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MEMO:

To: Sedro-Woolley Planning Commission

From: John Coleman, AICP
Planning Director

Date: September 18, 2018

Subject: Updates to Planned Residential Development Regulations – Ch17.43 SWMC – Continued

ISSUE

At its August 21, 2018 meeting, the Planning Commission (PC) reviewed proposed amendments to the Planned Residential Development (PRD) regulations in Chapter 17.43 of the Sedro-Woolley Municipal Code (SWMC) and associated amendments to the Sedro-Woolley Design Standards and Guidelines manual (Design Manual). At that meeting, the PC made several comments on the proposed amendments. The attached draft amendments reflect the PC's comments.

Attachment A to this memo includes the proposed Sedro-Woolley PRD regulations and Attachment B includes proposed amendments to Chapter 8 of the Design Manual; this chapter specifies Additional Standards for Planned Residential Developments. Chapter 8 would apply to the design of a PRD layout, as well as future buildings that are constructed within any approved PRDs.

At the last meeting, the PC discussed a request to change the basis for open space from net density to gross density. The PC determined that net density is the preferred method, so the draft continues to be based on net density. Some of the more noticeable (but not all) changes made to Attachments A and B include:

- Detached condominiums were returned the allowed uses section per a request by a PC member.
- A density bonus has been included for PRDs that provide a clubhouse. The following has been added to 17.43.035: "Clubhouse density bonus. PRDs that provide a private clubhouse may receive a density bonus. An additional two units may be granted for PRDs of up to ten acres if a clubhouse is provided and an additional two units per ten acres over the first ten acres. The clubhouse must be owned and maintained by the homeowners association. The clubhouse must be constructed prior to final plat approval and must meet the Sedro-Woolley Design Standards and Guidelines."

- An option for reducing the amount of open space to ten percent of the gross site has been added. The following wording has been added to 17.43.060(H): “or if one hundred percent of the open space provided is “usable open space” as defined in SWMC 17.43.060 (I) then not less than ten percent of the gross site area of the PRD shall be provided as open space.” This makes sites that are not encumbered by critical areas easier to develop.
- Staff amended section 17.43.100 (which specifies that 2/3rds of the single-family homes must be built before single other housing types may be constructed). At least two developers requested that the 2/3rds requirement be removed. There was no conclusive direction on this issue during the PC discussion at the last regular meeting; since there was no conclusive PC determination, staff has deleted the following language from the draft: ~~Commercial, residential units above and behind (on the same lot with) commercial uses, townhouse units and duplex uses may not be constructed within any phase until no fewer than two-thirds of the single family detached residential homes are constructed and have received a certificate of occupancy.~~ Similar language has been eliminated from 17.43.100(B)(3) for the same purpose.
- 17.43.060 has been clarified so there is no misunderstanding about what are the averaged lot size requirements in 17.43.060(B)(5). That section refers to “minimum lot size.” That section previously referred to the minimum lot size in each zone (Chapter 17.08 for R-5 and 17.12 for R-7). The intent of the revised draft was the same. However, because the new PRD regulations set separate minimum lot sizes at various points in the text, section 17.43.060(B)(5) needed clarification. The average lot size in the R-5 is intended to be 6,720 (80% of 8,400). The average minimum lot size in the R-7 is intended to be 4,800 (80% of 6,000).

After clarifying this point with a local developer, concern about how the average lot size requirement affects potential development arose. According to one representative of a development company, the 6,720 square foot average lot size in the R-5 will be difficult to achieve if small lots for townhouses are constructed (the 4,800 square foot average in the R-7 zone *did not* create the same concern). To address this concern, staff added language to 17.43.060(B)(5) exempting townhouse lots and commercial lots from average lot size equation in the R-5. Commercial lots have also been removed from average lot size equation in the R-7. The average lot size requirement is intended to prevent too many small single-family lots; it is not intended to increase the size of townhouse lots. The draft rules have very specific lot size requirements for townhomes, so there is not a concern that they will be too small. Furthermore, the PRD is intended to encourage a variety of housing – especially housing units on their own property as the townhouses are require. This change is an attempt to honor the intent of the PRD regulations.

For more information on the PRD update process, please see previous staff memos and other information on the PC meeting materials page at: http://www.ci.sedro-woolley.wa.us/governing_bodies/planning_commission/planning_meetings.php.

ATTACHMENTS

Attachment 1 – Draft PRD regulations

Attachment 2 – Draft amendments to the PRD design standards and guidelines

RECOMMENDATIONS

Make a motion to recommend that the City Council adopt the attached amendments to Chapter 17.43 SWMC and Chapter 8 of the Sedro-Woolley Design Standards and Guidelines manual.

OR

Make a motion to recommend that the City Council adopt the attached amendments to Chapter 17.43 SWMC and Chapter 8 of the Sedro-Woolley Design Standards and Guidelines manual with the following amendments....

Attachment A

to PC Staff Report September 18, 2018

DRAFT AMENDMENTS to Chapter 17.43 – Sept. 2018

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

Sections:

17.43.010 Purpose.

17.43.020 Zoning Districts where permitted.

17.43.030 Permitted uses.

17.43.035 Density

17.43.040 Commercial uses.

17.43.050 Relationship of design to adjacent areas.

17.43.060 Property development standards.

17.43.070 Approval—Procedure.

17.43.080 Approval criteria.

17.43.090 Requirement for homeowner's association and restrictive covenants.

17.43.010 Purpose.

It is the purpose of this chapter to create open space in residential developments and to encourage imaginative site and building design that exceeds the minimum standards found in the subdivision regulations – Title 16 SWMC – by permitting greater flexibility in zoning requirements than is permitted by other sections of this title. Furthermore, it is the purpose of this section to:

A. Promote the retention of significant features of the natural environment, including waterways and views;

B. Encourage a variety of housing types and densities;

C. Encourage maximum efficiency in the layout of streets, stormwater facilities, utility networks and other public improvements through innovative site layout and the use of clustering;

D. Create and/or preserve usable open space for the enjoyment of the occupants and the general public-;

E. Allow development of land with physical constraints while preserving the natural characteristics of the site, including topography, native vegetation, critical areas and other natural amenities of value to the community; and

F. Encourage infill within areas of the city which are characterized by existing development.

17.43.020 Zoning Districts where permitted.

Planned residential development (PRD) may be permitted in the following zoning districts:

4A. R-1, Residential 1

B. R-5, Residential 5;

2C. R-7, Residential 7;

3D. R-15, Residential 15.

17.43.030 Permitted uses.

The following uses are allowed in planned residential developments:

- A. Within the R-1, R-5 and R-7 zones, allowable residential uses shall include only single-family residences, duplexes (either built to zero-lot line or with both units on one lot), detached condominiums or townhouses on individual lots. Within the R-15 zone, residential development of all types, regardless of the type of building in which such residence is located, such as single-family residences, duplexes, triplexes, four-plexes, townhouses or apartments; provided that hotels, motels and mobile home parks are prohibited.
- B. Accessory uses specifically limited to meet the needs of the residents of the PRD such as garages and recreation facilities, of a noncommercial nature.
- C. In planned residential developments of twenty acres or more, commercial uses may be permitted as set forth herein.
- D. A variety of housing types are offered; advantage is taken of unusual or significant site features such as views, waterways or other natural characteristics; separation of auto and pedestrian movement; development aspects of the PRD complement the land use policies of the comprehensive plan; and some extraordinary public benefit is derived in exchange for the increased density in the planned residential development.
- E. Except as set forth herein, the use restrictions of the underlying zone shall apply.

17.43.035 Density

A. Permitted density. Density shall be allowed as determined in the underlying zone as shown in the table below. Allowed number of units shall be calculated by dividing the total site area (less area encumbered by wetlands, fish and wildlife habitat conservation areas and their respective buffers per Chapter 17.65 SWMC) by the maximum units allowed per acre and rounding down to the nearest whole number. Land area encumbered by wetlands, fish and wildlife habitat conservation areas and their respective buffers per Chapter 17.65 SWMC do not count towards the density allowed, but may count as open space per SWMC 17.43.060(H) & (I).

<u>Underlying Zone</u>	<u>Minimum units per net acre (see SWMC 16.04.060)</u>	<u>Maximum units per acre (less area encumbered by wetlands, fish and wildlife habitat conservation areas and their respective buffers)</u>
<u>Residential 1</u>	<u>1</u>	<u>1</u>
<u>Residential 5</u>	<u>4</u>	<u>5</u>
<u>Residential 7</u>	<u>4</u>	<u>7</u>
<u>Residential 15</u>	<u>4</u>	<u>15</u>

B. Clubhouse density bonus. PRDs that provide a private clubhouse may receive a density bonus. An additional two units may be granted for PRDs of up to ten acres if a clubhouse is provided and an additional two units per ten acres over the first ten acres. The clubhouse must be owned and maintained by the homeowners association. The clubhouse must be constructed prior to final plat approval and must meet the Sedro-Woolley Design Standards and Guidelines.

17.43.040 Commercial uses.

Commercial uses are permitted in the PRD which satisfy the criteria of this section. Such uses are intended to serve the surrounding neighborhood, be comprised of small-scale buildings that maintain the visual character and architectural style of the residential area, and minimize visual and functional conflicts between residential and non-residential uses within and abutting the PRD. Commercial uses within the PRD shall meet the following criteria:

- A. Shall be limited to:
 - 1. Retail businesses serving the local neighborhood; provided, that drive-through businesses and 24-hour establishments are prohibited;
 - 2. Personal or professional services;
 - 3. Public and quasi-public uses;
 - 4. Recreational uses;
 - 5. Residential dwellings located either behind or above an allowed commercial use are permitted;
 - 6. Beauty salons;
 - 7. Day care centers.
- B. Bulk restrictions.
 - 1. Maximum building size: five thousand square feet.
 - 2. Minimum setbacks:
 - a. Front: ten;
 - b. Side: ten;
 - c. Rear: ten.
 - 3. Maximum building height:
 - a. Commercial: twenty five feet
 - b. Commercial with residential above: thirty five feet.
- C. Design Standards.
 - 1. Lot size: Commercial lots shall not exceed twenty thousand square feet in area per twenty acres of land within the PRD. Any increase in commercial area shall be based upon twenty-acre increments of additional land, and proportionate increases shall not be permitted.
 - 2. Landscaping requirement: Shall comply with the landscaping requirements for commercial uses in SWMC 17.50.
 - 3. Signage: Total sign area is limited to one percent of gross floor area utilized by the activity. Monument signs are restricted to no more than six feet high. Internally illuminated signs, flashing signs, mechanically mobile signs, or neon signs are not allowed. All signs must be ground oriented or a facade sign.
 - 4. Parking: Two parking spaces required per one thousand square feet of commercial area. On-street parking which fronts the parcel shall be counted in the overall parking requirement. Off-street parking shall be located at the side or at the rear of the building.
 - 5. The site plan for the commercial area shall comply with the design standards and guidelines of Chapter 15.44. The site plan and commercial designation must be submitted and processed as part of the PRD application.

17.43.050 Relationship of design to adjacent areas.

A. The design and layout of a planned residential development shall take into account the relationship of the site to the surrounding areas. The PRD shall be so designed as to minimize any undesirable impact of the PRD on adjacent properties.

B. Setbacks, building heights and lot sizes of the PRD shall be comparable to, or compatible with, those of the existing development of adjacent properties or, if adjacent properties are undeveloped, the type of development which may be permitted.

17.43.060 Property development standards.

A. Acreage Minimum. The minimum site for a planned residential development shall be three acres.

B. Minimum Lot Requirements in the R-1, R-5 and R-7 zones.

1. Single family residential lots created through the PRD process ~~Lots~~ in the R-5 ~~and R-7 zones~~zone may be a variety of sizes; provided, no lot shall be less than six thousand square feet in size – except fifty percent of the single family lots in a PRD may be as small as 4,800 square feet in size.
2. Single family residential lots created through the PRD process in the R-7 zone may be a variety of sizes; provided that no lot shall be less than 4,800 square feet in size – except fifty percent of the single family lots in a PRD may be as small as 4,000 square feet in size.
3. In the R-5 and R-7 zones, the minimum lot size for all lots created through a PRD process with duplex homes shall be 8,000 square feet if both units comprising a single duplex are located on the same lot.
4. In the R-5 and R-7 zones, the minimum lot size for townhouse units on their own platted lot (including duplexes with each unit on a separate platted lot) is 2,500 square feet for lots that have a unit on either side (center units) and 3,500 square feet for lots at the end of a townhouse row.
25. The averaged lot size in the R-5 ~~zone and R-7 zones~~ shall be reduced by not less than twenty percent of the minimum lot size for that zone as specified in Chapter 17.08 and Chapter 17.12 respectively – this requirement means the minimum averaged lot size is 6,720 square feet in the R-5 zone and 4,800 square feet in the R-7 zone. The averaged lot size requirements for the R-5 zone shall not incorporate individual townhome-unit lots or commercial lots into the calculations. The averaged lot size requirements for the R-7 zone shall not incorporate individual commercial lots into the calculations.
6. Single family residential lots in the R-1 zone may be a variety of sizes; provided that no lot shall be less than 8,400 square feet in size.
7. In the R-1 zone, the minimum lot size for all lots created through a PRD process with duplex homes shall be 10,500 square feet if both units comprising a single duplex are located on the same lot.
8. In the R-1 zone, the minimum lot size for townhouse units on their own platted lot is 4,000 square feet for lots that have a unit on either side and 5,500 square feet for lots at the end of a townhouse row.

C. Unit Distribution. In the R-1, R-5 and R-7 zoning designations, at least 60 percent of the units in the PRD shall be single family lots. ~~Commercial, residential units above and behind (on the same lot with) commercial uses, townhouse units and duplex uses may not be constructed within any phase until no fewer than two-thirds of the single family detached residential homes are constructed and have received a certificate of occupancy.~~

D. Landscaping. Each lot created through the PRD regulations shall have a minimum of 25 percent landscaping that shall be approved as a condition of the building permit.

E. Setbacks. Setbacks to lots within the PRD shall be the same as the underlying zone unless alternate setbacks to lots within the PRD are specified in the PRD approval. Covered front porches in the R-1, R-5 and R-7 zone may be constructed up to ten feet from the front setback. Setbacks to properties surrounding the PRD may not be reduced.

F. Off-Street Parking. Off-street parking shall be provided in a PRD to the same extent as required in the underlying zone for the same use.

G. On-Street Parking. One on-street parking space shall be provided per every four units. Each single family lot shall count as one unit. Each lot intended for a duplex shall count as two units. On-street parking for residential units above and behind (on the same lot with) commercial uses shall be anticipated as part of the street layout before the PRD is approved.

DH. Open Space. Each planned residential development shall provide not less than twenty percent of the gross site area of the PRD for common open space – or if one hundred percent of the open space provided is “usable open space” as defined in SWMC 17.43.060 (I) then not less than ten percent of the gross site area of the PRD shall be provided as open space – which shall be:

1. Concentrated in large usable areas of at least ~~two-six~~ thousand square feet in area and designed to provide either passive or active recreation;

2. Ownership and maintenance:

a. If the open space is under one under one ownership, the open space shall be owned and maintained by the ownership; or

~~3~~ b. Held-If the open space is held in common ownership by all the owners of the development by means of a homeowners’ or similar association. ~~Such, then such~~ association shall be responsible for maintenance of the common open space;

~~4~~ c. Dedicated-If the open space is dedicated for public use, if-the dedication shall be acceptable to the city and/or other appropriate public agency;

~~53.~~ Stormwater facilities and utility corridors/easements shall not be counted towards open space calculations, unless they meet the definition of usable open space in subsection (F1); and

4. Any amenities in a public right-of-way, such as roads, parking strip landscape areas and sidewalks, in shall not be counted towards open space calculations

5. Usable open space amenities that are required as part of the PRD approval shall be installed/constructed and complete before final plat approval. A maintenance bond for those amenities that meets the requirements of the Public Works Director shall be required.

EI. Of the open space required to be provided, fifty percent shall be “usable open space”. “Usable open space” includes only open space which is accessible for active or passive recreation purposes, is visually integrated into the design so that is an intentional aspect of the PRD, or is of direct benefit to the PRD residents. “Usable open space” may not include lots, dwellings, private yards, outdoor storage, streets and any associated rights-of-way, driveways, parking areas, fenced stormwater detention ponds, critical areas and their associated buffers, slopes in excess of 15 percent, areas with any dimension less than 10 feet, and required perimeter buffers that do not include screened trails and pathways (where applicable). At least 50 percent of the “usable open space” shall be for active purposes. Open space for active purposes include areas which have appropriate topography (generally less than a 10 percent slope), soils, drainage, and size to be considered for development as active areas for all residents, owners, or users of the PRD. The remaining open space that is not “usable open space” may include critical areas and utility easements.

1. That portion of multiuse stormwater facilities which provide significant recreational or aesthetic benefit per 17.48.060(J) may count as usable open space.

2. Only that portion of utility corridors/easements which contain improved walking trails in compliance with federal, state, or city regulations may be counted as usable open space. The applicant shall provide documentation that the meets this criteria.

3. Only open space which satisfies the requirements of the design standards and guidelines of Ch. 15.44 and the current version of the Sedro-Woolley Design Standards and Guidelines manual may be counted as usable open space.
4. That portion of sensitive areas, such as fish and wildlife habitat areas, may be included in the usable open space calculation which are accessible to the residents or public and integrated into the design of the PRD in a manner which results in restoration or enhancement of the functional values of the sensitive area.

J. Stormwater Detention Facilities. All stormwater detention facilities are subject to Sedro-Woolley Stormwater management regulations (Chapter 13.36 SWMC) and for the purposes of this Chapter are differentiated as dry ponds and wet ponds. A dry pond may be included as part of the required usable open space area of a PRD only if the pond meets the criteria in 17.43.060(J)(1). A wet pond may be included as part of the required open space (not usable-open space) area of a PRD only if the pond meets the criteria in 17.43.060(J)(2).

1. Dry ponds for the purposes of this Chapter are stormwater facilities that incorporate usable recreation area per the following criteria:

- a. The detention facility does not provide drainage for public facilities including public streets unless all easements and drainage releases are approved;
- b. The detention facility shall be constructed so as to drain fully when precipitation is not occurring (i.e., no standing water shall be left) unless the facility is a pond designed as an aesthetic amenity;
- c. The side slope of the detention facility shall not exceed thirty-three percent, unless such slopes already exist naturally and are covered with vegetation. Where the facility has a hard surface wall or slope, the vertical drop shall not exceed twenty-four inches without fencing appropriate to the site conditions to protect public safety;
- d. If detention facilities are located adjacent to or near a natural, year-round stream or wetland, these systems shall be left in a natural or near natural condition;
- e. The detention area shall be landscaped both in a manner consistent with maintaining high aesthetic standards and is able to withstand the inundation expected;
- f. Use of property set aside as open space area for both detention and recreation purposes shall not be acceptable if the detention area is rendered unsuitable or unavailable for recreation use during dry weather; and
- g. In the case of joint use of open space set aside (not dedicated to city) for detention and recreation, the homeowner's association shall be responsible for the maintenance in perpetuity of the facilities in the condition approved under the development contract.

2. Wet ponds for the purposes of this Chapter contain water year round and may count towards open space if the wet pond is an amenity to the PRD and meets all of the criteria below. Wet ponds that do not meet the below criteria shall be screened per the screening requirements in SWMC 17.50.120:

- a. Contain circulated water that is not brackish;
- b. Be surrounded by a trail or be located adjacent to another active open space;
- c. Children's play structures may not be located closer than 150 feet to a stormwater pond;
- d. The pond must be curvilinear in shape, not rectangular;
- e. Only 30 percent of the circumference of the pond may contain berming;

- f. The inside slope of the pond shall be three to one or flatter;
- g. Gravel and asphalt shall not be used for pond access;
- h. No fencing shall be provided around the pond; and
- i. The applicant shall place appropriate signage near the pond which says, "This pond is for stormwater detention and/or treatment purposes. Swimming or fishing or other recreational activities are prohibited" or similar signage approved by the Planning Director.

17.43.070 Approval—Procedure.

Planned residential development applications shall be processed as subdivisions under SWMC Chapter [16.08](#).

In addition, the following procedure is required for approval of the planned residential development.

A. Documents.

1. Vicinity map showing the location of the site and its relationship to surrounding areas, including the land use and zoning of both the site and the surrounding areas;
2. A map of the site drawn to a scale of not less than one inch representing one hundred feet showing the following:
 - a. Existing site conditions including watercourses, floodplains and unique natural features₁;
 - b. The location and floor area size of all existing and proposed buildings, structures and other improvements including maximum heights, types of dwelling units, density per type, and nonresidential structures, including commercial facilities, if any₁;
 - c. The location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, and similar public or semipublic uses₁;
 - d. The existing and proposed circulation system of streets, including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way₁;
 - e. The existing and proposed pedestrian circulation system₁;
 - f. The existing and proposed utility systems, including sanitary sewers, storm sewers, water, electric, gas and telephone₁; and
 - g. The proposed treatment of the perimeter of the PRD, including materials and techniques used such as screens, fences and walls₁;
3. In addition to the graphic illustrations listed in subdivisions 1 and 2 of this subsection, the applicant shall submit a written statement providing the following information:
 - ~~a. Justification for the density bonus, if requested by the applicant,~~
 - ~~ba.~~ Program for development including staging or timing of development₁;
 - ~~eb.~~ Proposed ownership pattern upon completion of the project₁;
 - ~~dc.~~ Basic content of any restrictive covenants₁; and
 - ~~ed.~~ Provisions to assure permanence and maintenance of common open space through a homeowners' association or similar association, condominium development or other means acceptable to the city₁;
4. An application for preliminary plat must be submitted with the PRD application. Fees for the subdivision shall be in addition to those of the PRD application.

B. A PRD application must contain sufficient detail to show compliance with the design standards and guidelines of Ch. 15.44 for the layout, infrastructure, and buildings within the

PRD, to allow the reviewing body to incorporate compliance with design standards into its recommendation and final decision. The applicant is expected to submit this information in a format that meets the standards of an architect or design professional. The integration of a comprehensive, well-planned design into all aspects of the PRD is a required element of the application. The application and approval shall require subsequent construction within the PRD to conform with the approved design elements, at a sufficiently detailed level to ensure subsequent compliance with the approval documents.

C. Filing of Application. Application for approval of the PRD shall be made on forms prescribed by the planning department and which shall be accompanied by a filing fee as required.

D. Public Hearing. A PRD is a Type ~~III~~IV land use application under Ch. 2.90. The hearing examiner shall hold a public hearing on the proposed PRD.

E. Hearing Examiner Recommendation. Following the public hearing, the hearing examiner shall make a report of findings and recommendations with respect to the proposed PRD, and shall forward the report to the city council. Such report shall include, but need not be limited to, the following items:

1. Suitability of the site area for the proposed development;
2. Requirements of the subdivision code for the proposed development;
- ~~3. Reasons for density bonuses;~~
- ~~43.~~ Time limitations for the entire development and specified stages;
- ~~54.~~ Development in accordance with the Sedro-Woolley comprehensive plan;
- ~~65.~~ Public purposes have been served by the proposed development;
- ~~76.~~ Compliance with the design standards and guidelines.

F. City Council Decision. After receipt of the hearing examiner's findings and recommendations, the ~~city council shall hold a public hearing on the proposed PRD. The~~ city council shall give approval, approval with modifications or disapproval to the proposed PRD. The city council's decision may be appealed to Skagit County Superior Court as allowed in SWMC Chapter [2.90](#).

17.43.080 Approval criteria

In addition to the findings of fact required for approval, the following criteria shall be met for approval of a PRD:

A. Design Criteria. The design of the PRD shall achieve two or more of the following results:

1. High quality architectural design, placement, relationship or orientation of the structures;
2. Achieving the allowable density for the subject property;
3. Improving circulation patterns;
4. Minimizing the use of impervious surfacing materials;
5. Increasing open space or recreational facilities on-site; and
6. Preserving, enhancing or rehabilitating the natural features of the property such as significant woodlands or critical areas.

B. Perimeter Design. The perimeter of a PRD shall be appropriate in design, character and appearance with the existing or intended character of the development adjacent to the subject property and with the physical characteristics of the property.

C. Streets and Sidewalks. Existing and proposed streets and sidewalks within a PRD shall be suitable to carry the anticipated traffic within the proposed development and the vicinity. The design of the circulation system shall be consistent with the requirements of Chapter 16.08 SWMC.

D. Site infrastructure. Small scale utility infrastructure, such as utility boxes, shall be located and/or screened so as not to be visible from the rights of way. Larger utility infrastructure, such as a pump station, shall be placed inside a building that meets design standards and functional needs of the utility.

17.43.090 Requirement for homeowner's association and restrictive covenants.

To preserve and maintain community facilities and open space, every PRD shall have a homeowner's association and agreements and enforceable covenants to fund and effectively collect funds for such an organization. Such agreements and enforceable covenants shall apply to all property within the PRD shall be recorded and shall run with the land.

A. The restrictive covenants and/or homeowner's association intended to be used by the applicant in a PRD, which purports to restrict the use of land, the location or character of buildings or other structures thereon, set aside open space, and establish provisions for the perpetual maintenance of common grounds, must be reviewed by the technical review committee. The city attorney will make a written report to the planning commission which shall be subject to approval by the city council, before final approval of the PRD application and recording with the county auditor.

B. The homeowner's association authority shall be established in restrictive covenants applicable to all property within the PRD. Such restrictive covenants shall provide, inter alia, for the assessment, collection and enforcement of collection of such homeowner's dues as are necessary for adequate maintenance of open space, common grounds and facilities, any private roads or utilities, and for performance of any other association obligations.

C. The exterior of any non-single family structure and property on which non-single family structures are located shall be maintained uniformly by the homeowner's association.

D. The homeowner's association documents shall address storage and parking of RVs, trailers, boats, ATVs, etc. Such vehicles shall not be stored on city streets, rights of way, driveways or side yards. Screened, community owned storage areas for such vehicles may be provided.

E. The homeowner's association documents shall include restrictions on parking of vehicles in grassed, landscaped or gravel areas. Parking on private and HOA-owned land shall be constructed of concrete, asphalt or concrete pavers.

F. The homeowner's association documents shall require the maintenance of private fences visible from the public right-of-way.

17.43.100 Phasing.

If an applicant wishes to phase their PUD project the following minimum criteria shall be used in approving a phasing plan:

A. A phasing plan shall be reviewed and approved as part of the preliminary PRD process. The city council shall specifically approve the phasing plan as part of the preliminary PRD process. If a project has already received preliminary PRD approval and the applicant wishes to phase their project, the applicant shall have a major modification approved through the hearing examiner and city council.

B. To approve a phasing plan, each phase (at a minimum) shall include:

1. Infrastructure such as roads and utility systems to ensure enhanced circulation and public safety as determined by the public works director.

2. Usable open space areas shall be included within each phase proportionate with the size of each phase. For example, if 25 percent of the overall acreage of the PRD is in a particular phase, 25 percent of both the usable open space areas shall be created/installed as part of that phase.

~~3. Commercial, townhouses, residential units above commercial and duplex uses cannot be constructed within any phase until no fewer than two-thirds of the single-family detached residential homes are constructed and have received their final certificates of occupancy.~~

Attachment B

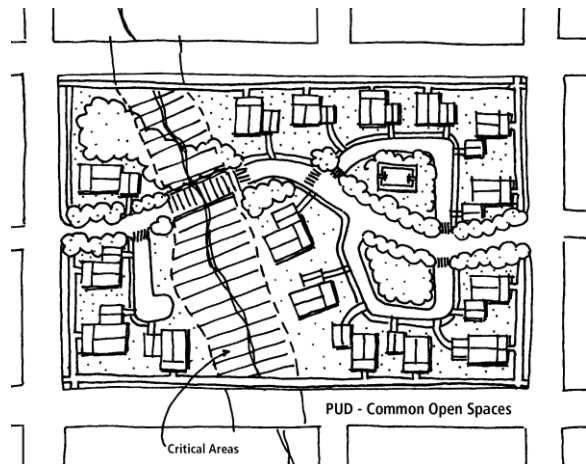
to PC Staff Report September 18, 2018
(no changes since August 21 draft)

DRAFT AMENDMENTS TO Chapter 8 of the S-W Design Standards and Guidelines – August 2018

Site Design

Intent

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



FRONT YARDS / ENTRANCES

Intent

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

Standards

Required:

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

6. Corner lots have two front setbacks. For buildings on corner lots, the façade of the side of the house that is not the front of the building must meet the design requirements for facades facing a right-of-way as detailed under Building Design below.

Guidelines

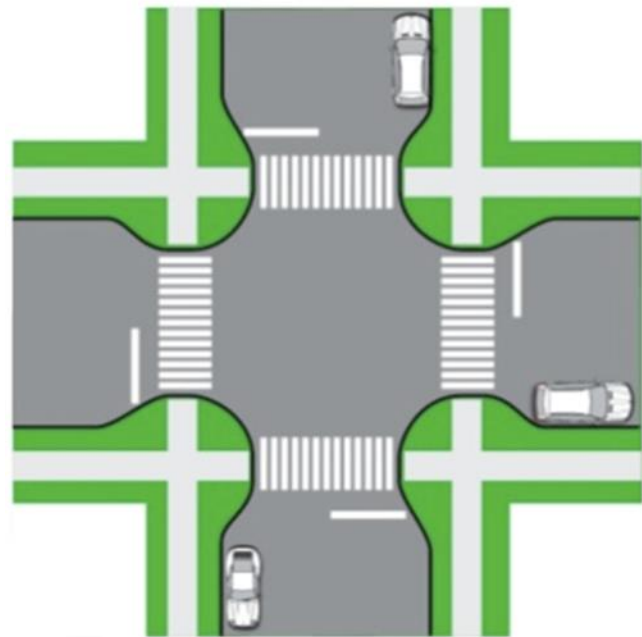
Encouraged:

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

DESIGN OF RIGHT-OF-WAY IMPROVEMENTS

Intent

Reduce speeds on local collector streets and provide safe environment for pedestrians.



Standards

Required:

1. Local collector streets shall be designed to be narrowed to the width of two lanes at intersections and at periodic locations on collector streets. The area behind the curb at the narrower road sections shall be landscaped per Chapter 17.50 SWMC and/or incorporate low impact development stormwater features. Bump-out features shall be designed to accommodate street sweeping machinery.

Guidelines

Encouraged:

1. Pedestrian refuge areas in crosswalks on arterial streets.

2. Use of shared alley for access to residences when the front of the houses are facing on a green space or common open space.

DRIVEWAYS AND CURB CUTS

Guidelines

Required:

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



3. Locations of driveways shall be designed into the master plan and civil construction plans for the PRD. Locations of street trees and driveway curb-cuts shall be identified at the time the civil construction plans are approved.

INDIVIDUAL OUTDOOR SPACES

Intent

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

Standards

Required:

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

Guidelines

Encouraged:

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

BUILDING DESIGN

HOUSE SIZE IN REALATION TO LOT SIZE

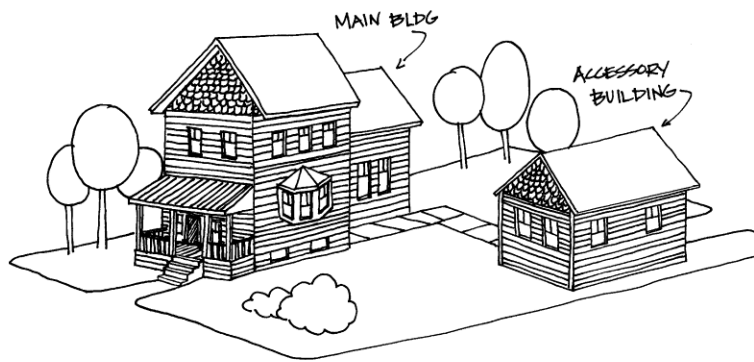
Intent

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

Standards

Required:

1. For PRDs with single family detached houses on individual lots and duplexes on single lots, maximum lot coverage with structures shall not exceed 50% in the R-5 and R-7 zones and 35% in the R-1 zone. no structure shall exceed a Floor Area Ratio of .5 Floor Area Ratio is calculated by dividing the number of square feet within a building by the lot area. The following are exempted from floor area calculations:
Porches and decks open to the air
Basements, the height of which is at least 50% below grade.



ACCESSORY STRUCTURE DESIGN STANDARDS

2. For townhouse units on individual lots, the front and rear setback requirements will govern the lot coverage. End units on a row of townhomes shall have an eight foot side setback, except three-story townhouse buildings require a twelve foot side setback.

3. For buildings in the R-15 zone, front, rear and side setback requirements will govern the lot coverage.

ROOF PITCH (MINIMUM /MAXIMUM)

Intent

To maintain the residential scale and character of neighborhoods.

Standards

Required:

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

Guidelines

Encouraged:

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

WINDOWS

Intent

To maintain a lively and active street face.

Standards

Required:

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

Guidelines

Encouraged:

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

ARTICULATION OF WALLS AND FAÇADE DESIGN

Intent

To provide visual variety along the street façade.

Standards

Required:

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

~~discouraged~~ prohibited.

2. Horizontal façades longer than ~~30 ft~~ 20 feet shall be articulated into smaller units, reminiscent of the residential scale. Vertical

façades of more than one story of living area shall also be articulated into smaller units or the stories be otherwise differentiated. At least two of the following methods shall be included:

- a) distinctive roof forms
- b) changes in materials
- c) window patterns
- d) color differentiation
- e) recesses / offsets

3. Garage door openings must be at least 8 feet in height.



4. Standard siding material must be used over all structural sheathing. Structural sheathing may not also be the exterior siding.

5. A variety of siding materials shall be used on the façade of the building that faces the street or other pedestrian way.

7. Eaves of 16" or greater.

Guidelines

Encouraged:

1. Stone or brick on the building façade.

2. Covered front porches or decks.

3. Soffits under eaves.

SITE DESIGN

LOCATION OF DRIVEWAYS AND GARAGES

Intent

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

Standards

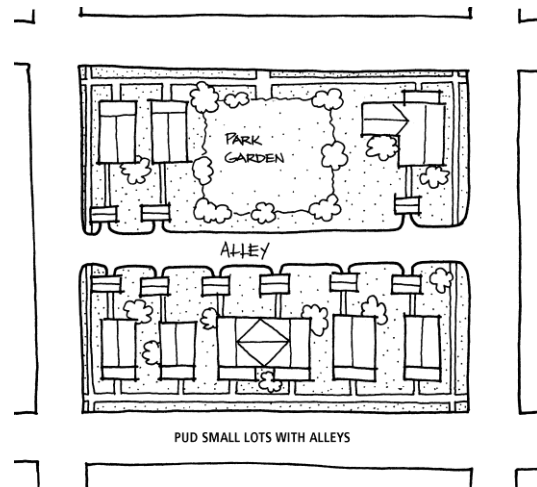
Required:

1. When garage doors are facing the street, they shall be set back at least 25 feet from the property line or sidewalk. Driveway slope shall not be greater than 12.5%.

2. Building setbacks from the front lot line shall be a minimum of 20 feet.

3. Building floor area shall extend at least 5 feet closer to the front lot line than the face of the garage doors.

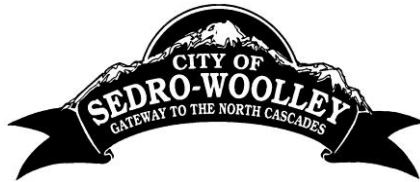
4. Where alleys exist, access to garages shall be off the alley.



Guidelines

Encouraged:

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



Planning Department
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

MEMO:

To: Sedro-Woolley Planning Commission

From: John Coleman, AICP
Planning Director

Date: September 18, 2018

Subject: Development Standards for the Urban Village Mixed Use (UVMU) Overlay - Continued

ISSUE

At its July and August meetings, the Planning Commission (PC) resumed the review of regulations for the Urban Village Mixed Use overlay (UVMU) that started in 2008. In 2012 the Planning Commission tabled its work on creating development regulations and design standards; the last draft that the PC worked on in 2012 is the basis for the current draft the PC has been asked to review. On behalf property owner, Slab Design/Build Inc. (Slab) submitted proposed revisions to the last draft of the UVMU regulations that the PC reviewed in 2012. Any strikeouts or underlines in the attached draft are proposed by Slab. The attached draft is the second draft that SLAB prepared.

SLAB included the following synopsis of the changes since the previous SLAB draft:

- 1) Duplexes and triplexes are now listed as conditional uses.
- 2) Reduced overall site open space requirement from 25% to 20%
- 3) Added note to density, specifying that mixed used buildings must have min 25% commercial on ground level.
- 4) And we are considering changing the stand-alone residential to commercial ratio from 1:1 to 2:1- meaning two sqft of residential allowed for every 1 sqft of commercial.

The PC attended a joint worksession with the City Council on September 5 to discuss the UVMU. As the property owner (Rob Janicki) pointed out at the worksession, SLAB has been hired to help the city draft codes for the UVMU. SLAB is making an attempt to complete the draft because city staff does not have enough man-power to do the work without assistance. The drafts submitted by SLAB are a starting point, the Planning Commission should be directing SLAB to revise future drafts (as the PC would typically instruct staff) to meet the city's desired vision for the UVMU.

Some of the significant concepts of the latest draft include the following. Please discuss each of these topics in the following order and give direction to staff as to whether the text should be amended or if it should remain as drafted:

- Density. The latest draft asks for up to 35 units per acre. Previous drafts included 25 units per acre. For comparison, the new 48-unit apartment building on Rita Street (and the commercial tenant space) are on 1.9 acres. The density of the Rita Street project, which is in the Central Business District, is 25 units per acre ($48/1.9 = 25$). The density allowed in the city's highest density residential zone (Residential 15 zone) is 15 units per acre. Density is a major concept that must be addressed before the finer details of the drafts can be addressed.
- Stand-alone residential. The original draft allowed for stand-alone residential uses (no commercial space on the lower floor) in areas that are not directly attached to Hodgins or Stendal Street. For example, under the previous draft, townhouses could be constructed behind any commercial or mixed use buildings on Stendal. Similarly, stand-alone residential uses were envisioned along the creek. The latest draft does not include such a restriction. This is another major concept that should be addressed before the finer details of the drafts can be addressed.

Please keep in mind that development in this area was envisioned to include an extension of Stendal St. westward to roughly the creek, then northward (along the west side of the creek) to Cook Road. Commercial would be envisioned along the future road extension.

- Types of stand-alone housing (if allowed). If the PC recommends that stand-alone residential uses are allowed in the UVMU, then the PC will need to recommend what types of housing forms should be allowed. The latest draft includes duplexes and triplexes as conditional uses, but the PC should think about what other types of stand-alone housing should or should not be allowed, then specify as such in the code.
- Extended stay housing. The SLAB draft suggests that extended stay housing be counted as commercial because they act like hotel units. Again, the type of housing form will make a big difference. If the extended stay units are built as hotel units, then they will certainly be commercial uses. If the extended stay units are built as any housing type that can be rented as a separate dwelling unit (e.g. townhouses), then the units should not be counted as a commercial.
- Parking. The proposed draft (at 17.XX.080 B and C) seeks to allow on-street parking to count towards the required parking; this is not allowed in any other developments. Also look at the parking per unit requirements in 17.XX.090; they have been reduced slightly from what the previous draft required.
- Open space. The most recent draft reduced the open space from 25% to 20%.

ATTACHMENTS

Attachment 1 – 2nd Draft UVMU zoning regulations prepared by Slab Design/Build, Inc

Attachment 2 – 2nd Draft UVMU Design standards and regulations by Slab Design/Build, Inc

Attachment 3 – Map of UVMU

RECOMMENDATIONS

Please be ready to discuss the more significant concepts (pointed out above) proposed in the draft UVMU regulations and design standards. Provide direction to staff and SLAB on those significant concepts.

Attachment A
to September 18 Memo
Draft #2 by SLAB

PROPOSED Chapter 17.XX
Urban Village Mixed Use (UVMU) Overlay

Sections:

[17.XX.005](#) Intent.

[Applicability](#)

[Process](#)

[Definitions](#)

[17.XX.010](#) Use restrictions.

[17.XX.020](#) Bulk restrictions.

[17.XX.030](#) Minimum lot size requirements.

[17.XX.040](#) Maximum density requirements.

[17.XX.050](#) Maximum lot coverage.

[17.XX.060](#) Building height.

[17.XX.070](#) Hazardous waste.

[17.XX.080](#) Parking.

[17.XX.090](#) Parking for residential uses in UVMU.

[17.XX.100](#) Integrated site plan.

[17.XX.005 Intent](#)

[The intent of this zone is to encourage a compatible mix of commercial and residential development and more diverse types of residential density. This zone will provide for more efficient use of resources providing for an integrated mixed-use site plan to include open space, walkability, convenience, environmental protection, enhanced commercial options, reduced dependence on motorized vehicles, and provide for an urban village experience and present an attractive and welcoming appearance to visitors at the western entrance of the City.](#)

[17.xx.xxx Applicability](#)

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This chapter shall apply to areas within the city of Sedro Woolley designated Urban Village Mixed Use (UVMU) Overlay as shown on Sedro Woolley Comprehensive Zoning Map fig. XX.XX or as designated by planning staff.

17.XX.005 Intent.

The intent of this zone is to encourage a compatible mix of commercial and residential development, and more diverse types of residential density. This zone will provide for more efficient use of resources providing for an integrated mixed use site plan to include open space, walkability, convenience, environmental protection, enhanced commercial options, reduction of dependence on motorized vehicles, and provide for a sense of an urban village experience to present an attractive and welcoming appearance to visitors at the western entrance of the City.**17.xx.xxx Process**

Applicants may request minor modifications to the general parameters and design standards set forth in this chapter. The planning director may modify these requirements if all the following criteria are met:

1. The site is constrained due to unusual shape, topography, easements, access or sensitive areas.
2. The modification is consistent with the purpose of this chapter.
3. The modification will not result in a development that is less compatible with neighborhood land uses.

17.xx.xxx

Definitions

These definitions are in addition to and reference Chapter 17.04.030 Definitions of the Sedro Woolley Municipal Code.

“Open space” means land which is free of buildings or impervious surfacing.

“Townhouse” means a dwelling in a row of units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls.

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“Triplex” means a building containing only three dwelling units.

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17.XX.010 Use restrictions.

Use restrictions in the UVMU Overlay zone shall be as follows:

A. ~~A. Permitted uses in UVMU: for street-facing units on main north-south thoroughfare (Hodgin Street):~~

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1. Retail and wholesale sales;
2. Food /drinking -venues such as restaurants and taverns; ~~and~~
3. Banks and similar services;
4. Lodging / bed and breakfast;

B. ~~Permitted uses in rest of UVMU:~~

1. ~~Retail and wholesale sales;~~
2. Professional services;
3. General services;
4. Offices;
5. Recreational and cultural uses;
6. ~~Food venues such as restaurants and taverns;~~
7. ~~Banks and similar services;~~
8. Commercial day care centers;
9. Multi-family residential ~~(duplex, triplex,~~ townhouse, apartment, condominium or similar) as part of a mixed-use site development;

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110. [Mixed use r](#)Residential units contained above the first story of a commercial building in varied densities;
- ~~11. Temporary lodging, including hotel/motel and bed and breakfast guesthouse; and~~
12. Health facilities and healthcare, excluding overnight accommodations;

C. Conditional Uses.

1. Planned residential developments;
- [2. Duplexes, triplexes, or other similar style housing forms;](#)
3. Outdoor recreation facilities;
4. Public utilities, excluding wireless communication facilities;
5. Quasi-public uses;
6. Public uses;
- [7. Retirement / assisted living facilities;](#)
- [8. Small scale wood / metal fabrication; shop space](#)

D. Prohibited Uses.

1. Adult entertainment;
2. Wireless communication facilities; and
3. All uses not listed above.

17.XX.020 Bulk restrictions [and setbacks-](#)

Minimum setbacks [for commercial and mixed use buildings:](#) ~~None~~. Maximum setbacks 10 feet. These may be larger if exclusively used for pedestrian access and amenities. This does not include parking and any other accommodations for motorized vehicles. Sites shall be developed in a coordinated manner, complementing adjacent structures and uses through placement, size and mass.

[Single use residential multifamily structures setbacks: 10 foot front yard; 5 feet side yard\(s\); 10 foot rear yard; minimum 20 foot buffer from commercial uses. In the event setbacks do not apply given large site areas and proximity to property lines, minimum setbacks shall be considered minimum yard requirements to public sidewalks and adjacent structures.](#)

17.XX.030 Minimum lot size requirements

No minimum lot size requirements for the UVMU Overlay.

Structures may share common lot or be part of a subdivided development.

17.XX.040 Maximum density requirements

Residential density: the UVMU Overlay is intended for a range of multi-family, multi-level structures with density not to exceed R-~~3525~~ dwelling units per acre. The Urban Village Mixed-Use zone is not intended for single family residences. The R-~~3525~~ is a maximum density and ~~it is the intention~~ intended of this zoning designation to encourage flexibility in dwelling unit densities and types of structures and building height, providing for a diversity of ~~mix of~~ dwelling unit types and efficiencies associated with in -mixed-use development. This zoning will allow for multi-family, multi-level buildings with varying densities (not to exceed R-~~3525~~ du per acre), dedicated to residential uses.

In mixed use commercial and residential structures consisting of apartments or condominiums over commercial uses, no less than 25% of ground level floor space shall be a commercial use.

Open space shall constitute ~~20.530~~ % of gross acreage subject to provisions of other amenities as specified in the City Design Standards and Guidelines. Residential uses may also be integrated with retail or office within the same building structure. There is no minimum or maximum commercial or residential unit densities per structure. See Site Design and Public Open Space here for additional information.

17.XX.050 Maximum lot coverage

No maximum lot coverage requirements for the UVMU Overlay

17.XX.060 Building Height

Height restrictions: the UVMU Overlay is intended to allow for variable-height structures that are taller than allowed in the standard Mixed Commercial zone, up to five stories. A five story structure may have four stories of residential over a retail ground floor or five stories of residential units provided that ground-floor frontage of buildings along pedestrian oriented streetscapes are used for non-residential uses. ~~Any building stories above the third must step back a minimum of 15 feet.~~

Single use multifamily residential structures such as duplexes, triplexes, townhomes or similar are limited to 35 feet in height measured to midpoint of highest roofline slope from existing site grade.

Single use multifamily apartments, condominiums or similar are limited to 45 feet in height measured to midpoint of highest roofline slope from existing site grade.

17.XX.065 Design Standards

The UVMU is intended to create a pedestrian friendly environment while also accommodating vehicular traffic and parking. All development utilizing this chapter (UVMU Overlay) is subject to the UVMU design standards section of the Sedro-Woolley Design Standards and Guidelines manual in addition to any other applicable sections of the manual. Where conflict between sections of the design standards exist, the Additional Standards for the Urban Village Mixed Use Overlay shall apply.

17.XX.070 Hazardous Waste

On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements.

17.XX.080 Parking-General

A. Intent: The intent of the UVMU Overlay to encourage commerce by creating a pedestrian-friendly environment that accommodates both shoppers and its residents. Providing adequate parking without creating large expanses of parking lots in front of commercial businesses is key to the success of the UVMU Overlay.

The creation of a mixed-use parking district shall be encouraged. Parking may be constructed and maintained for motor vehicles, bicycles or other non-motorized transportation, lease parking and/or other parking that promotes alternatives to driving single-occupant motor vehicles. New development may utilize a shared parking arrangement subject to review and approval by the planning director.

Partially underground parking structures are encouraged with either landscape or constructed buffers to minimize visual impacts of parking. The Sedro-Woolley Design Standards and Guidelines apply to location and design of parking lots.

Private driveways, garages and garage entrances shall be at rear and side of buildings; unless deemed unfeasible by civil engineer, architect or planning director.

The City may enter into a developer agreement (or similar binding agreement) and collect in-lieu of fees to develop and manage a mixed-use parking district.

- B. Off-street parking shall be provided for residential dwellings, commercial and retail uses in the UVMU Overlay if existing and or proposed on street parking does not meet minimum parking requirements. -
- C. On street parking provided by private development street improvements shall count towards total parking count and requirements.

17.XX.085 Parking for commercial uses in the Urban Village Mixed-Use zone

Subject to any shared parking as approved under SWMC 17.XX.080, parking shall be provided as specified in SWMC 17.36.

17.XX.090 Parking for residential uses in the Urban Village Mixed-Use zone

Subject to any shared parking as approved under SWMC 17.XX.080, parking shall be provided as follows:

Townhouse:	<u>1.0 space per bedroom up to 2 bedrooms, .5 space per add. bedroom over 2</u> 2.0 spaces per dwelling unit
Apartment:	
Studio	1. <u>02</u> per dwelling unit
One bedroom	1. <u>05</u> per dwelling unit
Two bedroom	<u>2.01</u> 2 per dwelling unit
Three bedroom or larger	2. <u>50</u> per dwelling unit
<u>Duplex:</u>	<u>1.0 space per bedroom up to 2 bedrooms, .5 space per add. bedroom over 2</u>
<u>Triplex:</u>	<u>1.0 space per bedroom up to 2 bedrooms, .5 space per add. bedroom over 2</u>

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17.XX.100 Integrated site plan

To allow for mixed use development in the context of development for ~~an~~the entire site, ~~allowing for single uses in specific structures is allowed. {for example, 100% multifamily residential in a structure, or solely retail uses within a structure}~~ while achieving mixed-use development by the integration of uses across the entire site.

A. Single use 100% multifamily residential structures shall not exceed a ~~14~~:1 ratio of finished square foot space to finished commercial space on site; not to include indoor parking areas or garages in ratio calculation.

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17.XX.110 Integration with Brickyard Creek

A. Intent: the Brickyard Creek corridor shall be an integrated amenity of any development in the UVMU Overlay. The creek has a riparian buffer per the Critical Areas Ordinance (Chapter 17.65 SWMC). Public access via a public trail along the length of the creek is encouraged by the Sedro-Woolley Comprehensive Plan, subject to the criteria in Chapter 17.65. It is the intent of the UVMU Overlay to incorporate public access along the creek corridor. It is not the intent of the UVMU Overlay to allow development that is blocked visually or physically from the creek corridor.

B. Orientation of residential and commercial uses on creek corridor: Development adjacent to the creek corridor shall maintain a pedestrian-friendly aesthetic along with a pedestrian connection to the public trail within the creek corridor. Walls and building elements facing the creek corridor shall not be designed to have service areas or blank walls as major elements facing the creek.

Chapter XX. Additional Design Standards for the Urban Village Mixed Use Overlay

SITE DESIGN

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SITE LAYOUT/ORIENTATION TO STREET

Intent

The intent of the Urban Village Mixed Use Overlay (UVMU) is to create a compatible mix of commercial and residential development, and more diverse types of residential density. A higher standard of aesthetics is required ~~in exchange for density and height limit bonuses~~ within the overlay. The UVMU will provide for more efficient use of resources providing for an integrated mixed-use site plan to include open space, walkability, convenience, environmental protection, enhanced commercial options, reduction of dependence on motorized vehicles, and provide for ~~a sense of~~ an urban village experience ~~and for to present~~ an attractive and welcoming appearance to visitors at the western entrance of the City. To reinforce pedestrian activity, development in the UVMU shall be oriented to ground floor activities and enhance the liveliness of the street through building location, uses and design. ~~+~~

Standards

Required:

1. Commercial parking lots shall be located behind, below or above buildings. Where commercial parking lots are allowed beside buildings, parking lots shall provide a 10-foot-wide planting area between the parking lot and street right-of-way to include ~~all~~ two or more of the following:

- a year-round sight barrier, such as an approved architectural feature such as a trellis, archway, architectural detailing, contrasting materials, fence or other special interest;
- evergreen shrubs;
- evergreen ground cover,
- shrub material maintained at a maximum height of 3 feet for visibility.

2. Locate the building at sidewalk edge. A larger setback may be considered in order to accommodate a wider sidewalk, street parking, public space, or outdoor cafe seating area or similar. ~~-~~

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~~3. Only commercial/retail space shall be located at street level along the north-south stretch of Hodgin Road Street. Other uses allowed in the UVMU shall be above or behind commercial/retail in this area.~~

34. Locate the primary entrance at street level facing a public street. The primary entrance should be more articulated and highlighted (size, material, recessed, lighting) than secondary entrances.

45. Sidewalks along the main shopping section on Hodgin Street shall be 102 feet wide or greater. Other sidewalks on public streets shall be at least 8 feet wide or greater. Minor modifications to this standard may be approved by the planning director.

56. Parking lots shall not be allowed at intersections.

67. Drive-thru facilities are not allowed in the UVMU unless located behind or at side of a buildings and designed so as not to interfere with traffic movement in a parking lot or drive lane.

Guidelines

Guidelines

Encouraged:

1) Orient buildings to public streets and open spaces in a way that corresponds to the site's natural features and enhances the character of the street for pedestrians.

2) Building entrances could be oriented in one or more of the following ways:

- Building should be oriented so that entrances are visible from the street.
- Connect entries to public sidewalk by walkways that do not go through a parking lot.
- Front buildings on courtyards that have a visible connection to the public street.

3) Buildings may be oriented to natural areas and common open space while including design elements that provide a clear pedestrian entry from the public street. This may be done by using measures such as:

- Clustering buildings around a consolidated open space with some buildings and entries oriented to the street.
- Emphasizing the pedestrian entry to the site from the fronting street with landscaping, special paving, gateways, arbors and similar features.
- Optimizing solar access by avoiding shadow casting on adjacent properties, orienting buildings toward the south or west and using deciduous trees to help shade in summer without blocking solar access in winter.

4) Provide a main pedestrian walkway from the street to building entries, as well as from the parking lot to the building.

PARKING LOT LANDSCAPING/SCREENING

Intent

To reduce the visual impact of parking lots through landscaping and architectural features that complement the overall design and character of the UVMU.

Standards

Required:

1. The number of trees required in the internal planting areas in parking lots shall be dependent upon the location of the parking lot in relation to the building and public right-of-way:
 - where the parking lot is located to the side of the building and partially abuts the public right-of-way, one tree for every six spaces shall be provided (1:6);
 - where the parking lot is located behind building and is not visible from the public right-of-way, one tree for every eight spaces shall be provided (1:8).
2. Landscape plantings consisting of trees of which at least 80% are deciduous and shrubs and groundcover materials of which at least 80% are evergreen;
3. Walls and raised planters shall not exceed a maximum height of 3 feet and screen treatment does not create a safety hazard;
4. All plant material used for parking lot screening shall be managed and/or selected to provide clear views between 3 and 8 feet above the ground surface, for surveillance purposes; and
5. Fencing, if necessary, ~~shall be painted metal~~ shall be of architectural interest and must be approved by the Planning Director. Fences may not exceed 6 feet in height. Chain link fencing, barbed or razor wire is not allowed in the UVMU.

Guidelines

Encouraged:

1. Landscaping along pedestrian walkways through parking lots.
2. Landscaped berm with trees and evergreen shrubs
3. Utilize landscaping strips as bioretention facilities where possible

PUBLIC OPEN SPACES

Intent

To create exterior open space that encourages interaction with the environment, social interaction, recreation and physical activities. Public open spaces to accommodate seating, dining or other park-like activity are required to give visitors and residents a place to gather, relax, or otherwise enjoy the experience that the UVMU intends to provide.

Standards

Required:

1. 205% of site area must be dedicated to public open space; to include sidewalks, paths, parks, seating areas, plazas, greens, open malls, or similar. No more than 5% of public sidewalks for general connectivity and pedestrian access may be counted towards open space calculation; unless such path or sidewalk is part of or parcel to a larger public park, green path, plaza or similar. A lower standard may be considered and approved by planning director for small projects / lots.

~~Public open spaces to accommodate seating, dining or other park-like activity are required to give visitors and residents a place to gather, relax, or otherwise enjoy the experience that the UVMU intends to provide.~~

2. Seating, fountains, open usable green space and/or artistic embellishments or similar are required in all public open spaces.

REQUIRED AMOUNT OF PUBLIC SPACE PER SQUARE FOOT OF BUILDING. (30% of square footage)

3. Buildings adjacent to public open spaces such as public parks, plazas, and trails shall be oriented to promote activity and interaction, and provide visual interest to and from buildings ~~so as~~ to avoid the back-of-building effect; and

4. Locate some ground level features such as entries, windows, decks, patios or similar features on buildings that interface with the public open space.

5. Walkways should connect the usable space and recreation facilities to the multifamily buildings.

Guidelines

Encouraged:

- 1) Paved walking surfaces that promote pedestrian use and interaction through the landscape and greenspace.
- 2) Landscaping components that add visual interest and do not act as a visual barrier. This could include planting beds, potted plants, or both.

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- 3) Features that make the space desirable for pedestrian use. Examples include adjacent storefronts, site furniture, artwork, kiosks, and/or weather protection elements.
- 4) Outdoor space should be oriented to receive sunlight whenever possible.
- 5) Site should provide adequate space for a diverse range of activities and uses.
- 6) Public open space should provide a sense of place. Features unique to that public space should be present for identification and wayfinding purposes.

ENVIRONMENTAL ASPECTS

Intent

Intent

To encourage the implementation of environmentally friendly building and development features which reduce the overall environmental impact of the [developmentbuilding](#).

Standards

Required:

- 1) ~~1) Landscaping component~~Non-invasive plant species that do not pose an environmental or human risk to the area and community.
- 2) ~~Parking lots are required to meet stormwater drainage requirements by first using Low Impact Development (LID) techniques wherever possible and practical.~~

Guidelines

Encouraged: [projects using portions of the following may receive expediated permit review](#).

- ~~1) Commercial parking lots are encouraged to meet stormwater drainage requirements by using Low Impact Development (LID) techniques wherever possible and practical.~~
- 12) Design and construction of buildings that attain Leadership through Energy and Environmental Design (LEED) certification (or equivalent).
- 23) Design and construction of buildings that attain Built Green certification, specific4ally a three to five star rating.
- 34) Design and construction of site amenities that achieve Sustainable Sites Initiative (SITES) certification (or equivalent).
- 45) Pre-wiring of building roofs for solar panel installation.
- 56) Utilize environmentally focused incentive programs through Cascade Natural Gas and Puget Sound Energy

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6) Locally and regionally sourced building materials from responsible, lower impact manufacturers when feasible.

7) High efficiency HVAC, HRVs, ERVs are encouraged; use of will grant reduced impact/permit fees.

8) Exceeding minimum envelope R-values; use of will grant reduced impact/permit fees.

9) Use of less toxic / nontoxic, environmentally sensitive building materials.

10) Pervious sidewalks and similar permeable approved hard surfaces are encouraged for public sidewalks, open malls, pedestrian paths or similar.

11) Green roofs, living walls or similar are encouraged and may count toward landscaping or open space.

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BUILDING DESIGN BUILDING DESIGN

Intent

To encourage and implement architectural design that is varied, aesthetically pleasing, functional and fits within local and regional vernacular, encouraging regional materials and lower impact design; to avoid large blank homogenous spaces, overbearing and out of scale forms and materials. These standards work from and in addition to the existing Sedro Woolley Design Standards and Guidelines. The planning director may make minor modifications and interpretations to design standards on a case by case basis.

Ground Level Details

See "Building Design, Ground Level Details" section as the basis for this additional standard.

Required: Ground floor, street facing facades of commercial and mixed-use buildings shall incorporate at least seven of the elements listed A-J and in addition may include any of the following as part of requirements:

K) Masonry skirting/base/wainscoting or similar, no less than 36" above grade at building; min height does not apply under fenestrations; finished concrete may be considered.

L) Large format doors and windows with transom windows above;

M) Large operable window and or doors that create dynamic usable space/interface of public and private space for dinning, seating, retail or similar;

N) Post and lintel detailing/articulation; corbeling, dentils or similar;

O) Decorative trim, moldings, bands, arches, balustrades, base moldings or similar architectural features;

P) Notable building articulation vertically or horizontally or similar architectural feature(s) that meet the intent of this section;

Prominent Entrance

See "Building Design, Prominent Entrance" section as the basis for this additional standard.

Required: the principal entry to the building shall be marked by at least two elements from each group A, B and C of the Building Design Standards. Buildings with multiple entries along street may share required entry features.

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Multifamily residential with in UVMU

Required:

- 1) Duplex, triplex, townhomes, apartment or similar multifamily structures with units entered at and from street level must have covered front porch a minimum of 50 square feet with no dimension less than 5 feet;
- 2) Street level unit entrances are not to be shared;
- 3) Ground level units to have minimum 150 square feet of private green space, partially screened from public view with no dimension less than 5 feet; green space must have clear public / private barrier: fencing, landscaping, change in grade or similar; ground level decks may count towards green space requirement; communal private green space may count towards green space requirement if individual ground level green space is deemed infeasible.
- 4) Units at or above a second story to have private deck no less than 20 square feet with no dimension less than 3 feet; communal private rooftop deck space or ground level amenities may supplant this requirement; communal spaces must be sufficient size and directly accessible by tenants;
- 5) Low pitch "flat" roofs are permitted in conjunction with rooftop decks/patios, parapets or similar architectural features;
- 6) Units separated vertically and or horizontally are permitted;
- 7) Mechanical equipment must be screened from public view;
- 8) Multifamily units are not to exceed 2,000 square feet of finished floor space per unit;
- 9) Multifamily buildings must be modulated along the public street at least every 35 feet. Building modulations must step the building wall back or forward at least three feet;
- 10) Use lines and rhythms to create a human scale streetscape. These may include vertical and horizontal patterns as expressed by bays, belt lines, door and windows;
- 11) Garbage and recycling areas shall be consolidated and screened from public view;
- 12) Garages must be oriented to rear or side of units whenever possible;
- 13) Garages facing street must be setback a minimum of five feet from front facing wall of unit;
- 14) Two car garages (in width) facing street are prohibited;
- 15) A distinct base of brick, stone or similar is required no less than three feet above grade at building along public street; minimum height does not apply under fenestrations; or at least 20% of building façade along street must be brick, stone or similar; finished concrete may be considered.

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MASS AND ARTICULATION ~~MASSING AND ARTICULATION~~

See “Building Design, Massing” sections from the Sedro Woolley Design Standards and Guidelines as the basis for these additional standards.

Intent

Reduce the apparent mass of large buildings to provide visual interest and pedestrian scale; to avoid large overly repetitive facades.

Standards

Required:

- 1) Buildings should convey a visually distinct base and top; base and top must be in relative proportion to scale of building;
- 2) Roof parapets and eaves are encouraged to vary in height to avoid long, straight lines at the maximum building heights;
- 3) Mixed use and commercial buildings with facades along street longer than 50' should be divided into “modules” that are expressed three dimensionally throughout the building façade. Modules ~~cannot~~ vary in width and depth and may not be less than 36” in depth; modulation can project into right of way 10 feet above grade.
- 4) A change of materials, colors, or textures on different elements is encouraged to provide further articulation and additional variety and character;
- 5) Massing should be varied with elements such as bays and dormers;
- 6) Trim, bellybands, fascia, bargeboards and related architectural elements should fit in form and scale to overall building size/scale; for example, avoid undersized barge and fascia boards for larger buildings; avoid trimless windows and doors on larger residential facades.
- 7) Any commercial or mixed-use building stories along street above the third must step-back a minimum of 5 feet; or modulate no less than 1/2 of the building’s street face back no less than 10 feet. Final modulation at discretion of Planning Director and may approve minor variations in modulation requirements;
- 8) Larger scale residential and commercial developments are to avoid overly blank, repetitive forms and finishes across multiple buildings; variety in color, material, scale and orientation is encouraged.

Guidelines

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~~Encouraged:~~

- 1) ~~4)~~ Scale buildings to provide appropriate transitions to adjacent developments
- 2) ~~Design may be done in a contemporary way;~~
- 3) ~~Fixed square picture windows are to be avoided as primary glazing in residential applications~~
- 4) ~~Operable divided light windows are encouraged~~

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~~Ground Floor Details~~

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~~Standards~~

~~Required:~~

~~1.~~

~~Guidelines~~

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~~Encouraged:~~

~~1. ...~~

~~Building Material~~ BUILDING MATERIALS

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~~The planning director may make minor modifications and interpretations to design standards on a case by case basis. See "Building Design" sections as the basis for these additional standards.~~

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~~Standards~~

~~Required:~~

1. ~~4-Exterior cladding and finishes must be of higher quality, aesthetics and durability;~~
2. ~~Exterior cladding of mixed used buildings shall be no less than 20% masonry, brick, stone or similar approved material; finished concrete may be considered;~~
3. ~~T1-11, low grade plastic, vinyl siding and similar low grade exterior products are prohibited;~~
4. ~~Exterior unpainted wood elements must be treated with approved penetrating finish and or covered and capped to prevent blackening or uneven weathering;~~
5. ~~Exterior metal elements must be properly painted or sealed to prevent rusting and staining;~~
6. ~~Interior floor finishes at commercial street levels should be highly durable and waterproof and provide a slip resistant texture or similar;~~
7. ~~All other interior finishes at commercial spaces are to be commercial grade;~~

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Guidelines

Encouraged:

1. Exterior cladding and finishes may be done in a contemporary way;
2. Locally and regionally relevant and sourced materials and finishes are encouraged;
3. Post modern design is discouraged;
4. Historic or semi-historic forms and finishes that blend and enhance local and regional vernacular are encouraged;

...

~~Weather Protection~~ WEATHER PROTECTION

See "Building Design, Weather Protection" section as the basis for this additional standard.

Standards

Required:

1. No less than 60% of street facing facades along public sidewalks shall have a canopy, awning or similar weather protection.
2. Retractable fabric, vinyl or similar canopies are prohibited along street; such canopies may be permitted for exterior, seasonal dining or similar retail spaces;
3. Weather protection size, type, location and orientation may be adjusted above and below minimum standards and dimensions at the discretion of the Planning Director.

Guidelines

Encouraged:

1. Avoid drip edge onto middle of public sidewalk;
2. Gutters, scuppers and similar closed drain systems are encouraged;
3. Neon, loud, obtrusive colors on or of fabric, vinyl or similar canopies are discouraged;
4. Overly large marketing, images, text are discouraged as part of canopy/awnings;

Encouraged:

1. ...

BUILDING DESIGN

MASSING AND ARTICULATION

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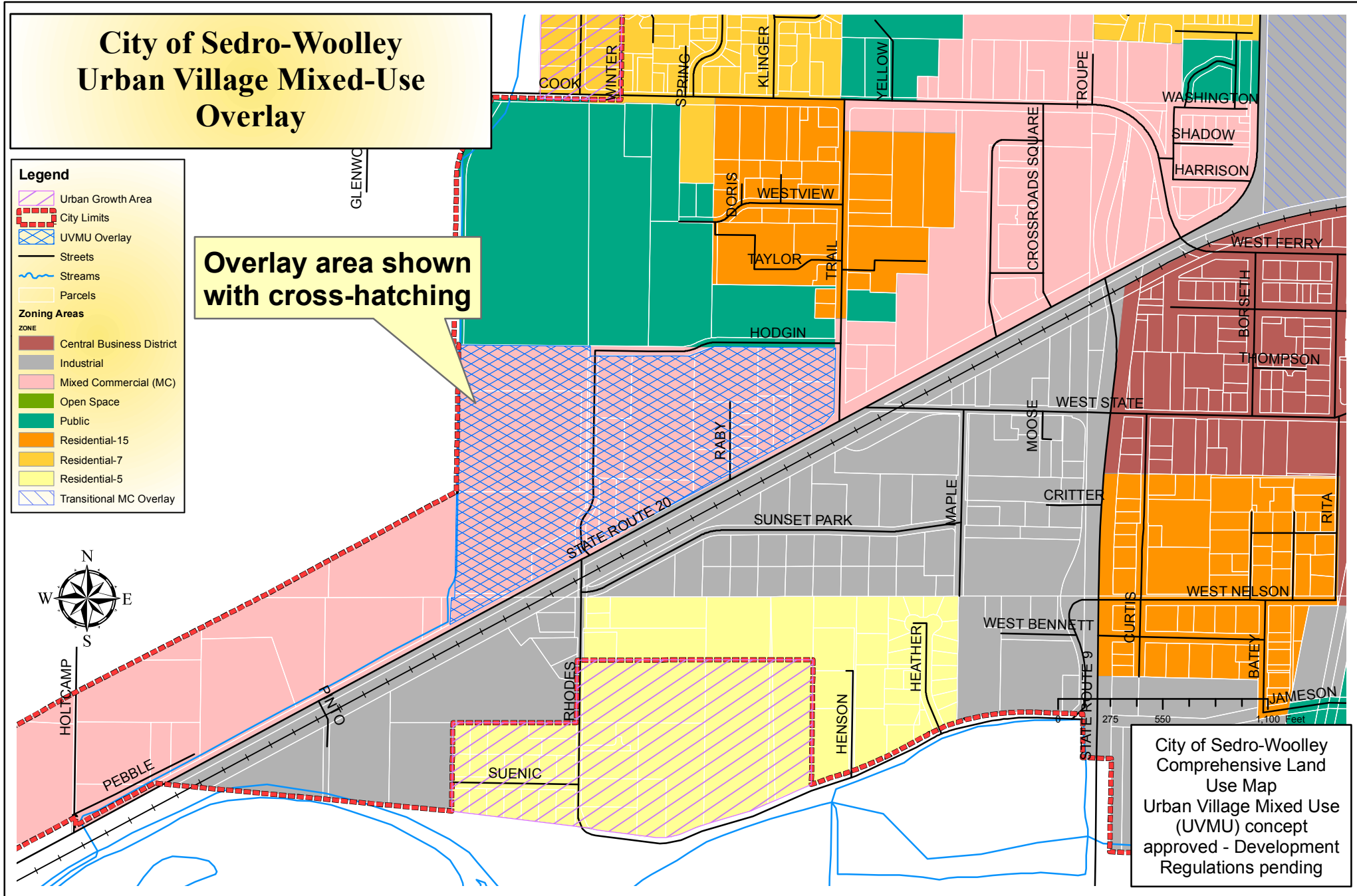
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City of Sedro-Woolley Urban Village Mixed-Use Overlay

Legend

- Urban Growth Area
 - City Limits
 - UVMU Overlay
 - Streets
 - Streams
 - Parcels
- Zoning Areas**
- ZONE
- Central Business District
 - Industrial
 - Mixed Commercial (MC)
 - Open Space
 - Public
 - Residential-15
 - Residential-7
 - Residential-5
 - Transitional MC Overlay

Overlay area shown
with cross-hatching



City of Sedro-Woolley
Comprehensive Land
Use Map
Urban Village Mixed Use
(UVMU) concept
approved - Development
Regulations pending