CITY OF LAKE FOREST PARK

Design Guidelines for Southern Gateway –Single Family Residential Zone

Final Adopted

March 28, 2013

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A. Administrative

A.1 Purpose

The general purpose of the Southern Gateway – Single Family Residential Design Guidelines (Guidelines) is to implement the City's Comprehensive Plan vision and the Southern Gateway Sub-Area Plan.

More specifically, the purposes of these Guidelines are to ensure attractive, functional development, promote social and economic vitality, and foster safety, comfort, and interest in the Southern Gateway – Single Family Residential Zone.

These guidelines complement provisions of Section 18.45 of the Lake Forest Park Municipal Code (LFPMC)

A.2 Administrative Procedures

The City of Lake Forest Park Director of the Planning and Building Department (Director) will administer these Guidelines (Guidelines), lead the review process, and ensure that new development meets their intent, as provided in LFPMC 18.45. The review of a development project application with respect to the Guidelines will be the same as, and concurrent with, project review with respect to the zoning provisions.

A.3 Applicability

a. All construction of new buildings and structures, as well as additions to existing buildings that increase gross floor area by 1,000 sq. ft. within SG-SFR zone shall be subject to the Guidelines (ref. Lake Forest Park Municipal Code (LFPMC_____). See the City's Zoning Map for the locations of the SG-SFR zone where these Guidelines are applicable.

b. Where alteration or expansion of an existing building is proposed, the Code Administrator will determine which guidelines are applicable to the proposal. Generally, design guidelines are applied only to portions of existing buildings or site development that will be affected by new construction.

B. Site Planning and Design of Site Features

B.1 General Site Planning Relationships

INTENT:

- To develop a new, high quality single family neighborhood.
- To protect human health safety and welfare.
- To ensure land use compatibility with existing residences.
- To create attractive streetscapes on side streets and internal streets.
- To improve circulation, including options for pedestrians, bicycles and vehicles.
- To enhance the visibility and attractiveness of properties as viewed from the street.

GUIDELINES:

B.1.1 Comprehensive Site Development Plan

Prior to the issuance of any development permit, the applicant must submit for approval a site plan for the entire SG-SFR Zone for approval under the provisions and procedures stated in LFPMC 18.45. That site plan and accompanying materials must be for the entire zone and provide the necessary information to demonstrate the following site planning requirements in B.1.2 (a) through (i) are met.

a. There must be a coherent and connected network of streets, alleys and pathways that allow safe and comfortable circulation. The pedestrian circulation system must provide convenient connections to all common open spaces and existing and new streets. In very general terms, the pedestrian network should be a modified grid with links no more than 200 feet apart.

b. Streets for vehicular movement must meet fire safety and emergency vehicle regulations. The street system should allow for through access while discouraging vehicles not destined for this zone (i.e.: discourage cut-through traffic with traffic calming and other measures.)

c. The plan must indicate the type of each street: “Primary Internal Street” or “Alley”. (See Definitions). These designations will be used to determine the requirements noted in other sections of these guidelines. Other street types may be proposed. If they are approved, the code administrator will apply specific design requirements for those streets.

d. There must be at least 400 square feet of common open space per dwelling unit that can serve a variety of human activities as required in the SG-SFR Zone. The open spaces must be accessible and visible from a public ROW or internal primary street. In order to count as “open space” meeting this guideline, the minimum dimension of the space must not be less than 35 feet (back of sidewalk to back of sidewalk) measured at ground level except that Major Pedestrian corridors designed in accordance with Section B.3 shall also be counted as

open space. There must be sufficient trees to meet tree coverage standards in LFPMC 18.45.090.

e. There must be at least one accessible multi-functional common open space no less than 12,000 square feet with the smallest dimension not less than 70 feet measured on the ground. The open space must include a children's play area and amenities for adults (Seating, passive recreation, etc.)

f. All dwellings must have primary entries on either a primary internal street, public street, auto court (provided that there is at least 8' of landscaping and a pathway between the auto court and the residence entry), or a common open space.

g. The proposed development must incorporate open space and landscaping as a unifying element.

h. The site plan should indicate how emergency services and other services (e.g.: trash pick-up) will be accommodated.

i. The site plan must indicate how stormwater management will be addressed and that infiltration through low impact development techniques are used, if feasible.

If the project applicant does not own all of the property within the SG-SFR zone, then (s)he must demonstrate that the requirements (a) through (i) above can be achieved in subsequent development.

If the application is only for a portion of the zone and the project is phased over time, all subsequent development must be consistent with the comprehensive site development plan. The applicant may request a modification of the comprehensive site development plan when later phases of the development are initiated. The code administrator shall review the proposed plan changes with respect to the requirements (a) through (i), make a recommendation and forward that to the Hearing Examiner for review per LFPMC 18.45.140.

B.1. 2 Conditions at the Zone Edges

The comprehensive site development plan described in B1.1 must also demonstrate that the following requirements are met to ensure that the development has a positive relationship with the existing neighborhood.

a. For portions of the property fronting NE 145th and NE 147th Streets,:

(1) All new development and major exterior remodels in the SG-SFR Zone fronting NE 145th and NE 147th Streets must provide a sidewalk at least 4 feet wide and a planting strip at least 6 feet wide along the side street. The planting strip must include at least one street tree for every 30 feet of frontage and ground cover or shrubs conforming to standards in Section B.8.2. The Code Administrator will identify the curb line if there is no existing curb or if there is a planned street improvement. The Code administrator may also require that a parking lane be constructed as part of the project if on-street parking is needed to accommodate visitors to residences in the development.

(2) All structures shall be set back 10' from the ROW line. Landscaping conforming to Section B.8 shall be installed between the sidewalk and the building.

(3) No "blank walls" (See Definitions) shall face NE 145th or 147th Street.

(4) No more than 50% of the frontage along NE 145th or 147th Streets shall be occupied by driveways or access ways.

b. For portions of the property facing and directly adjacent to another single family zone, structures shall be set back 20 feet from the property line. A buffer of Type I landscaping, at least 10 feet wide must be planted along the property line adjacent to the existing single family property. Structures facing the SG-T zone or straddling the SG-SFR/SG-T zone line but predominantly in the SG-SFR zone must be set back at least 10 feet from any building in the SG-T zone provided that such building in the SG-T zone is 35 feet or less in height (refer to LFPMC 18.47.060 and 070 for height and setback limitations in the SG-T zone.)

c. For portions of the property adjacent to parcel #1626049030 (the Déjà vu site) a pedestrian corridor at least 35 feet wide (not counting open space for residential use) shall be dedicated for a pedestrian corridor meeting the provisions of Section B.3.2. The corridor must include an ADA accessible shared use path at least 12 feet wide and two rows of trees spaced no more than 30' on center. An alternate landscaping scheme may be allowed if it provides a welcoming entry into the site and is approved by the code administrator.

B.2 Relationship Residence Fronts to Streets, Alleys, Open Spaces and other Residences

INTENT:

- To provide attractive, safe and walkable streets.
- To reinforce a residential character.
- To reduce the dominance of automobile access.
- To increase privacy and ease of access
- To achieve maximum benefit from open spaces
- To increase human interaction and a neighborhood character.

Note: For portions of properties adjacent to the perimeter of the SG-SFR Zone, see B.1.2 above. See also Definitions for "Primary Internal Streets" and "Alleys".

B.2.1 Residence Faces Fronting on Primary Internal Streets

The following applies to portions of buildings facing a Primary Internal Street:

a. Each residence shall have a pedestrian entry facing the street that conforms to Section C.3.2 and a paved pathway to the entrance.

b. Driveways are limited to a maximum of 18 feet in width. They shall be at least 17 feet in depth so that a car may be parked there without impeding foot or vehicle traffic – or – less than 8 feet in depth so that no car may be parked in the driveway. If there is no sidewalk in front of the street, then the driveway must be of a different paving than the street in order to clearly identify the street itself.

c. There shall be at least one street tree planted for every thirty linear feet of street. There must be at least 60 square feet of planting area and at least 100 square feet of permeable surface (including the planting area) near the tree so that its roots can receive air and moisture. The trunk of the tree must be located so that it can grow to mature size without impinging on the building. The planting area must be planted with ground cover and/or shrubs. Trees and landscaping shall conform to the standards in Section B.8.

d. See also Section B.4.1 describing primary internal street standard.

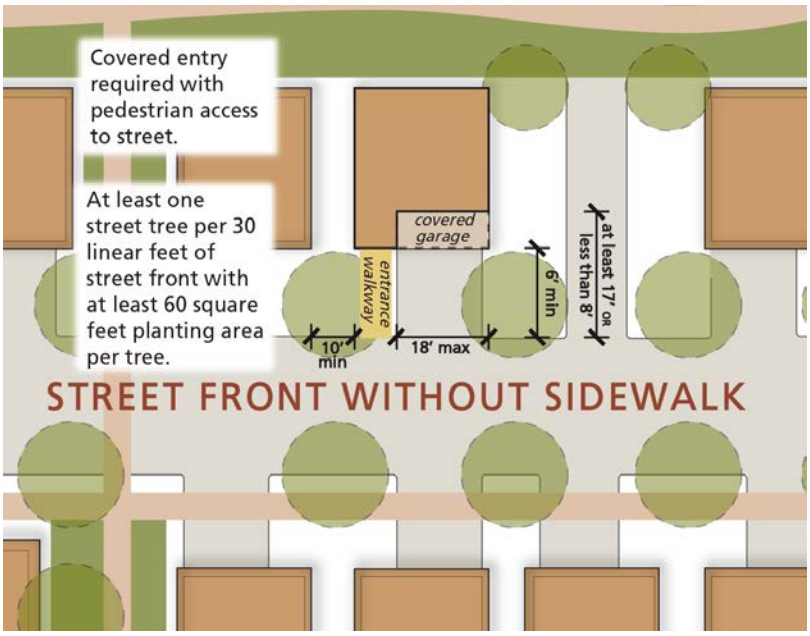

Figure B.2.1-1 Requirements for residences facing a primary internal street without sidewalks. See also B.4.1.

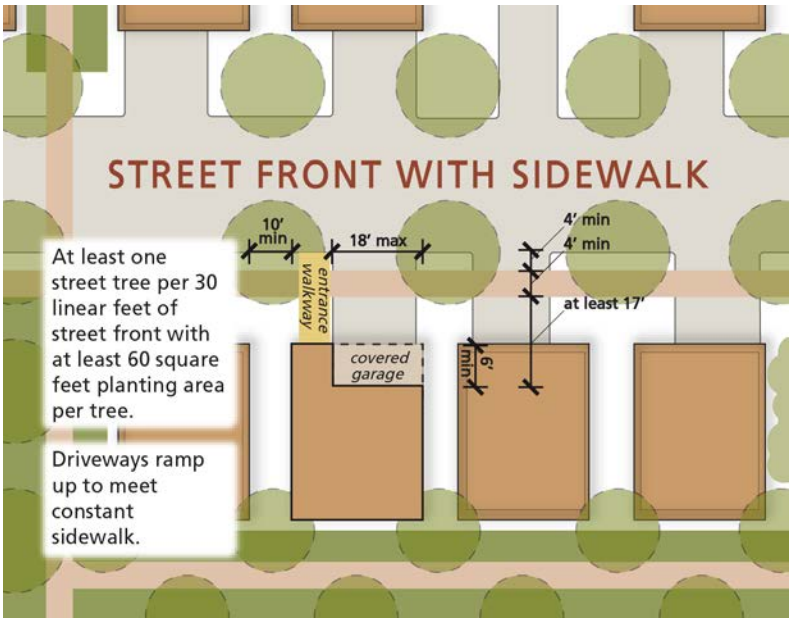

Figure B.2.1-2 Requirements for residences facing a primary internal street with sidewalks. See also B.4.1.

B.2.2 Residence Faces Fronting on Alleys

The following applies to portions of buildings facing an alley: (See Figure B.2.2-1.)

a. Alleys must be at least 26 feet wide measured building face to building face and must be configured to accommodate service and emergency vehicles. Residences may overhang the alleys and ground related features such as landscaping, hardscape, and utilities may encroach into the 26 foot wide alley provided they do not conflict with vehicle clearances or safety standards. See Section B.6 for guidelines related to utilities.

b. Each residence facing an alley shall have at least 60 square feet of landscaped planting area landscaped according to Section B.8.2. Landscaping around trees may be counted toward meeting this requirement.

c. Alleys must feature at least 4 trees for every 5 residences (with the number of trees rounded up). Each tree must have at least 100 square feet of permeable area around the trunk to support root growth. The trees must be located so that they can grow to mature size without impinging on buildings. Trees may be grouped or spaced to avoid conflicts with traffic movement.

d. Residences must feature windows overlooking the alley to increase security.

e. Residences are encouraged to include secondary entries from the alley but primary entries to be used by visitors must be from either a primary street, pathway, open space or auto court (provided that there is at least 8' of landscaping and a pathway between the auto court and the residence entry.) See also Section B.4.2 describing alley standards.

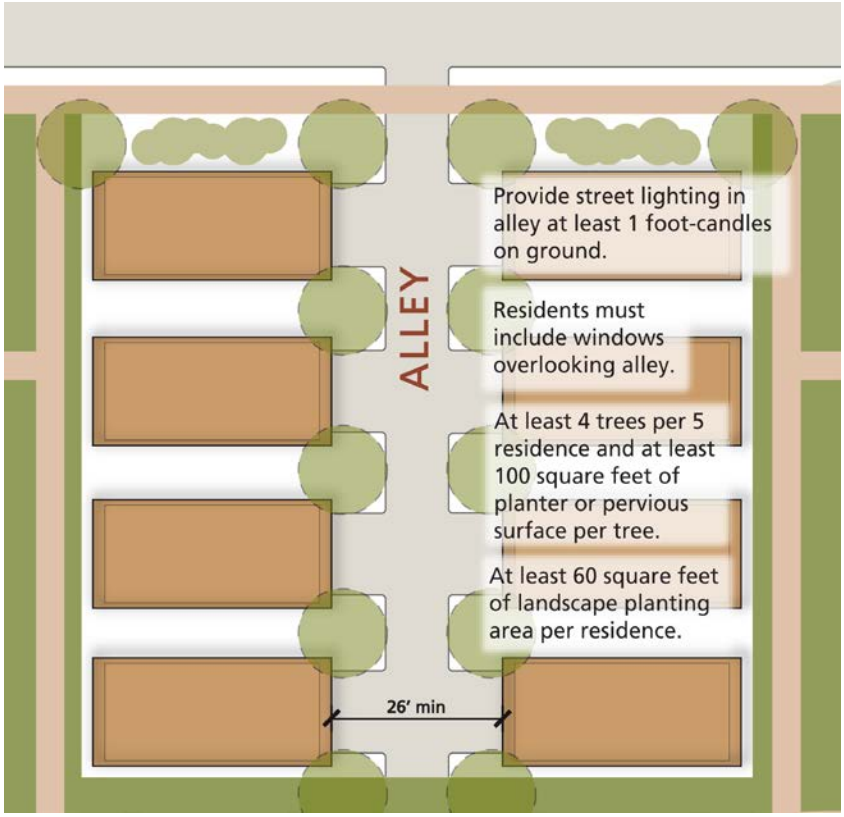

Figure B.2.2-1. Requirements for residences facing an alley. See also B.4.2.

B.2.3 Residence Faces Fronting on Common Open Spaces

The objective of this guideline is to ensure compatibility between common open spaces which are public or semi-public and residences directly abutting them. Issues include privacy and security for residents, recreational opportunities for open space users, and appearance and quality of both open spaces and dwellings.

a. For residences that do not have ground floor living spaces (e.g.: that have a ground floor garage facing the park, there should be at least a 5 foot planting strip along the base of the building with shrubs and small trees planted to form a continuous screen, at least 6' tall (three years after planting) along the building façade. Residences must have upper story windows or a balcony facing the open space, and there must be no "blank walls facing the open space on any floor, except the ground floor when screened with the plantings as noted above. (See Figure B.2.3-1.)

b. The landscaped area may be counted as open space; however, the minimum size of the multi-functional common open space required in B.1.1.e is not reducible.

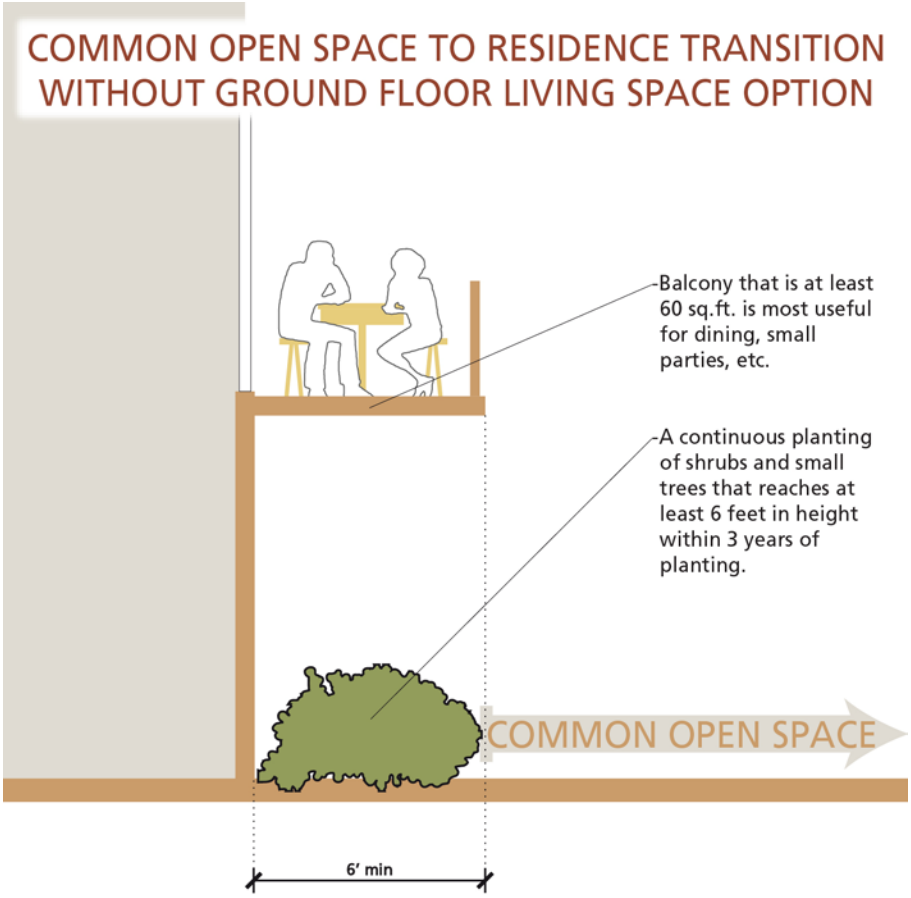

Figure B.2.3-1 Planting requirements for residences without a ground floor living space fronting a common open space.

c. For residences with ground floor living spaces facing the open space the building must feature at least one of the public/private space transition elements described as follows:

(1) Deck or porch option – Provide at least a 60 square foot porch or deck raised at least 1 foot above grade. The porch or deck must be at least 6 feet wide, measured perpendicularly to the house face. The deck may be recessed into the house floor plan so that deck does not extend out from the house face a full 6 feet as shown. A low fence, rail or planting, 2 feet to 4 feet high is recommended. A porch roof or weather protection is optional. (See Figure B2.3-2.)

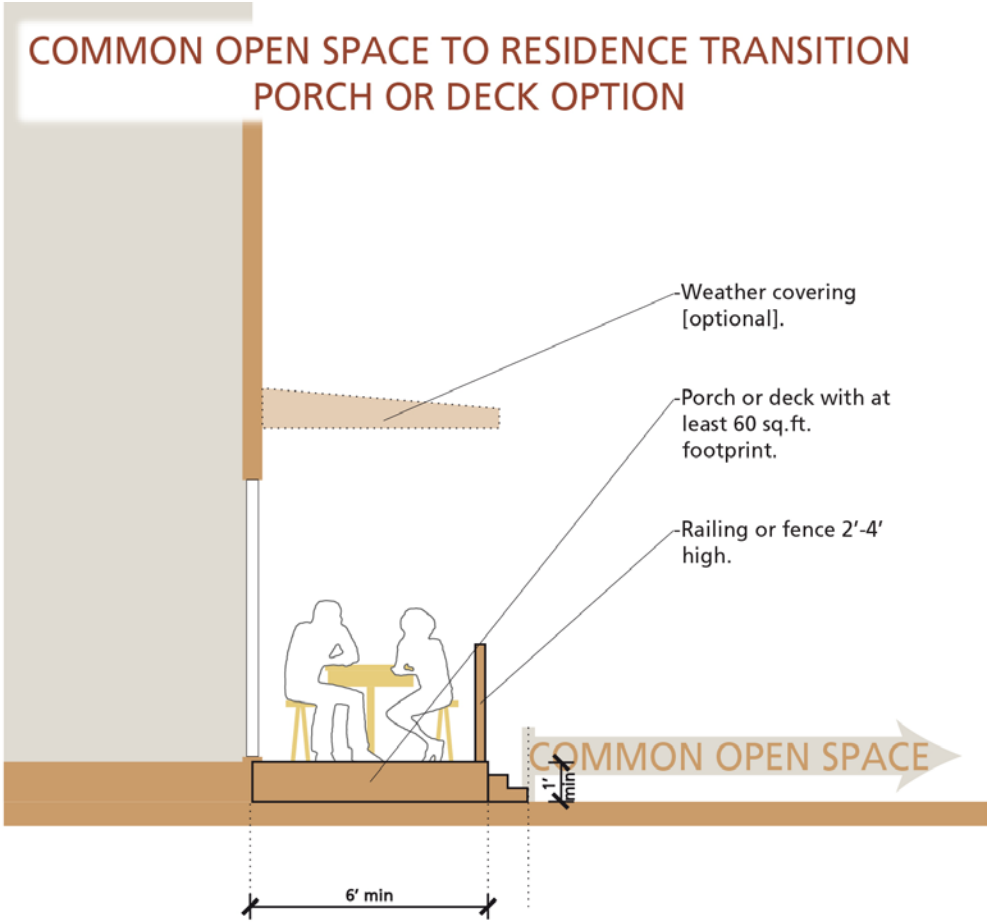

Figure B2.3-2. Deck or porch option for residence/common open space transition.

(2) Private open space option – Provide at least a 10 foot wide private open space along the face of the residence. The space may be paved or landscaped but must be delineated with a fence or planting 2 to 4 feet high. (See figure B.3-3)

(3) Landscaped area - Provide a landscaped area at least 8 feet wide along the face of the building. The plantings must reach 3 feet high within three years after planting.

(4) Raised ground floor - If the residence's ground floor is at least 3 feet above the grade adjacent to the building, then the landscaped area in option 3, above, may be reduced to 4 feet wide.

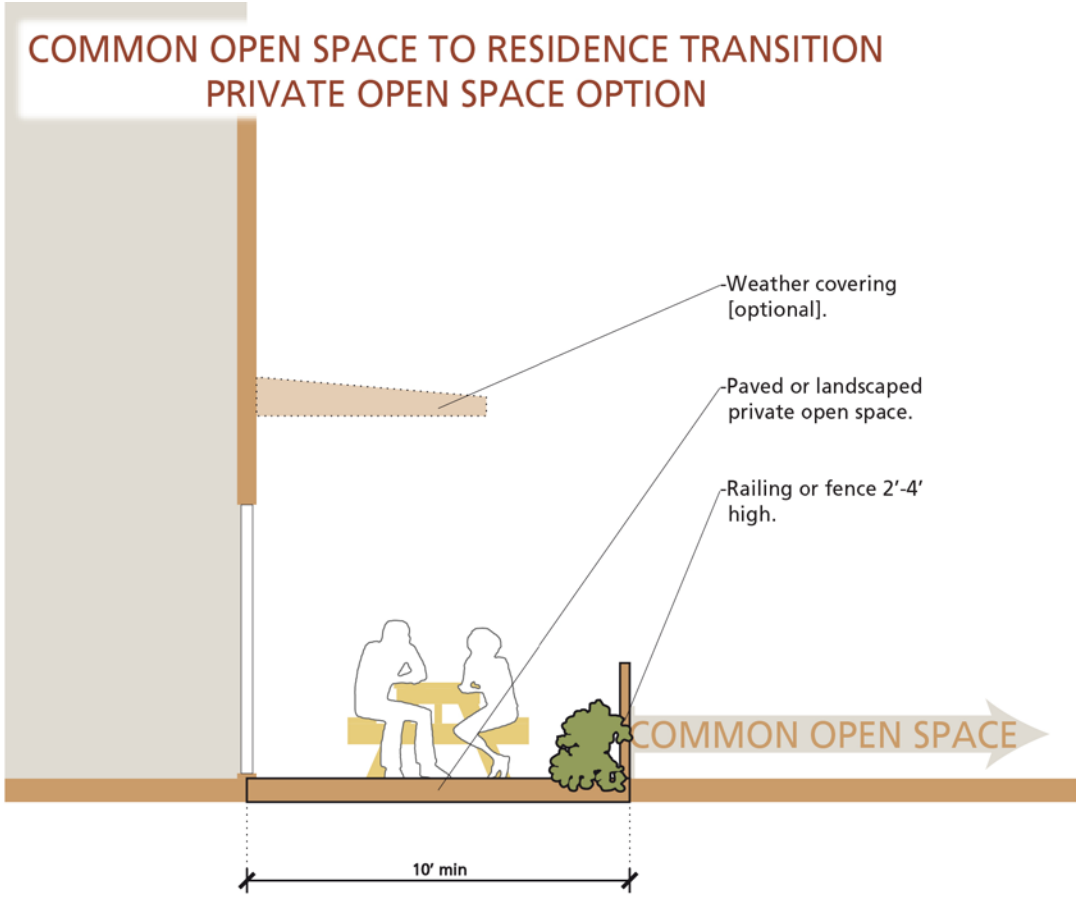

Figure B2.3-3. Private open space option for residence/common open space transition.

(5) Other Transition Zone design measures that adequately protect the privacy and comfort of the residential unit and the attractiveness and usefulness of the common open space at least as effectively as option 1 through 4 above, as determined by the City.

(6) A combination of the options described above. (E.g.: the residence could feature a smaller deck plus some additional private open space).

d. All residences with an entry opening onto the common open space must meet the requirements of C.3.2 Residence Entries.

Figure B.2.3-4. Note how the porches and the landscaping elements provide a graceful and inviting entrance transition from the public space to the private realm.

B.2.4 Residence Faces Fronting on Pedestrian Pathways

The objective of this guideline is to ensure privacy and security for residents, and an attractive and safe pathway that complements the qualities of the adjoining residences.

a. There must be no "blank walls" on the ground floor facing the pathway except where screened by at least a 5 foot planting strip along the base of the building with shrubs and small trees planted to form a continuous screen, at least 6' tall (three years after planting) along the building façade. The residence must have upper story windows or a balcony facing the pathway.

b. For residences with ground floor living spaces facing the open space the building must feature at least one of the public/private space transition elements described below:

   (1) Deck or porch option – Provide at least a 60 square foot porch or deck raised at least 1 foot above grade. The porch or deck must be at least 6 feet wide, measured perpendicularly to the house face. (The deck may be recessed into the house floor plan so that deck does not extend from the house face a full 6'.) A low fence, rail or planting, 2 feet to 4 feet high is optional. A porch roof or weather protection is optional.

      i. Private open space option – Provide at least a 10 foot wide private open space along the face of the residence. The space may be paved or landscaped. A fence or planting 2 to 4 feet high is recommended.

i. Landscaped area - Provide a landscaped area at least 8 feet wide along the face of the building. The plantings must reach 3 feet high within three years after planting.

ii. Raised ground floor - If the residence's ground floor is at least 3 feet above the grade adjacent to the building, then the landscaped area in option 3, above, may be reduced to 4 feet wide.

iii. Other transition design measure that adequately protects the privacy and comfort of the residential unit and the attractiveness and usefulness of the pathway at least as effectively as option 1 through 4 above, as determined by the City.

c. All residences with an entry opening onto the common open space must the requirements of C.3.2 Residence Entries.

B.3 Pedestrian Circulation

INTENT:

- To improve the pedestrian environment by making it easier, safer, and more comfortable.
- To provide pedestrian facilities such as sidewalks, crosswalks, and bus shelters connecting to all modes of transportation.
- To provide convenient pedestrian circulation connecting all on-site activities to adjacent pedestrian routes and streets.

GUIDELINES:

B.3.1 Pedestrian Circulation

Provide safe convenient pedestrian circulation for all users. Specifically:

a. Connect all residences with pedestrian paths or sidewalks from the primary residence entry to a primary internal street, public street, or common open space.

b. New developments must provide direct pedestrian access to adjacent non-single family properties if the code administrator determines it is feasible and desirable.

c. Developments shall provide for the opportunity for future pedestrian connections to adjacent properties through the use of pathway stub-outs, building configuration, and/or parking area layout. See also Section B.7.

Figure B.3.1-1. Provide pedestrian access to the site from the street.

B.3.2 Pedestrian Corridors and Pathways

Pedestrian corridors are the pedestrian pathways plus the area on each side of the pathways but excluding private open space for individual residences. Pedestrian corridors are different from common open space in that they are not intended for active recreational uses except walking and seated resting. Major pedestrian corridors link open spaces and more than 6 residences. Minor pedestrian corridors are those that serve 5 units or less (typically dead-end corridors). Pedestrian pathways are the paved areas for pedestrian movement.

a. Major pedestrian corridors must average at least 30 feet wide. Portions of the thirty-foot width may be associated with the individual residences, and residence overhangs (e.g.: balconies) may extend into the thirty foot space. Portions of the corridor may be reduced to 15’ wide provided that the reduction in width is compensated with a greater width elsewhere and provided that the pathway itself is at least 10 feet away from a ground level living space within a residence.

b. Major pathways must be at least 6 feet wide and minor pathways must be at least 4 feet wide. Pathways that are part of an open space may be 4’ wide if they are not part of a major corridor.

c. Pedestrian corridors must be landscaped with lawn, groundcover, trees and shrubs meeting the standards of Section B.8.2. There must be at least 1 tree for every 50 linear feet of pathway. An informal arrangement of landscaping is acceptable.

d. Provide pedestrian scaled lighting (no light above 15’ in height) with a lighting level of at least 1 foot candle on the ground. See Section D. 1.

Figure B.3.2-2 Attractive pedestrian corridors

B.4 Vehicular Access and Circulation

INTENT:

- To minimize cut-through traffic in residential neighborhoods.
- To provide safe and convenient vehicular access routes through large areas by connecting public and/or private roadways and accessways.
- To enhance the visual character of interior access roads.
- To minimize conflicts with pedestrian circulation and activity.

GUIDELINES:

B.4.1 Primary Internal Streets

a. Provide street trees at least 1 tree per every 30' of street front (on both sides of the street) and sidewalks, at least on one side of the street, on all primary internal access streets to increase their function and appearance. Primary internal streets must feature vertical curbs (no rolled curbs) and at least 4' wide planting strips. Sidewalks must be at least 4 feet wide. See also section B.2.1.

b. Primary internal streets should have two lanes and be adequate for emergency vehicles but as narrow as possible. Two 10 foot wide lanes should be the standard width of the roadway unless otherwise directed by the code administrator. Where on street parking is provided, the parking lane should be 7 feet wide. Other lane dimensions and configurations may be approved by the code administrator provided the guideline intent is met.

Figure 4.1-1. Acceptable streetscape with street tree and sidewalk with planting strip.

c. The code administrator may require modification of proposed vehicle access points and internal circulation in order to minimize the potential for cut-through traffic in residential neighborhoods.

d. Provide drainage, lighting and other street features consistent with City of Lake Forest Park Public Works standards and these guidelines. Street lighting must be pedestrian scaled (under 15' in height). See Section D for lighting standards.

e. Traffic calming measures such as raised crosswalks, traffic circles, etc. are encouraged, subject to approval by the code administrator.

B.4.2 Alleys

a. Alleys must be sufficiently sized to accommodate emergency vehicles and turning movements for access. See also the requirements in Section B.2.2.

b. Design alleys to accommodate trash pick-up and other services.

c. Provide street lighting, at least 1/2 foot candle on the ground. Shield luminaires from residence interiors. Street lighting may be attached to buildings such as lights mounted under balcony or garage overhang soffit.

d. Provide landscaping per Section B.2.2.

Figure B.4.2-1. Since some of the residences' living spaces will front on alleys, they should be attractive as well as efficient. Even though the amount of pavement should be minimized, there must be accommodation for emergency vehicles, services and landscaping.

B.5 Amount and Character of Open Space

INTENT:

- To ensure that all residents have access to private open space included as part of their residence.
- To increase the livability of the individual dwelling units.
- To ensure that all residents have access to open space suitable for a variety of activities such as children's play, picnicking, informal active sports (such as Frisbee tossing, half-court basketball, etc.) relaxing, etc.
- To provide visual relief from the otherwise relatively uniform residential environment.
- To provide for tree cover, stormwater management and other ecosystem services.
- To add to the general livability and social interaction within the development and the surrounding neighborhood.

GUIDELINES:

B.5.1 Amount of required Private Residential Open Space

a. All residential units must include at least 60 square feet of private open space adjacent to the residence that is conducive for passive human activities such as dining, resting, sun bathing, gardening or picnicking. The open space may consist of a porch, balcony, garden, patio, roof deck or similar feature. The smallest dimension of the open space (deck, patio, etc.) must not be less than 6 feet. Above grade balconies must be at least 4 feet wide in the smallest dimension.

B.5.2 Character of Common Open Space

Common open spaces must conform to the following guidelines. See also section B1.1 and B.2.3.

a. Required setback areas shall not count towards common open space area requirements, except for spaces that meet the dimensional and design requirements and guidelines herein.

b. Children's play areas shall be generally located to ensure safety and shall be visible from dwelling units and positioned near pedestrian activity. They must be located or fenced to separate young children from automobiles.

c. Active recreation areas (e.g.: sports courts) must be located away from individual residential units to reduce noise and other impacts.

d. Common open spaces shall feature paths, landscaping, seating, and lighting. (See Section D. Lighting) Other amenities that make the area more functional and enjoyable are encouraged.

Figure B.5.2-1. Good example of common open space.

e. Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.

f. Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space.

g. The space must be directly accessible and visible from public streets and sidewalks and oriented to encourage activity from local residents.

h. Common open spaces must be landscaped with a mixture of lawn, ground cover shrubs and trees meeting the guidelines in Section B-8.2. There must be sufficient tree plantings to provide at least 20% tree cover of common open spaces when the trees are mature. The tree cover may be averaged so that one open space may have more cover while another is primarily open and without trees.

i. Where reasonably feasible, open spaces should be designed to provide a storm water management function (e.g.: infiltration or detention) provided intended human activities can be accommodated.

j. Hard surfaces (e.g.: plazas, play areas or decks) may be appropriate in the open space. Pavements must be permeable if so indicated by the code administrator.

k. Adhere to the provisions of Section B.7 for increased safety and security.

Figure B.5.2-2. Good examples of common open space, including courtyards, a children's play area and a small sports court.

B.6 Storm Water Facility Planning and Utilities

INTENT:

- To comply with storm water management requirements.
- To integrate storm water management/water quality systems into the site design as an amenity.
- To infiltrate as much storm water on site as reasonably possible in order to reduce stormwater sewerage demands and to moderate the impacts of run-off to aquatic ecosystems.
- To reduce the economic burden of storm water management systems on developments.

Note: These guidelines address design issues and are not intended to diminish or alter other requirements for storm water management measures in the LFPMC.

GUIDELINES:

B.6.1 Integration of Storm Water Facilities into Site Design

When used, integrate biofiltration swales, rain gardens, storm water planters, and other storm water management measures into the overall site design. Examples of filtration methods are listed below:

a. Where reasonably feasible, incorporate the biofiltration system, including low-impact development (LID) features, as part of the landscape features of the development. If the biofiltration system is incorporated into the landscaping of the site's open space, then, upon approval of the code administrator, the storm water facility may be counted as part of the required open space.

Figure B.6.1-1. The preferred method of handling storm water is through retention systems, such as rain gardens, incorporated as site amenities. Other low-impact development techniques are encouraged.

b. Where feasible, incorporate biofiltration swales, ponds, or other approved biofiltration systems as part of a landscape screen. Trees may be planted near the grass swale as long as they do not substantially shade the grass or undermine soil structure within the swale. The swale or pond should be designed so it does not impede pedestrian circulation or shared parking between two or more properties.

c. Where topography is favorable, locate the biofiltration swale, wet pond, or other approved biofiltration system within an open space. The swale or pond should be landscaped as part of the open space landscaping and oriented so it does not impede pedestrian circulation.

d. Use appropriate plant species as approved by the Director.

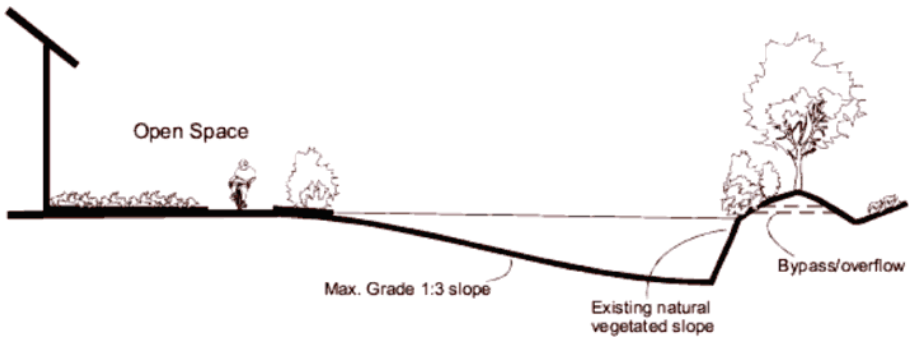

Figure B.6.1-2. Biofiltration swale designed as an amenity.

B.6.2 Storm Water Infiltration

As part of the storm water management application and review process, the applicant must present a report comparing 1) possible Low Impact Development (LID) techniques and their costs with 2) standard structural storm water management measures and their costs. For the purposes of this guideline "LID" techniques include measures such as rain gardens, permeable pavements and bioretention cells where storm water runoff is absorbed into the earth on site instead of being directed off site. (See definitions in Section E) Both LID and structural storm water management methods must be consistent the City's storm water management ordinance. The report must be prepared by a registered engineer, geohydrologist, landscape architect, or similar professional familiar with LID techniques. The report must use the Washington State Department of Ecology Low impact Development Design and Flow Modeling Guidance with the current edition of the Western Washington Hydrology Model (WWHM) – current edition. If the analysis indicates that it is feasible, the proposed storm water management plan for site development must either:

a. Be designed to absorb at least 50% of surface water run-off (for a five year occurrence storm) on site, *or*

b. Include those LID elements, such as permeable pavements, rain gardens, tree retention, etc. that the report finds to not cost more than 110% of a structured solution such as a detention tank or vault. That is, if an LID system, portion of a system or LID technique costs less than 10% more than a detention system that ultimately directs water off site, the applicant must incorporate that element or system into the storm water management design. Additionally, if an LID measure is no more than 110% of a portion of the detention system handling the same amount of runoff, that element must be incorporated into the storm water management design unless the report demonstrates that such a measure is not feasible.

c. For the purpose of this guideline, an LID measure will be considered "feasible" if it meets all of the following criteria:

   (1) The action or measure can be accomplished with technologies and methods that have been used in the past, or studies or tests have demonstrated that such approaches are currently available and likely to achieve the intended results;

(2) The action provides a reasonable likelihood of achieving its intended purpose;

(3) The action does not physically preclude achieving the project's primary intended use (e.g.: residential development); and

(4) The measure does not cost more than 110% of alternate measures that meet LFPMC provisions and all local, state and federal water quality and environmental regulations.

B.6.3 Screening of Service Areas and Mechanical Equipment

a. Service areas must not be visible from the sidewalk and adjacent properties. Where the City finds that the only option for locating a service area is either visible from a public right-of-way or space or from an adjacent property, the area must be screened with either landscape or structural screening measures provided below

b. Ground-mounted mechanical equipment such as air conditioning units and utility meters must be located and screened to minimize visual and noise impacts to pedestrians on streets and adjoining properties .

c. c. Where screening of service areas is called for, adhere to the following: A structural enclosure shall be constructed of masonry or heavy-gauge metal and have a roof. The walls must be sufficient to provide full screening from the affected roadway or use. The enclosure may use overlapping walls to screen dumpsters and other materials (see photos). Gates shall be made of heavy-gauge, site obscuring metal. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.

Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.

B.6.4 Underground Utility Lines

All on-site utility lines must be located underground.

B.7 Site Planning for Security

INTENT:

- To increase personal safety and property security.

GUIDELINES:

B.7.1 Features and Conditions to Avoid

In site development planning, avoid:

a. Entrapment areas, where a person could become trapped with no exit route. Provide two means of egress from all outdoor spaces. Ensure entrapment conditions are avoided in the design of rooftop decks.

b. Areas that are dark or not visible from a public space.

c. Buildings, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.

d. Screens or landscaping that blocks motorists' views of pedestrians crossing streets, driveways, and vehicular circulation areas.

e. Where visibility is necessary to avoid creating an insecure area to reduce the potential for pedestrian/vehicle collisions, do not plant vegetation that will obstruct views between 3 feet and 8 feet above the ground. (See **Error! Reference source not found.**B.7.1-1.)

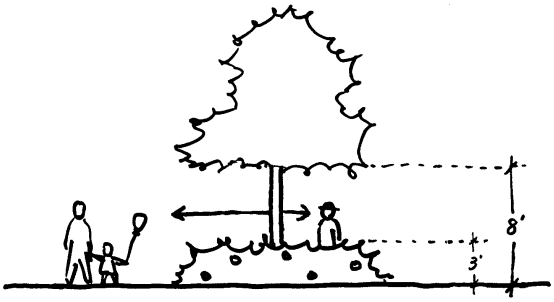

Figure B.7.1-1. Keep landscaping open between 3 feet and 8 feet above grade where there is the need for visibility.

B.7.2 Security Enhancing Elements

In the planning of the site and design of buildings and site elements, to the extent feasible provide for:

a. "Passive surveillance," the ability of people occupying buildings and public spaces to view all parts of accessible spaces.

b. Security and pedestrian lighting shall comply with Guideline D.1.

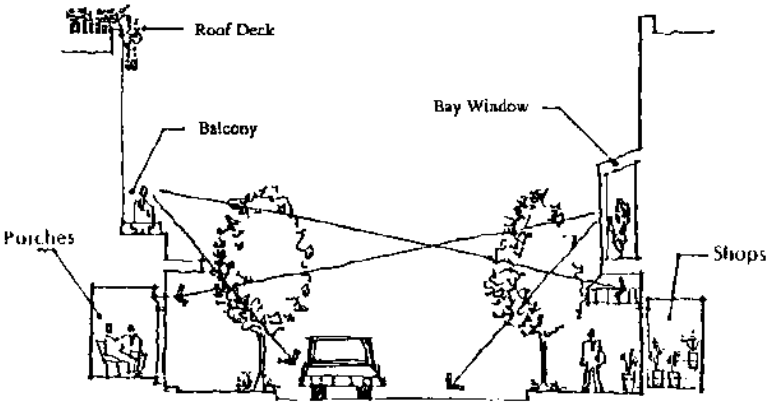

Figure B.7.2-1. Passive surveillance, or the ability of people in buildings or traveling along roadways to see outdoor spaces, increases security.

B.8 Site Landscaping

INTENT:

- To encourage the abundant use of gardens and other landscaping in site and development design to improve site aesthetics, enhance the pedestrian experience, and increase environmental quality.
- To reduce surface water runoff by percolating water through landscaped areas.
- To maintain and improve privacy for residential zones.
- To enhance buildings and open spaces.
- To make adjacent uses more compatible
- To provide visual relief from roadways, parking areas, and the built environment.

GUIDELINES:

B.8.1 Landscape Types

The five types of landscaping screens and stormwater treatment are described and applied as follows:

a. Type I Landscaping: Full Screen

(1) Type I landscaping shall function as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas and to screen unwanted views;

(2) Type I landscaping shall minimally consist of:

i. A mix of primarily evergreen trees, shrubs, perennials, and groundcover generally interspersed throughout the landscape strip and spaced to form a continuous screen;

ii. Between 70 and 90 percent evergreen trees;

iii. Trees provided at the rate of one per 100 square feet or one per 10 linear feet, whichever is greater, of landscape strip;

iv. Evergreen shrubs or perennials provided at the rate of one per 20 square feet of landscape strip;

v. Perennials;

vi. Groundcover pursuant to Section B.8.2;

vii. Applicants shall demonstrate to the director's satisfaction that the selected plant materials and configuration will be able to completely screen 80 percent of the unwanted views within three years of planting and fully screen the unwanted view within six years. This requirement will account for the size of materials planted and their typical growth rate.

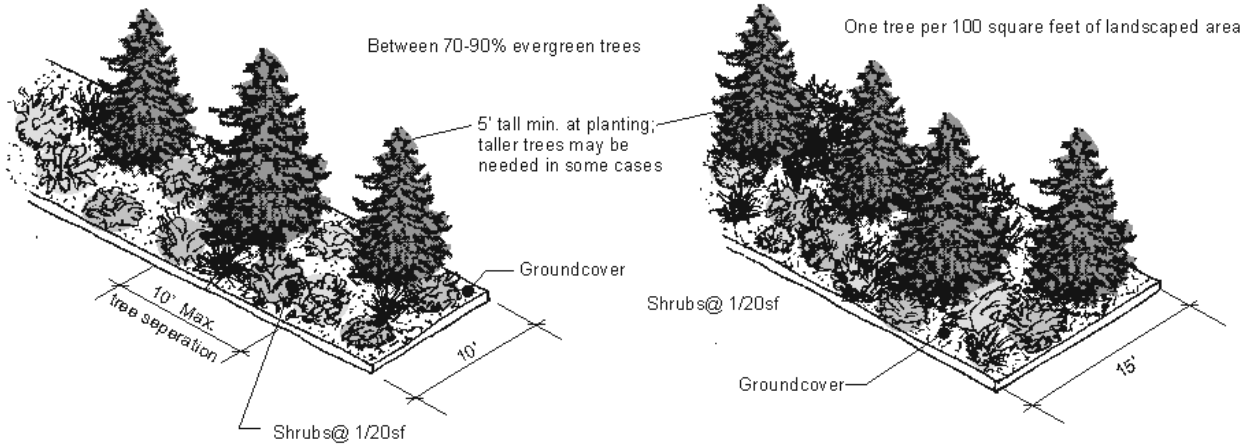

Figure B.8.1-1. Type I landscaping standards.

b. Type II Landscaping: Filtered Screen.

(3) Type II landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between differing types of residential development, and to screen unwanted views from the pedestrian environment;

(4) Type II landscaping shall minimally consist of:

i. A mix of evergreen and deciduous trees, shrubs, perennials, and groundcover generally interspersed throughout the landscape strip spaced to create a filtered screen;

ii. At least 50 percent deciduous trees and at least 30 percent evergreen trees;

iii. Trees provided at the rate of one per 200 square feet or one per 20 linear feet, whichever is greater, of landscape strip;

iv. Shrubs and perennials provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center;

v. Perennials;

vi. Groundcover pursuant to Section B.8.2;

vii. Applicants shall demonstrate to the director's satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

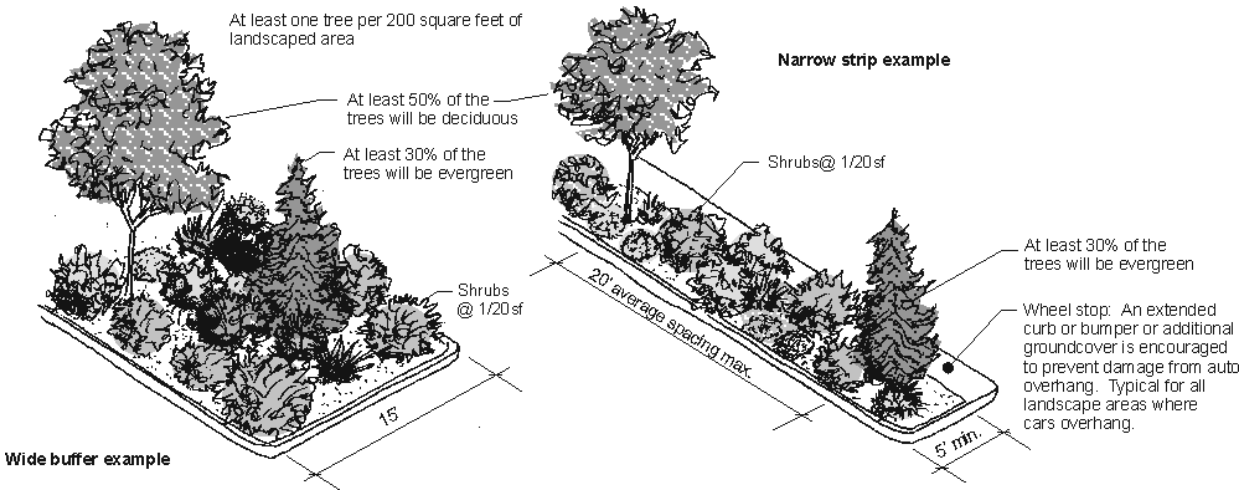

Figure B.8.1-2. Type II landscaping standards.

c. Type III Landscaping: Open Screen.

(1) Type III landscaping is a "see-through screen" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between multifamily developments;

(2) Type III landscaping shall minimally consist of:

i. A mix of deciduous and evergreen trees generally interspersed throughout the landscape strip and spaced to create a continuous canopy;

ii. At least 70 percent deciduous trees;

iii. Trees provided at the rate of one per 250 square feet or one per 25 linear feet, whichever is greater, of landscape strip and spaced no more than 30 feet apart on center;

iv. Shrubs provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center;

v. Perennials

vi. Groundcover pursuant to Section B.8.2;

vii. Applicants shall demonstrate to the director's satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

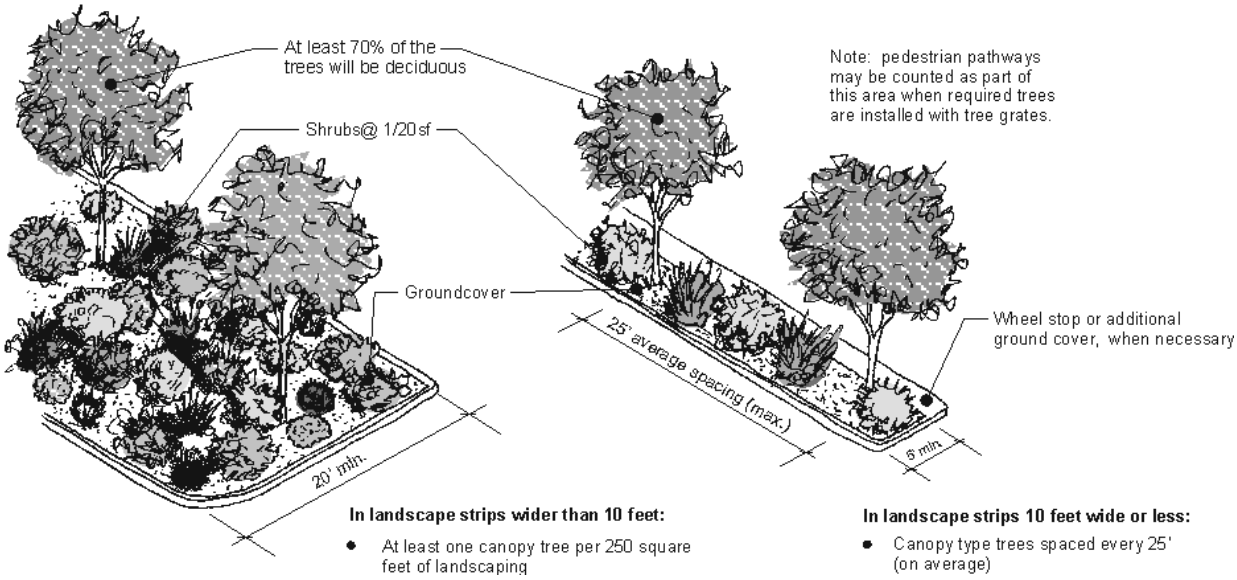

Figure B.8.1-3. Type III landscaping standards.

d. Type IV Landscaping: Naturalistic buffer

(1) Type IV landscaping refers to enhanced woodland that functions as a buffer between different intensities of uses. These areas feature existing trees and vegetation, but often need supplemental planting to effectively function as an attractive buffer.

(2) Type IV landscaping shall minimally consist of:

i. Trees, shrubs, perennials and ground covers that are native to the Puget Sound and are appropriate to the conditions of the site.

ii. Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in three growing seasons;

iii. Minimum 20 feet in width if used as a screen;

iv. (vi) Applicants shall demonstrate to the director's satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate.

e. Type V Landscaping: Other

i. Type V landscaping refers to all other landscaped areas that do not qualify as Type I-IV landscaping. While native and low maintenance trees and shrubs are encouraged in these areas, lawn areas may be used for recreational or design purposes. These areas also could include flower beds and perennial beds.

ii. Type V landscaping may include any combination of plant materials provided the area complies with B.8.2.

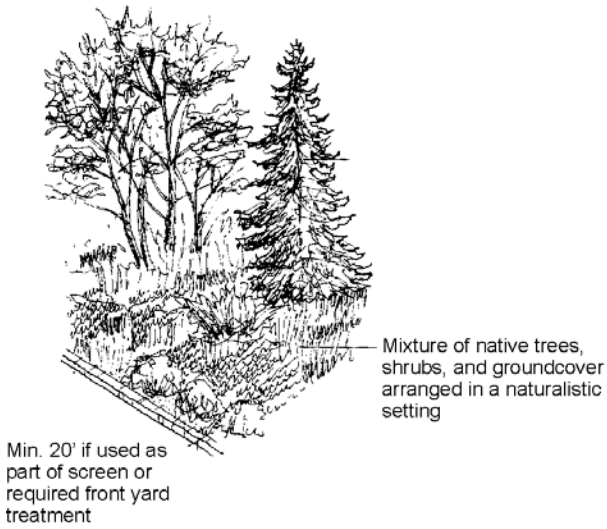

Figure B.8.1-4. Type IV landscaping standards.

f. Type VI Landscaping – Biorentention

(1) Type VI landscaping refers to vegetated areas that function as bioretention for the treatment of stormwater runoff from hard surfaces. These areas feature vegetation and subsurface drainage features that treat, retain, and infiltrate stormwater runoff.

(2) Type VI landscaping shall be constructed, planted and maintained in general accordance with the most current Puget Sound Action Team Low Impact Development Technical Guidance Manual for Puget Sound, or equivalent.

(3) Type VI landscaping shall minimally consist of:

i. Trees, shrubs, perennials and ground covers tolerant of summer drought, ponding fluctuations and saturated soil conditions for prolonged lengths of time anticipated by the facility design and hydrologic conditions.

ii. Plants should be tolerant of typical pollutants from surrounding surfaces, such as petroleum hydrocarbons, dissolved metals, and fertilizers.

iii. Plantings should consist of native plant types, and at least 15% of the plant palate shall be evergreen. Planting and grading for drainage features should be designed to integrate aesthetically with the surrounding landscape and urban design elements.

i. (iv) Visual buffering, sight distances and setbacks should be considered for landscaping adjacent to roadways.

ii. (v) The planting and bioretention soil media shall consist of a bioretention soil mix in accordance with the January 2009 WSU Pierce County Extension "Bioretention Soil Mix Review and Recommendations for Western Washington," or equivalent.

B.8.2 Landscaping – General standards for all landscape areas

All new landscape areas proposed for a development shall be subject to the following provisions:

a. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).

b. All new turf areas, except all-weather, sand-based athletic fields shall be augmented with a two-inch layer of stabilized compost material or a four-inch layer of organic material with a minimum of eight percent organic material cultivated a minimum of eight inches deep, or have an existing organic content of eight percent or more to a depth of six inches as shown in a soil sample analysis.

c. Landscape areas, except turf or areas of established groundcover, shall be covered with at least two inches of stabilized compost to minimize evaporation.

d. Plants having similar water use characteristics shall be grouped together in distinct hydro zones.

e. Plant selection shall consider adaptability to climatic, geologic, and topographical conditions of the site. Preservation of existing vegetation is encouraged.

f. Install no plants included in the King County Noxious Weed list.

g. All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual; provided that existing healthy vegetation used to augment new plantings shall not be required to meet the standards of this manual.

h. Single-stemmed trees required pursuant to this chapter shall at the time of planting conform to the following standards:

   (1) In parking area landscaping, in street rights-of-way and along internal streets deciduous trees shall have a minimum caliper of 2.0 inches and a height of 10 feet; and coniferous and broadleaf evergreens shall be at least five feet in height;

   (2) In all other required landscape areas deciduous trees shall have a minimum caliper of 1.5 inches and a height of 10 feet and native coniferous and broadleaf evergreen trees shall be at least five feet in height or taller if used as a screen in Types I, II and III landscaping.

i. Multiple-stemmed trees shall be permitted as an option to single-stemmed trees; provided, that such multiple-stemmed trees are:

   i. At least six feet in height; and

   ii. Not allowed within street rights-of-way.

j. When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows.

k. Shrubs shall be dwarf varieties unless demonstrated that other varieties can thrive if maintained at 42 inches. Shrubs shall also be as follows:

b. At least an AAN container Class No. 2 size at time of planting in Type II, III and parking area landscaping;

c. At least 24 inches in height at the time of planting for Type I landscaping; and

d. Able to maintain a height not exceeding 42 inches when located in Type III or parking area landscaping.

l. Perennials.

m. Groundcovers shall be planted and spaced to result in total coverage of the majority of the required landscape area within three years.

n. All fences shall be placed on the inward side of any required perimeter landscaping along the street frontage.

o. Required street landscaping may be placed within City street rights-of-way subject to the City public works standards, provided adequate space is maintained along the street line to replant the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way.

p. Required street landscaping may be placed within Washington State rights-of-way subject to permission of the Washington State Department of Transportation.

q. New landscape material provided for vegetation restoration or mitigation requirements and within areas of undisturbed vegetation or within the protected area of significant trees shall give preference to utilizing western Washington native plant species.

B.8.3 Landscaping – Plan design, design review, and installation

a. A landscape plan must be submitted to the department. It shall be drawn on the same base map as the development plans and shall identify the following:

(1) Total landscape area;

(2) Landscape materials botanical/common name and applicable size;

(3) Property lines;

(4) Impervious surfaces;

(5) Natural or manmade water features or bodies;

(6) Existing or proposed structures, fences, and retaining walls;

(7) Natural features or vegetation left in natural state;

(8) Designated recreational open space areas;

(9) Irrigation plan; and

(10) Maintenance plan outlining the general activities and schedules for maintaining landscaping, including litter removal, mulching, weeding, pruning, watering, and lawn care (not required for single-family and townhouse development), including replacement schedule.

b. The proposed landscape plan shall be certified by a Washington State registered landscape architect, Washington State certified nurseryman, Washington State certified landscaper, naturalized areas by a qualified ecologist, or other qualified professional as approved by the Director.

c. An affidavit signed by an individual specified in subsection (2) of this section, certifying that the landscaping has been installed consistent with the approved landscaping plan, shall be submitted to the department within 30 days of installation completion, unless the installed landscaping has been inspected and accepted by the department.

d. The required landscaping shall be installed no later than three months after issuance of a certificate of occupancy for the project or project phase. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season. A financial guarantee shall be required prior to issuance of the certificate of occupancy, if landscaping is not installed and inspected prior to occupancy.

B.8.4 Maintenance

a. All landscaping shall be maintained for the life of the project, including water conservation practices for turf grass such as annual aeration and dethatching, top dressing and over seeding;

b. All landscape materials shall be properly pruned by a trained specialist and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;

c. With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat, other dead, diseased, damaged or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and

d. Landscape areas shall be kept free of trash, mulched, and weeded.

B.8.5 Tree Canopy Requirements

The Tree canopy preservation and quantity shall be governed by Section 18.45.090 (SG-SFR Zoning).

C. Building Design

C.1 Building Character

GENERAL NOTES:

1. Many of these building design guidelines call for a building to feature one or more elements from a menu of items. In these cases, a single element, feature, or detail may satisfy multiple objectives. For example, a specially designed or fabricated covered entry with attractive detailing might be counted toward requirements for human scale, building corners, and building details.

2. The terms "decorative" and "ornamental" are not necessarily meant to mean "characterized by traditional patterns, nonstructural elements, or applied markings." Elements may be considered "decorative," "ornamental," or "special" if they extend beyond the typical level of quality, use materials or forms in an unusual way, or show special architectural consideration. The Director shall determine what elements are "ornamental," "decorative," or "special."

INTENT:

- To provide building design that has a high level of design quality and creates comfortable human environments.
- To encourage building design that is authentic and responsive to site conditions.
- To encourage functional, durable, and environmentally responsible buildings.
- To achieve a residential neighborhood character

GUIDELINES:

C.1.1 Architectural Character

While a variety of architectural elements and characteristics are desirable to avoid monotonous development, new buildings should not exhibit specifically historical styles and themes such as "Bavarian" of "Colonial" architecture. Traditional building elements, forms and materials may be appropriate, as are contemporary architectural styles and features. Buildings within a multi-building development should generally be designed as a composition so that the buildings' characters complement one another through the use of similar forms, materials, proportions or other characteristics.

C.2 Human Scale Elements

Intent:

- To encourage the use of building components that relate to the size of the human body.
- To add visual interest to buildings.

GUIDELINES:

C.2.1 Human-Scale Elements

"Human scale" addresses the relationship between a building and the human body. Generally, buildings attain a good human scale when they feature elements or characteristics that are sized to fit human activities, such as doors, porches, and balconies.

Incorporate a minimum of three human scale building elements into facades facing primary internal streets, open spaces and path corridors.

Human scale measures include:

a. Balconies or decks in upper stories, at least one balcony or deck per upper floor on the façades facing streets, provided they are integrated into the architecture of the building.

b. Bay windows or other window treatments that extend out from the building face;

c. First floor individual windows, generally less than 24 square feet per pane and separated from the windows by at least a 4" molding;

d. A porch or covered entry;

e. Spatially defining building elements, such as a trellis, overhang, canopy, or other element, that defines space that can be occupied by people;

f. Upper story setbacks, provided one or more of the upper stories are set back from the face of the building at least 6 feet;

g. Landscaping components that meet the intent of the guidelines; and/or

h. Other element that the Code Administrator determines meets the intent of this guideline.

Figure C.2.1-1. An example where porches, windows and balconies have been integrated into the architecture of the building.

C.3 Building Design Details

INTENT:

- To ensure that buildings have design interest at all observable distances.
- To enhance the character and identity of the local neighborhood.
- To enhance the pedestrian environment.
- To encourage creativity and variety in the design of residences.

DISCUSSION

When buildings are seen from a distance, the most noticeable qualities are the overall form and color. A three-story commercial building that is 100 feet wide and 35 feet tall must be observed at least 200 feet away in order for the building to fit within a person's cone of vision so its overall shape can be perceived. At that distance, windows, doors, and other major features are clearly visible. However, within 60 feet to 80 feet from the building (approximately the distance across a typical street), a person notices not so much the building's overall form as its individual elements. At closer distances, the most important aspects of a building are its design details, texture of materials, quality of its finishes, and small, decorative elements. In a pedestrian-oriented business area, it is essential that buildings and their contents be attractive up close. Therefore, these guidelines require all residences to incorporate design details and small scale elements into their façades.

GUIDELINES:

C.3.1 Design Details

All new residences shall include at least three of the following design features on the façades that face a primary internal street, a public right of way, pathway corridor, or a designated open space:

a. Distinctive rooflines, such as an ornamental molding, bracket or other roofline device visible from the ground level. If the roofline decoration is in the form of a linear molding or board, then the molding or board must be at least 8" wide.

b. Special treatment of windows and doors, other than standard metal molding/framing details, around all ground floor windows and doors, decorative glazing, or door designs.

c. Decorative light fixtures with a diffuse visible light source or unusual fixture.

d. Decorative building materials, such as decorative masonry, shingle, brick, or stone.

e. Individualized patterns or continuous wood details, such as fancy butt shingles (a shingle with the butt end machined in some pattern, typically to form geometric designs), decorative moldings, brackets, trim or lattice work, ceramic tile, stone, or similar materials.

f. Use of a landscaping treatment as part of the building’s design, such as planters or wall trellises.

g. Decorative or special railings, grill work, or landscape guards.

h. Artwork, which may be freestanding or attached to the building and may be in the form of mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, free standing sculpture, art in pavement, or other similar artwork. Painted murals or graphics on signs or awnings do not qualify and are prohibited.

i. Other similar features or treatment that satisfies the Intent of the Guidelines as approved by the Director. The applicant must submit architectural drawings for approval.

Figure C.3.1-1. This house provides a number of details that enhance the pedestrian environment, including decorative lighting, planter boxes, porch details, window details, a variety of materials, railings, etc. Note that it is not necessary to use historical or traditional details or building forms.

C.3.2 Privacy between Residences

Where feasible, utilized window treatment, trellises and landscaping to preserve a sense of privacy on the first floor of residences that share a side yard of 15 feet or less in width.

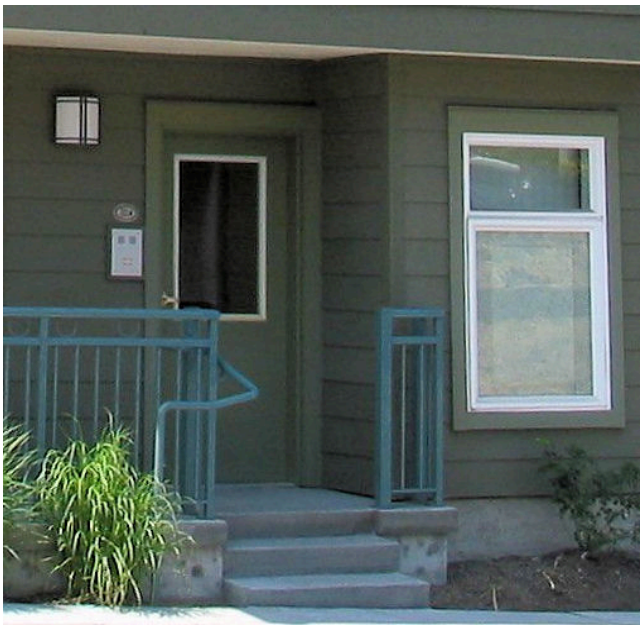

Figure C.3.3.1. A modest but adequate entry with weather protection; a small stoop, lighting, railing and transparency.

C.3.2 Entries

a. Provide pedestrian weather protection extending out from the building (or inset in from the building face) of at least 16 square feet.

b. Transparency. Entries are encouraged to feature glass doors, windows, or either transparent or translucent glazing near the door so that the visitor and occupant can view people opening the door from the other side.

c. Lighting. Residence entrances must be lit to at least two foot-candles as measured on the ground plane for commercial buildings and two foot-candles for residential buildings.

d. Visibility. Building entrances must be visible from the roadway, common open space and/or pathway.

e. Security. To the extent feasible, entries must be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance).

f. Architectural or artwork enhancements. Entrances must feature at least two of the following measures. (Note: These features may also satisfy building details requirements of Section C.3.1.

(1) Special or ornamental doors, windows, or other architectural elements.

(2) Special paving or materials (e.g., decorative tilework).

(3) Special architectural lighting.

(4) Landscaping.

(5) Artwork.

C.4 Materials

INTENT:

- To encourage the use of a variety of high-quality compatible materials that will upgrade the visual image of the residential neighborhood.

GUIDELINES:

C.4.1 Materials

The following are allowed only with special detailing, as described below:

a. Metal siding. When used as a siding material over more than 25 percent of a building's façade visible from a public street, pathway, or park, metal siding must:

(1) Have a matte finish in a neutral or earth tone such as buff, gray, beige, tan, cream, white, or a dulled color, such as barn-red, blue-gray, burgundy, ocher, or other color specifically approved by the Director.

(2) Include two or more of the following elements:

i. Visible window and door trim painted or finished in a complementary color.

ii. Color and edge trim that cover exposed edges of the sheet metal panels.

iii. A base of masonry, stone, or other approved permanent material extending up to at least 2 feet above grade that is durable and satisfies the Intent of the Guidelines. (The intent is to provide more durable materials near grade level.)

iv. Other detail/color combinations for metal siding approved by the Director, provided design quality and permanence meets the intent of this section.

b. Concrete block walls. Concrete block construction used over 25 percent of a building façade visible from a public roadway, pathway, or park must be architecturally treated in one or more of the following ways:

(1) Use of textured blocks with surfaces such as split face or grooved.

(2) Use of other masonry types, such as brick, glass block, or tile in conjunction with concrete blocks.

(3) Use of decorative coursing to break up blank wall areas.

(4) Use of matching colored mortar where color is an element of architectural treatment for any of the options above.

(5) Other treatment approved by the code administrator.

c. Prohibited materials:

(1) Mirrored glass.

(2) Corrugated fiberglass.

(3) Chain link fencing (except for temporary purposes such as a construction site).

(4) Crushed colored rock or tumbled glass.

(5) Any sheet materials, such as sheet wood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials.

(6) EIFS and other foam core panelized system. Use stucco instead.

D. Lighting

D.1 Site Lighting

INTENT:

- To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.
- To increase night sky visibility and to reduce the general illumination of the sky.
- To reduce horizontal light glare and vertical light trespass from a development onto adjacent parcels and natural features.
- To use lighting in conjunction with other security methods to increase site safety.
- To prevent the use of lighting for advertising purposes.

GUIDELINES:

D.1.1 Site Lighting Levels

a. Unless otherwise stated in these guidelines, all publicly accessible areas shall be lighted with average minimum and maximum levels as follows:

   (1) Minimum (for low or non-pedestrian and vehicular traffic areas, except alleys) of 0.5 foot candles;

   (2) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and

   (3) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.

b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

D.1.2 Light Quality and Shielding

a. Light fixtures on internal roadways, common open spaces and public areas lighting fixtures shall be full cut-off, dark sky rated, and mounted no more than 15 feet above the ground.

b. Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.

c. Light fixtures should be shielded to avoid direct light into internal living areas.

E. Definitions

Access Street. A private street that is independent of parking area circulation and connects public rights-of-way or provides primary access to and within a site.

Alley. A new access way that is intended for direct access to private parking for residences and not included as part of the pedestrian network. Alleys are generally shorter than 200 feet in length or are parallel to primary internal streets and provide parking and service access in lieu of driveways off the street.

Architectural scale is the perceived height and bulk of a building relative to that of neighboring buildings. A building has "good architectural scale" if its visual size is relatively similar to its neighbors.

Art, Artwork. A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the Director, may be considered artwork provided they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered art.

Articulation. Visually breaking up a building façade into intervals by including repetitive features, such as broken rooflines, chimneys, entrances, distinctive window patterns, street trees, and modulation.

Balcony. An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.

Bas-relief. A sculptural carving, embossing, or casting that projects very little from the background.

Bay Window. A window that protrudes from the main exterior wall. Typically, the bay contains a surface which lies parallel to the exterior wall, and two surfaces which extend perpendicularly or diagonally out from the exterior wall. To qualify as a bay, the bay must contain a window pane which extends at least 60 percent of the length and 35 percent of the height of the surface of the bay which lies parallel to the exterior wall. There need not be windows in the surface which extend out from the exterior wall.

Blank Walls. Walls subject to "blank wall" requirements meet the following criteria:

- Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature.
- Any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section.

Code Administrator. The Lake Forest Park Planning and Building Director or his or her designee.

Courtyard. A landscaped space enclosed on at least three sides by a single structure.

Curb Cut. A depression in the curb for the purpose of accommodating a driveway that provides vehicular access between private property and the street.

Deck. A roofless outdoor space built as an above-ground platform projecting from the wall of a building and connected to the ground by structural supports.

Director. The Lake Forest Park Planning and Building Director or his or her designee. See also Code Administrator

Exterior Insulation and Finish System (EIFS): EIFS is an exterior wall cladding that utilizes rigid insulation boards on the exterior of the wall sheathing with a plaster appearance exterior skin.

Façade. Any portion of an exterior elevation of a building extending from the grade of the building to the top of the parapet wall or eaves, for the entire width of the building elevation.

Feasible. For the purpose of these guidelines, an action or element is "feasible" if it can be accomplished within standard construction and development practices, as determined by the Director. Generally, an action or element is considered infeasible only if it is physically impossible or if it substantially alters the intent of the project. An element or action may be considered feasible even if it raises the cost of that aspect or element of the project.

Frontage. As used in the code, frontage refers to the length of a property line along a street.

Front Yard. The area between the street and the nearest building façade.

Horizontal Modulation. Refers to upper level building step backs. For example, this could include a building where two floors of the building front directly on the sidewalk, but the third floor is set back a distance from the front facade, and thus it may not even be visible from the sidewalk and portions of the street below.

Landscaping. An area is considered to be landscaped if it is:

- Planted with vegetation in the form of hardy trees, shrubs, or grass or evergreen ground cover maintained in good condition.
- Occupied by sculptures, fountains or pools, benches, or other outdoor furnishings.
- Occupied by such recreational facilities as playground equipment, swimming pools, game courts, etc.

LFPMC. Lake Forest Park Municipal Code.

Low Impact Development (LID). LID is a comprehensive technology-based approach to managing urban stormwater. Stormwater is managed in small, cost-effective landscape features located on each lot rather than being conveyed and managed in large, costly pond facilities located at the bottom of drainage areas. The source control concept is quite different from conventional treatment (pipe and pond stormwater management site design). Hydrologic functions such as infiltration, frequency and volume of discharges, and groundwater recharge can be maintained with the use of reduced impervious

surfaces, functional grading, open channel sections, disconnection of hydrologic flowpaths, and the use of bioretention/filtration landscape areas.

LID also incorporates multifunctional site design elements into the stormwater management plan. Such alternative stormwater management practices as on-lot microstorage, functional landscaping, open drainage swales, reduced imperviousness, flatter grades, increased runoff travel time, and depression storage can be integrated into a multifunctional site design. (*Low impact Development Strategies, an Integrated Approach*, Prince George's County Department of Environmental Resources.)

Major Exterior Remodel. A proposed improvement to any existing building structure or property that changes the exterior appearance of the property and meets either of the criteria below:

- Estimated value of construction exceeds 50 percent of the value of the existing built facilities as determined by the City's building valuation procedure.
- Construction includes an addition to extension of an existing building that increases gross floor area by 1,000 sq. ft.

Minor Exterior Remodel. Any improvement that changes the visual appearance or exterior configuration of a building structure or property, and which has a value less than 50 percent of the existing built facilities as determined by the City's building valuation procedure. Painting and restorative maintenance are not considered minor remodels.

Modulation. In the Guidelines, modulation is a stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

Pedestrian-Oriented Building Façades. Ground floor façades which employ at least one of the following characteristics:

- Transparent window areas or window displays along at least 75 percent of the ground floor façade. The window area must cover the area between 2 feet and 8 feet above the sidewalk or walkway surface.
- A combination of sculptural, mosaic, or bas-relief artwork, and transparent window areas or window displays (as described above) over at least 75 percent of the ground floor façade.

Primary Internal Street (also Internal Street) A new street in the SG-SFR zone intended to accommodate pedestrian and vehicular traffic. All new internal streets except alleys and the N- S Access Street (to be located generally between the SG-C and SG-T zones and to the west of the SG-SFR Zone are Primary Internal Streets

Scale, Human. The perceived size of a building relative to a human being. A building is considered to have "good" human scale if there is an expression of human activity or use that indicates the building's size. For example, traditionally sized doors, windows, and balconies are elements that respond to the size of the human body, so these elements in a building indicate a building's overall size.

Scale, Architectural. The perceived relative height and bulk of a building relative to that of neighboring buildings. A building's apparent height and bulk may be reduced by modulating façades.

Streetscape. The streetscape is the visual character of a street as determined by various elements such as structures, greenery, open space, views, etc.

Vertical Modulation. A stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.