trash and recycling areas shall be located at the rear of the site, when possible, away from pedestrian areas, and screened on all sides. Screening enclosures shall match the materials and design elements of the primary structure.

14.212.840 Building Design – General. Intent: To encourage design proposals that are consistent with accepted design principles, incorporate durable building materials, and integrate stylistically coherent architectural detailing.

- A. Development shall incorporate elements that reflect the character of the Snohomish community. Justification of the consistency of proposed architectural style, elements, proportions, relationships, or materials with the local context may be required if antecedents within the community are not clear.
- B. Buildings shall be “four-sided”, meaning that all façades including side and rear facades should be considered visible (unless facing “blind” onto an adjacent party wall) and should be designed as an architectural façade composition.
- C. Architectural styles and stylistic references should be consistent and not combined on one building.
- D. Façade massing elements shall be located and arranged according to the building’s architectural style and the function of interior spaces, and should respond to its site.

E. Architectural detailing shall be incorporated on all buildings consistent with the style and scale of the principal building and with the character of the community. Detail elements appropriate to the Snohomish community may include:

- Knee brace
- Wide fascia and trim
- Rafter tail
- Cupola
- Window mullions (except false mullions)
- Parapet with cornice
- Belt course
- Vertical window
- Dormer
- Substantial eave and gable projection

F. Exterior surface materials shall be consistent with the traditional architectural materials and should contribute to the appearance of a 100-year functional building life. Appropriate materials include:

- Wood or long-lasting wood appearance materials, including cement fiber board but not vinyl or similar materials. Wood shakes and shingles, either square or decorative, shall be used only on single-family and townhouse buildings and their outbuildings.
- Masonry, including brick and stone, but not faux stone. CMU is generally not appropriate, except that split-face CMU may be permitted in combination with other materials, e.g., as a base course;
- Metal panels when reflective of historic industrial buildings (not appropriate for single-family and town house development);
- Stucco may be used as a contrasting material to another primary surface material but shall not be the predominant surface material. Where used, joint patterns should reflect the overall composition of the building.
- Poured-in-place concrete may be permitted on a limited basis where textured form liners, pigments, stains, and/or special aggregates are used to create visually interesting surfaces. To the degree possible, formwork should shape architectural profiles of walls that create bases, cornices, pilasters, panel frames, and other elements contributing to façade composition and human scale.

G. Except ground-floor storefronts, windows shall reflect historic proportions and trim size and details. Window proportions shall be either square or vertically-oriented, with a minimum of 2:1 vertical to horizontal proportion typical. Greater vertical to horizontal proportions are encouraged. Windows inset from the exterior plane are strongly encouraged for all residential development and required for the Neighborhood Center zone. Sills shall be provided on all windows except storefronts. Permanent materials such as wood, precast concrete, and similar shall be used for sills and window and door trims.

H. Unifying architectural approaches shall be used to lay out a window pattern across a façade, such as aligning windows by using common sill or header lines, and/or aligned vertical centerlines of windows and doors between upper and lower floors. The design logic of the window composition within the context of the overall building design must be evident.

I. Sliding doors shall not be located on a street-facing façade.

- J. Weather protection at all building entries is strongly encouraged and required for street-facing entries.

14.212.850 Standards Specific to the Neighborhood Single Family Zone. Intent: To maintain and enhance the small-lot, single-family character of the existing neighborhood through features that modulate scale and incorporate traditional proportions and materials.

- A. Primary roof surfaces and gables shall have a minimum pitch of 8:12, except porch roofs, which may be less.
- B. All façades visible from a public street shall be articulated at maximum intervals of 22 feet horizontally or 12 feet vertically. Articulation of surfaces shall be achieved through a change of surface plane, materials, detailing such as belly bands, projections such as bay windows, or alignment of other prominent features.
- C. Roofed porches, where provided, shall have a minimum dimension of 6 feet.
- D. Outbuildings shall visually relate to the primary structure through the use of common materials, features, and proportions.

14.212.860 Standards Specific to the Neighborhood Townhouse Zone. Intent: To promote development of attached dwellings that is visually compatible with single-family development in proportions and features.

- A. Single-family buildings in the Neighborhood Townhouse zone shall be subject to the standards applicable to the Neighborhood Single Family zone.
- B. Non-residential primary structures shall be subject to all applicable standards in this section. Where functional requirements of the use are in conflict with these standards, the Review Authority is authorized to allow flexibility in the application of the standards, provided that the scale and appearance of proposed site and building improvements are consistent with the intent of the zone and visually compatible with adjacent properties.
- C. Townhouse dwellings shall be a minimum of 20 feet wide at the front façade.
- D. Townhouses shall employ one of the following methods of horizontal modulation of street-facing facades to differentiate dwellings:
 - 1. Setback variation between dwelling units. No more than two adjacent dwellings shall have the same setback without a setback variation of at least 1 foot.
 - 2. Horizontal modulation within each dwelling unit. The modulation shall be a minimum of 1 foot in depth and 4 feet in width, the sum of these dimensions shall be no less than 8 feet.
- E. Street-facing rooflines shall vary between adjacent dwelling units.

- F. Adjacent dwelling units shall be visually differentiated through the use of distinctive features and materials, although the individual designs should reflect the unity of the overall building design. Unifying compositional elements may include a common window header or sill.
- G. All façades visible from a public street shall be articulated at maximum intervals of 22 feet horizontally and 12 feet vertically. Articulation of surfaces may occur through a change of wall plane or materials, incorporation of detailing such as belly bands, or projections such as bay windows, porches, and balconies.
- H. Roofed porches, where provided, shall have a minimum dimension of 6 feet. This standard does not apply to minor entry landings.
- I. Primary roof surfaces and gables shall have a minimum pitch of 8:12, except porch roofs, which may be less.
- J. Outbuildings shall incorporate the materials, features, and proportions of the primary building.
- K. Walkways from the public sidewalk shall not be shared by more than 2 adjacent units. Elevated entries to adjacent units, such as porches or landings, should not directly adjoin.
- L. Light fixtures shall be provided for all entries.
- M. Landscaping between the public sidewalk and the front entry shall provide views between 3 and 8 feet above grade consistent with Community Policing Through Environmental Design (CPTED) principles.
- N. Buildings shall be designed to create a private outdoor space with a minimum area of 100 square feet and a minimum dimension of 10 feet for the residents of each unit.
- O. Ground-floors shall have a minimum of 150 square feet of living area per unit oriented to the street, exclusive of storage, shop, utility areas, stairs, and garages.

14.212.870 Standards Specific to the Neighborhood Center Zone. Intent: To promote opportunities for a variety of creative residential and employment designs at varying scales that individually reinforce the community character and collectively contribute to a continuous streetscape and a vital and interesting pedestrian experience.

- A. Townhouse development in the Neighborhood Center zone shall be subject to the design standards for the Neighborhood Townhouse zone as applicable to the range of permitted private frontages in SMC 14.212.550.
- B. Private frontage areas should be designed for pedestrian interest and activity.
 - 1. If maintained at-grade with the sidewalk, such areas should appear as extensions of the adjacent sidewalk, although alternative paving materials, such as stamped concrete,

bricks, pavers, or tile may be used. This area may be landscaped, provided that substantial pedestrian area is provided adjacent to all entries. If not landscaped, the frontage area may be used for retail display or seating area. Features that encourage use and enjoyment of the space should be incorporated.

2. If the above-ground portion of a podium parking structure extends to or into a private frontage, the exterior podium wall shall not provide sidewalk views of vehicles, metal screening (unless highly decorative and providing significant screening), or blank concrete walls. Above-grade podium walls shall be enhanced with landscaping, architectural hardscape, or a combination, e.g., terraced planters, to provide an attractive view.

C. Building Massing and Articulation.

Intent: Avoid monolithic street wall façades, provide pedestrian interest, and focus attention at the street level while offering architectural interest and continuity on the upper floors.

1. Buildings shall emphasize pedestrian scale with features that identify a break between the ground-floor and upper floors and focus attention on the street level. These features may include:
 - A projecting horizontal element such as a cornice, a belt course or a string course;
 - A distinct change of materials and texture;
 - Continuous clerestory windows;
 - An entry alcove(s) (for commercial ground-floor uses) of at least 60 percent of the building width;
 - A change of façade plane.

A ground-level arcade is not typical for Snohomish and may be considered on a case by case basis. If used, arcade columns shall not be over 2 feet in diameter and should include architectural detailing.

2. Architectural identification of the primary building entrance should not extend above the first floor.
3. Architectural relief features, in addition to windows, shall indicate breaks between floors. These features should effectively break the appearance of vertical massing. Appropriate features may include a projection such as a belt course, a pattern of balconies, or other elements to achieve the intended result.
4. Articulation of street-facing facades shall be provided, at a minimum, for every 50 feet of building perimeter to minimize the appearance of horizontal massing. Façade articulation shall be achieved through pilasters, vertical recesses, change in wall plane, a distinct change of materials, or similar measures that achieve the intended result.
5. Horizontal ornament such as canopies, belt courses, string courses, or cornice lines should be carried across adjacent façades to unify various building masses and convey the sense of continuity between adjacent buildings.

6. Where permitted, parking structure walls facing public streets shall provide screening and interest at the street level. This may include green screens, artwork, or architectural features to resemble an occupied building. Non-access building openings at the street level, such as for ventilation, shall have a vertical dimension at least two-times the horizontal dimension. At-grade landscaping shall not be accepted as a substitute for creative articulation of wall surfaces.
7. Building levels in excess of 3 stories require a minimum setback of 8 feet behind the primary ground-floor façade plane on any frontage. A projecting cornice or similar projecting element shall be provided at the plane break above the third floor to emphasize the change in wall plane. The exterior area above the third floor may be designed as outdoor living space.

D. Windows and Entrances.

Intent: To activate and lighten façades and express the interior of buildings on the exterior through the integration of windows and doors in an overall building composition. To reinforce the historic character of Snohomish through traditional window formats.

1. Curtain-wall window walls shall not be used except when used as ground-floor glazing or as “penthouse” glazing at the top floor of a 4-story or higher building.
2. Where dimensional material, such as brick, is used on the exterior building surface, windows shall be inset a minimum of 3 inches from the wall surface to add relief to the walls and as a reference to local architectural tradition. Where inset windows are not practicable, trim surrounding the window shall project from the façade plane a minimum of 1 inch and shall include a head trim or similar element with a greater projection to create a shadow line.
3. Each floor of a street-facing façade shall have glazing on a minimum of 20 percent of the wall area, except that ground-floor commercial spaces shall have a minimum glazed area equal to 50 percent of the ground-floor, street-facing façade and except parking structure façades, where permitted.
4. For ground-floor retail spaces, the lower edge of storefront windows shall be no higher than 24 inches above the sidewalk to allow room for a minimal bulkhead or kickplate. Glazing should generally extend to the ceiling of the ground-floor.
5. Storefronts shall not have vinyl window frames. If aluminum is used, it shall be painted or otherwise colored a dark shade.
6. Commercial entrances are encouraged to include a wide alcove with the building entry at the center.
7. Ground-floor residential uses are encouraged to elevate windows above the view of pedestrians on the sidewalk to create privacy for occupants.

8. Building entry points for all upper story spaces shall be located on the principal or secondary frontage. For mixed-use buildings, entrances to residential, office, or other upper story uses shall be clearly distinguishable in form and location from retail entrances.
9. All primary entry doors shall have extensive glazing, with a minimum of one foot between the glass and the bottom of the door. Wood or painted metal doors with traditional hardware are encouraged.
10. Clear glass should be used. If tinted glazing is used, light tints and blue, green, or gray hues should be used. Reflective glazing and/or reflective adhesive films should not be used. Non reflective materials should be used for solar or heat control.

E. Canopies or awnings that provide weather protection along all frontages are encouraged where consistent with the building's architectural style. Weather protection is required at all frontage building entries. Quarter-round awnings are strongly discouraged. Internally illuminated awnings are prohibited unless opaque. Where provided, awnings and canopies shall extend a minimum of 5 feet from the façade of the building and shall be a minimum of 8 feet above ground.

F. Balconies.

Intent: To ensure that balconies enhance but do not dominate building façades.

1. Balconies shall not be the predominant feature of a façade and shall be incorporated into and consistent with the overall building design.
2. Balconies shall be either less than 3 feet in depth (decorative) or greater than 5 feet (usable) and shall not project more than 3 feet from any adjacent wall plane or be located at building corners where they will dominate the façade.
3. Balcony railings shall be open rather than boxy and opaque. Railings and balusters shall be consistent with the architectural style of the building. If extending past the face of the building, railings and balusters shall be ornamental metal.
4. The use of roof-tops and upper-story horizontal building modulations as outdoor enjoyment areas is encouraged.

G. Lighting.

Intent: To provide safety and atmosphere through the use of exterior lighting while minimizing impacts on other land uses.

1. All building entries shall provide illumination for safety and for nighttime identification of the entry.

2. Where lighting is intended to wash across a building façade, it shall be shielded to limit illumination to the ground-floor.
3. All ground-floor facades shall include pedestrian-level lighting along sidewalks.
4. Light fixtures shall be consistent with the architectural style of the building. Recessed can lights should be avoided and non-recessed can light fixtures should not be used.
5. All exterior light fixtures shall be glare-free and shielded from the sky, adjacent properties, and critical areas and their buffers.

H. Roofs.

Intent: To ensure that rooflines and their architectural details create distinctive silhouettes and finished “tops” to building designs that reflect the community’s architectural traditions.

1. Flat roofs (sloped to drain) with parapets shall be used on all buildings over 3 stories. A fire-rescue refuge area shall be included in the upper-story rooftop of all buildings over 3 stories.
2. Roof-top mechanical equipment shall not be visible from the street or from another building of the same height. On buildings with flat roofs, roof-top equipment shall be screened by a continuous parapet. On buildings with pitched roofs, roof-top mechanical equipment shall be screened in wells within the roof structure.
3. All parapets shall be architecturally finished on both sides and colored a neutral hue consistent with the building color.
4. Each parapet shall incorporate a cornice, which shall project a minimum of 24 inches from of the parapet.
5. Pitched roofs shall have a minimum 8:12 pitch with a minimum eave projection of 24 inches. Eaves shall incorporate rafter ends at a dimension and frequency consistent with historic examples from the community.

14.212.880 Standards Specific to the Neighborhood Civic Zone. Intent: To ensure that development of civic and other community uses are consistent with and further the overall vision for the Pilchuck District.

- A. Development in the Civic zone shall be subject to the design standards of the Neighborhood Center zone, with the exception of single-story structures adjacent to and serving the Centennial Trail, which shall be the design standards for the Neighborhood Single Family zone.

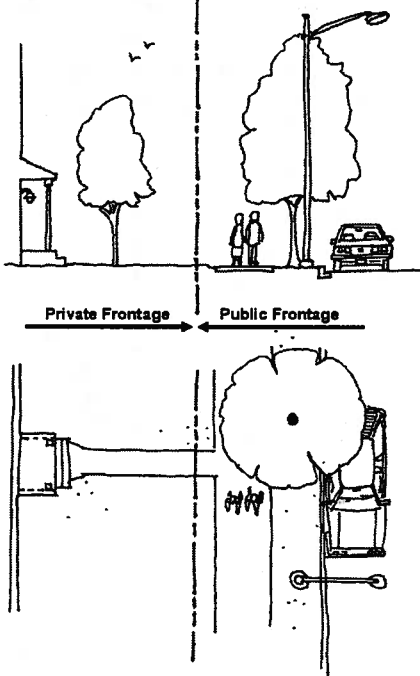
ARTICLE IX. SIGN STANDARDS [Reserved]

ARTICLE X. DESCRIPTION OF TERMS

14.212.1010 Private Frontage Types. Private frontage types described below represent the various options for building forms and associated improvements at the principal frontage. The applicability of private frontage types to specific zones is shown in Tables V-1, V-2, V-3, V-4, and V-6.

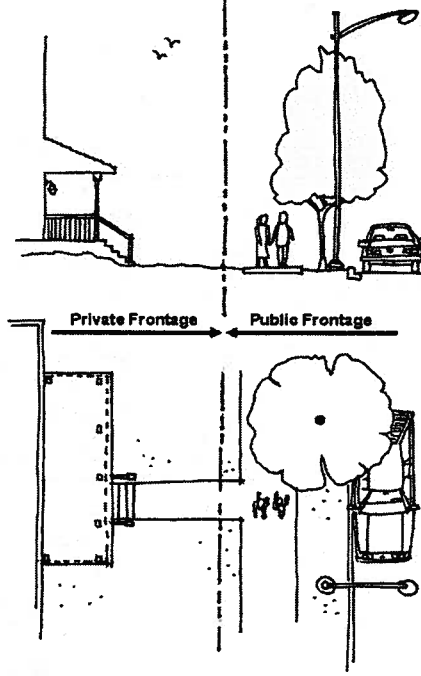
(1) **Common yard:** A common yard is a frontage wherein the façade is set back from the principal frontage line to provide a separation from the public right-of-way for privacy and private open space use by the residents. The front yard created remains generally visually continuous with adjacent yards, broken only by landscaping and minimal fences. Common yard frontages are characterized by landscaping.

Common Yard Frontage



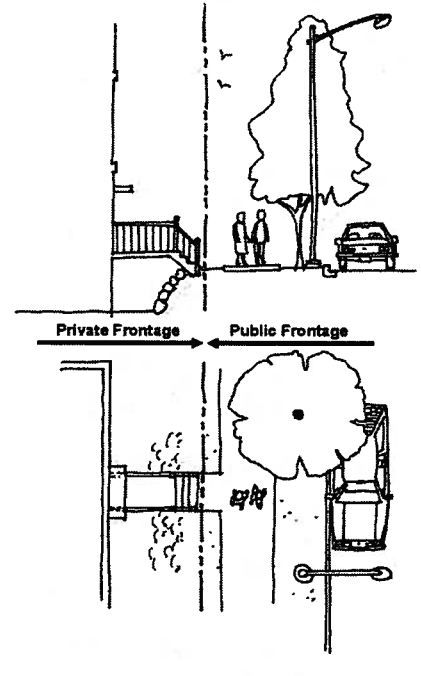
(2) **Porch:** A planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach into the front setback area when expressed as a separate mass appended to the primary building plane. A porch is a roofed space, open along two or more sides, and adjunct to a residential building, commonly serving to shelter an entrance and provide a private outdoor space.

Porch Frontage

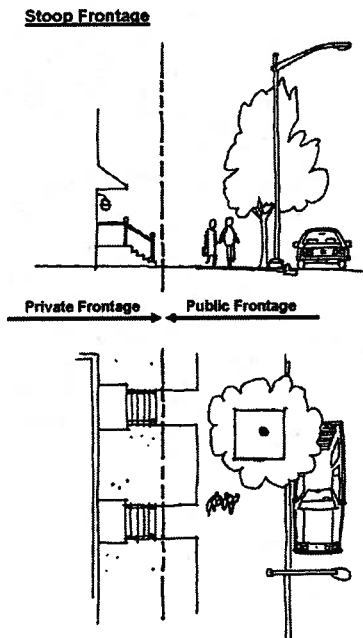


(3) **Terrace or Lightwell:** A frontage wherein the facade is setback from the frontage line by an elevated terrace or sunken lightwell. This type buffers residential uses from sidewalk activity. A terrace frontage may incorporate a podium parking structure when the setback area is landscaped to fully screen the parking structure.

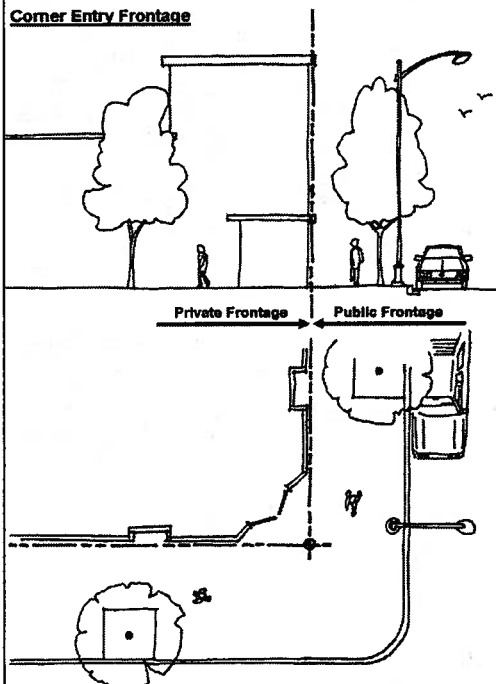
Terrace or Lightwell Frontage



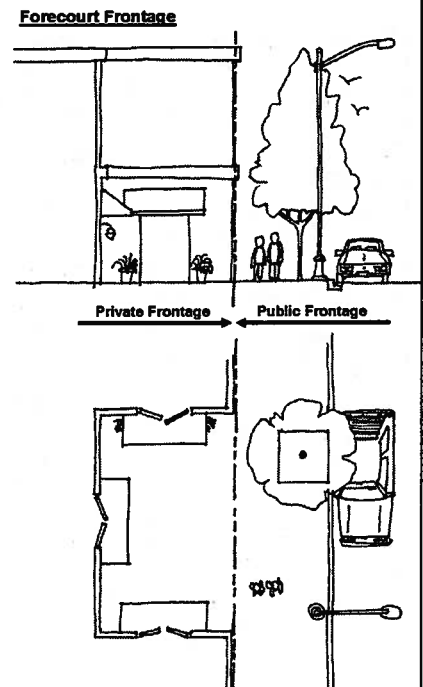
(4) Stoop: A frontage wherein the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to provide some privacy for residents. The entrance is usually an exterior stair and landing. This type is recommended for ground floor residential uses. Stoops may feature a weather protection at the top of the stair and may encroach in the front setback area but not into the right-of-way.



5) Corner Entry: A frontage creating a distinctive building entrance to emphasize the corner of a building. The frontage should create an open pedestrian area extending from the public sidewalk to the entrance. Architectural elements should place significant emphasis on the corner of the building. These elements may include façade projections or recessions, balconies, roof articulation, and changing repetitive façade elements such as window type but in all cases should promote a prominent entrance.



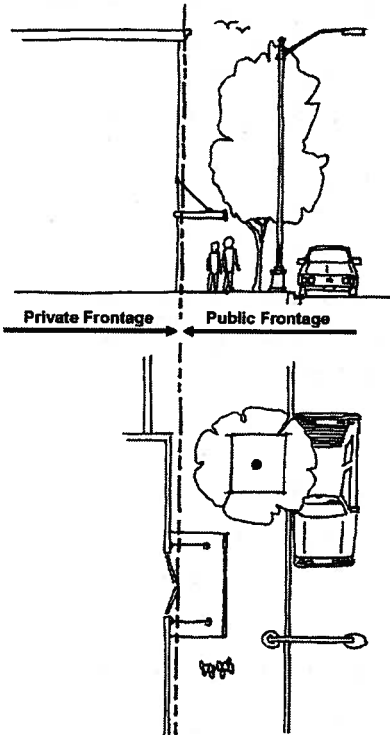
6) Forecourt: A frontage wherein a portion of the façade is close to the frontage line and the central portion is set back, creating a lingering space extending from the public sidewalk. The forecourt may be used in conjunction with other frontage types. The forecourt opening shall be a maximum of 30 feet wide. It may feature a decorative wall or fence on the sidewalk side that creates a gateway to the forecourt, but should appear as public space. A forecourt can be appropriate for ground floor or upper floor residential uses when combined with stoops, or can be combined with storefront frontage types. When combined with retail, restaurant, and service uses, all three sides of the courtyard shall feature shopfront entrances and display windows and the forecourt must be treated as an extension of the sidewalk space.



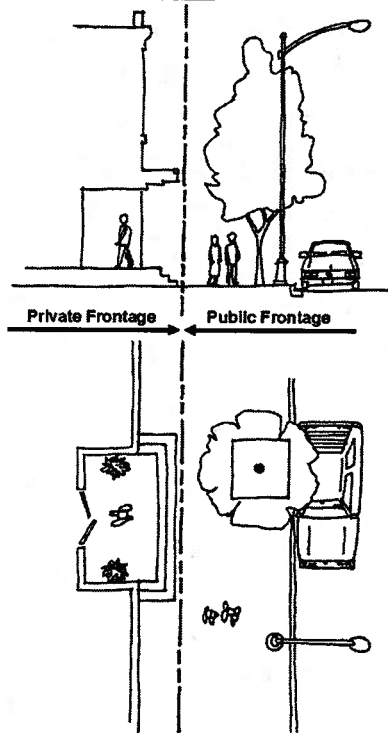
(7) Shopfront and Canopy: A frontage wherein the façade is aligned close to the frontage line with the building entrance near sidewalk grade. This type is conventional commercial configuration that allows display of merchandise and direct access from the public sidewalk. Each shopfront shall contain at least one building entrance with a canopy that may overhang the sidewalk. Each shall have substantial, clear-glass display windows framed within storefront pilasters and base. The interior of the building shall be designed to provide either a clear view of activities within the building or a minimum 3-foot depth of display area. Any areas between the building and the sidewalk shall be treated as an extension of the sidewalk. The shopfront frontage type is specifically intended to provide block frontages with a multiplicity of doors and display windows.

(8) Grand Entry: A frontage wherein the façade is aligned close to the frontage line with an entrance raised above the sidewalk and set back from the façade to create a formal entry feature. This frontage type is appropriate for access to a centralized lobby. The setback may be paved or landscaped or a combination of the two.

Shopfront and Canopy Frontage



Grand Entry Frontage



14.212.1020 Definitions. This section provides definitions for terms used in this chapter. If defined separately in the Snohomish Municipal Code, the definition provided in this section shall be used in the context of this chapter. If a term used in this chapter is not defined in this section, the Review Authority shall determine the correct definition. Terms shown in **bold font** are defined within this section.

Administrative Development Plan (ADP): a Type I or Type IV permit whereby a proposed development activity is reviewed for compliance with applicable provisions of Title 14 SMC, including the ADP decisional criteria specified by Chapter 14.65 SMC. The City Planner is the Review Authority for an ADP, except when consolidated with another permit process that includes a decision by the Hearing Examiner.

Anchor use: a single commercial use occupying a minimum ground-floor area of 30,000 square feet that generates significant pedestrian traffic and increases the traffic of shoppers at or near its location.

Attic: the interior part of a building above the structure's plate line.

Belt course: A contrasting horizontal layer of stones, bricks, tile, etc. in a wall.

Bulb-out: (also curb extension) a traffic-calming and pedestrian-safety device that narrows the street by widening the curb and sidewalk, typically at intersections.

Bungalow court: a configuration of four or more detached single-family residences arranged around and facing a common, shared pedestrian courtyard open to the street, with pedestrian access to the building entrances from the courtyard and street. Parking is aggregated on one portion of the site rather than occurring at each unit, with no vehicular access within the courtyard. In the context of this chapter, the term is applicable only to relocated single-family structures.

Building height: the vertical extent of a building, measured in **stories**.

By right : a term characterizing a proposal or component of a proposal that, when in compliance with all requirements of this chapter and other applicable portions of the Snohomish Municipal Code, requires no special considerations or conditions for consistency with the intent of this chapter and applicable policies. (see **provisional**)

Civic: the term characterizing not-for-profit organizations and uses dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

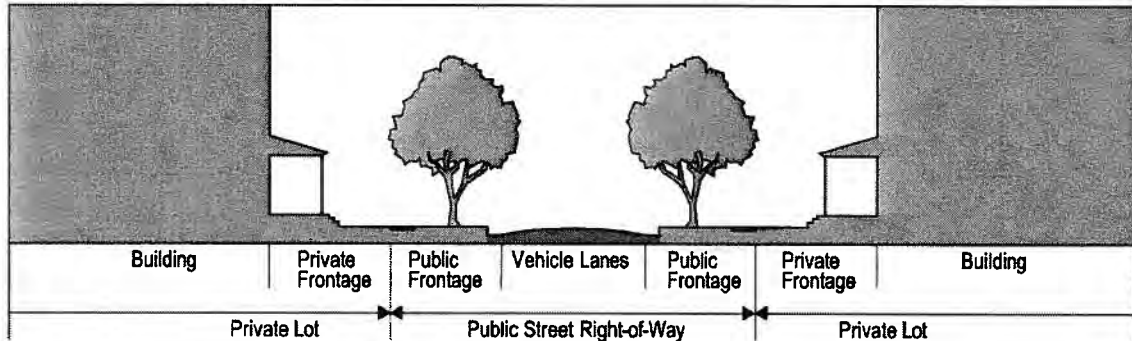
Façade: the exterior wall of a building.

Forecourt private frontage: a **private frontage** type wherein a portion of the facade is close to the frontage line and the central portion is set back. (see SMC 14.212.1010)

Front setback: the area between the **frontage line** and the maximum setback line.

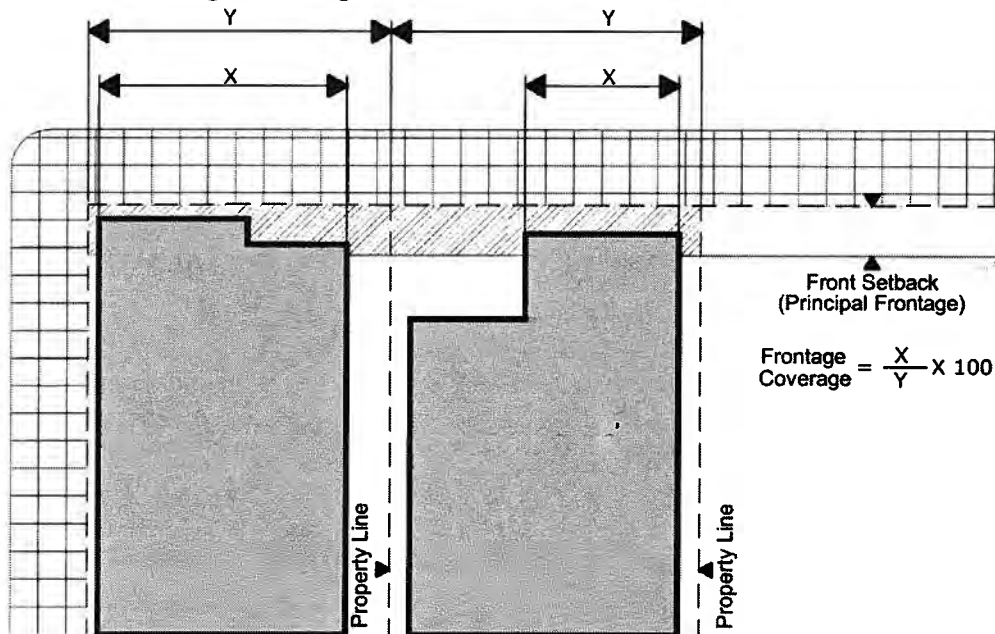
Frontage: the area between a building façade and the centerline of the adjacent street, inclusive of its built and planted components. Frontage is divided into three **private frontage** and the **public frontage**. (see Figure X-1)

Figure X-1. Frontages



Frontage coverage: the minimum percentage of the length of the **principal frontage** occupied by the **primary façade(s)** within the **front setback**. (see Figure X-2)

Figure X-2. Frontage Coverage Calculation



Frontage line: a property line that coincides with the edge or margin of the street (not alley) public right-of-way.

Frontage, private: (see **private frontage**)

Frontage, public: (see **public frontage**)

Ground floor: the story of a building on which the **primary entrance** is located.

Height Overlay: a portion of the Neighborhood Center zone for which additional building height is permitted through transfer of development rights, as shown on the **Regulating Plan**.

Impervious surface coverage: the percentage of total area of a parcel, including setback areas, that is covered by an impervious surface. For the purposes of this chapter, impervious surfaces are hard surfaces that do not allow for water infiltration or have a runoff coefficient of 0.90 or more. Examples of impervious surfaces include roofs, standard asphalt or concrete pavement, and gravel driving surfaces.

Lightwell: a **private frontage** type that includes a below-grade entrance or recess designed to allow light into basements. (see SMC 14.212.1010)

Liner building: a building specifically designed to mask a parking structure from a **frontage**.

Open porch: a roofed space, open along two or more sides, and adjunct to a residential building, commonly serving to shelter an entrance and provide a private outdoor space.

Open parking: a parking area not fully enclosed within a building and visible from adjacent streets or properties.

Outbuilding: an accessory structure on the same lot as, and usually located toward the rear of, a **principal building**.

Parking structure: a structure or portion of a structure, enclosed on all frontages except for limited access/egress points and light/ventilation windows, designed for vehicle parking. Parking structures may be at, below, or above the adjacent sidewalk grade.

Pedestrian street: (see **woonerf**)

Podium parking structure: a portion of a building intended for vehicle storage built below the main building mass and partially submerged below the elevation of the adjacent sidewalk.

Primary entrance: the main/principal point of pedestrian access into a building, located parallel to and visible from the adjacent street or its tangent.

Primary façade: the exterior wall of a building that faces the **principal frontage**.

Principal building: the primary habitable structure on a lot. (see **outbuilding**)

Principal frontage: on corner or through lots, the **private frontage** designated to bear the address and **principal entrance** to the building. See **secondary frontage**.

Private frontage:

- 1) the privately held area between the **frontage line** and the maximum setback line, if applicable, or the façade of the **principal building**; and

- 2) portions of all **primary facades** up to the top of the first or second floor, including building entrances, located along and oriented to a street.

Physical elements of the private frontage include, but are not limited to, a building's **primary entrance** treatments and setback areas. (see SMC 14.212.1010)

Provisional use: a term that characterizes a land use requiring special consideration due either to its potential impacts on the neighborhood and land uses in the vicinity and/or to typical or uncertain aspects of its physical organization, design or function. A provisional use may be approved if the proposed use, with or without special conditions, is determined to be consistent with the intent of this chapter.

Public frontage: the area of the street right-of-way extending from the edge of the vehicle lanes of the adjacent roadway(s) to the **frontage line**. Physical elements of the public frontage include, but are not limited to, the curb, sidewalk, planter strip, street trees, and streetlights.

Regulating Plan: the zoning map for the Pilchuck District land use designation, adopted as part of this chapter.

Review Authority: the individual or official City body identified in this development code as having responsibility and authority to review and approve or disapprove the permit applications described in Article I of this chapter. The Review Authority will typically be the City Planner but may be the Hearing Examiner.

Side street: For corner lots, the street adjacent to the **secondary frontage**.

Secondary frontage: on corner Lots, the **private frontage** that is not the **principal frontage**.

Special pavements: a general term for alternatives to standard concrete or asphalt pavement. The term may include, but is not limited to, bricks, cobbles, precast pavers, aggregates, and patterned concrete. The term typically does not include asphalt, whether stamped or colored.

String course: a narrow horizontal band of masonry or similar building material extending across the facade that creates a visual distinction between the façade areas above and below. A string course may be flush or projecting, and may be flat surfaced, molded, textured, or carved.

Story: a habitable level within a building, excluding an **attic** or raised basement, subject to ceiling height limitations in Article V of this chapter.

Structured parking: (see **parking structure**)

Townhouse: (also rowhouse) any residential dwelling sharing a vertical wall with a dwelling on the same or a separate lot. No portion of any townhouse is above or below another townhouse.

Transfer of development rights (TDR): the mechanism by which the entitlement to develop property may be sold from a designated sending site and purchased for use at an eligible receiving site where it can be exchanged for the license to place an increment of development on the receiving site in excess of the level of development allowed **by-right**.

Upper floor/story: Any **story** above the ground floor.

Woonerf: a segment of right-of-way with limited demarcation of travel lanes where vehicles share the road equally with bicyclists and pedestrians.

Zone: in the context of this chapter, the term refers to one of the regulatory districts within the Pilchuck District land use designation, as shown on the **Regulating Plan**.

EXHIBIT B



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

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CITY OF SNOHOMISH PLANNING COMMISSION FINDINGS AND RECOMMENDATION

The Planning Commission has reviewed the proposed amendments to SMC Title 14 for the proposed Pilchuck District land use designation proposed for adoption in draft Ordinance 2209. After review of the proposed amendments and after consideration of information provided by City staff and by public comment, the Planning Commission makes the following findings and recommendation.

and concerns ^(SS)
FINDINGS ^{March 2 (SS)}


With the revisions documented in the minutes of the ~~February 22~~ ^{March 2}, 2011, Planning Commission meeting, the Development Code amendments proposed in draft Ordinance 2209 are found to be:

- a. Internally consistent with the City of Snohomish Comprehensive Plan;
- b. Consistent with the Washington State Growth Management Act;
- c. Consistent with the Washington State Environmental Policy Act (Chapter 43.21C RCW); and
- d. In the interest of the public health, safety, and welfare of Snohomish residents.

RECOMMENDATION

Based on the above findings, the Planning Commission recommends that the City Council ADOPT Ordinance 2209 as revised.

Dated this 2nd day of March, 2011.


Commissioner Steve Swartz, Chair

