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MEMO:

To: Sedro-Woolley Planning Commission

From: John Coleman, AICP
Planning Director

Date: February 19, 2019

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

ISSUE

The Planning Commission (PC) will continue reviewing proposed regulations for the Urban Village Mixed Use overlay (UVMU), a process that that started in 2008. Several drafts of the proposed zoning regulations for the UVMU Overlay (Chapter 17.XX) and Additional Design Standards for the UVMU have been reviewed by the Planning Commission. The attached draft includes changes requested by the Planning Commission at the January 19, 2019 meeting. In the attached draft of the UVMU regulations and Design Standards, all the language that the PC has already reviewed is in normal text; all new/changed language will appear as underlined or stricken-through text. The proposed revisions were primarily made by Slab Design/Build Inc. (Slab), with minor edits by city staff as well.

The zoning regulations in draft Chapter 17.XX still require a little more review, but the regulations are nearing completion after the Planning Commission's significant review of previous drafts. The Design Standards are still fairly rough around the edges and the PC has not spent much time at previous meetings providing feedback on that document. Now that the zoning regulations are reaching a refined state, it is appropriate time to start reviewing the Design Standards. The PC may want to keep in mind the intent of the UVMU as they strive to assure that the Design Standards include the necessary requirements for future development in the UVMU. Per proposed section 17.XX.005:

The intent of this zoning overlay is to encourage a compatible mix of commercial and residential development and more diverse types of residential density. This zoning overlay 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. The UVMU Overlay is over an area zoned Mixed Commercial. The intent of the overlay is to encourage commercial uses first and allow residential uses as an incentive to build commercial space

ATTACHMENTS

Attachment 1 – 6th Draft UVMU zoning regulations

Attachment 2 – 6th Draft UVMU Design Standards

Attachment 4 – Map of UVMU

RECOMMENDATIONS

Please be ready to discuss the revisions to the draft UVMU regulations and begin to review the draft design standards. The PC should be prepared to provide direction to staff and Slab for further amendments.

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

Sections:

- 17.XX.005 Intent.
- 17.XX.010 Applicability
- 17.XX.015 Definitions
- 17.XX.020 Use restrictions.
- 17.XX.025 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 - General.
- 17.XX.085 Parking for commercial uses in the UVMU.
- 17.XX.090 Parking for residential uses in UVMU.
- 17.XX.100 Integrated site plan.

17.XX.005 Intent

The intent of this zoning overlay is to encourage a compatible mix of commercial and residential development and more diverse types of residential density. This zoning overlay 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. The UVMU Overlay is over an area zoned Mixed Commercial. The intent of the overlay is to encourage commercial uses first and allow residential uses as an incentive to build commercial space.

17.XX.010 Applicability

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.

17.XX.015 Definitions

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

“Motel” means a commercial building (or buildings) providing lodging for ten or more persons on a transient basis. Cooking facilities may be installed. Motels shall be designed to accommodate the automobile tourist or transient; daily maid service shall be provided, and parking facilities must be provided convenient to each guest room.

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

“Usable open space” means land which is free of buildings and is open to public and that serves public use of outdoor recreation and similar activities.

“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.

17.XX.020 Use restrictions.

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

A. Permitted Uses for street-facing units [on the first floor](#) on Hodgin Street, State Route 20 (including the access driveway north of Parcels A-C of the Gateway Binding Site Plan), Trail Road and Stendal Street [are listed below. Uses on the floors above the ground floor shall be regulated per 17.XX020\(B\). Similarly, uses on the first floor that face the opposite side of the main street-facing side that meet the requirements of 17.XX.040 shall be regulated per 17.XX020\(B\):](#)

1. Retail and wholesale sales;
2. Food/drinking venues such as restaurants and taverns;
3. Banks and similar services; and
4. Temporary lodging, including hotel/motel.
- [5. any office or professional uses?](#)

B. Permitted uses in portions of UVMU not fronting on Hodgin, Trail, State Route 20 (including the access driveway north of Parcels A-C of the Gateway Binding Site Plan) or Stendal Streets:

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. Multifamily residential (townhouse, apartment, condominium) as part of a mixed-use site development;
10. Mixed use 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. Outdoor recreation facilities;
2. Public utilities, excluding wireless communication facilities;
3. Quasi-public uses;
4. Public uses;
5. Retirement / assisted living facilities;
6. 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.025 Bulk restrictions.

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.

Residential multi-family structure 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.

17.XX.040 Maximum density requirements and ~~mixed uses, open space.~~

A. Residential density: the UVMU Overlay is intended for a range of multifamily, multi-level structures with density not to exceed 35 dwelling units (DU) per acre. The Urban Village Mixed-Use zone is not intended for single family residences. 35 DU per acre is a maximum density and is intended to encourage flexibility in dwelling unit densities and types of structures providing for a diversity of dwelling unit types and efficiencies associated within mixed-use development. This overlay will allow for multifamily, multi-level buildings with varying densities (not to exceed 35 DU per acre), dedicated to residential uses.

B. In mixed use commercial and residential structures consisting of apartments or condominiums over commercial uses, no less than 50% of ground level floor space shall be a commercial use.

C. Residential structures without a commercial or retail component shall not exceed a 1:1 ratio of finished square foot space to finished commercial space on site; not to include indoor parking areas or garages in ratio calculation.

D. ~~Open space shall constitute 25 (or 30%) 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.

17.XX.050 ~~Maximum lot coverage.~~Open Space

Open space shall constitute a sliding percentage of gross acreage subject to provisions of other amenities as specified in the City Design Standards and Guidelines and as stated in UVMU Design Standards.

Of the minimum percent gross open space, a sliding percent must be landscaped and integrated into site plan; AND must be useable public open space.

Table 17.XX.050(1)

<u>Density (units per acre)</u>	<u>Open Space (% of total site)</u>	<u>Usable public open space (% of total site)</u>
<u>35 Units</u>	<u>25%</u>	<u>20%</u>
<u>30 Units</u>	<u>20%</u>	<u>15%</u>
<u>25 Units</u>	<u>15%</u>	<u>10%</u>
<u>≥ 20 Units</u>	<u>10%</u>	<u>8%</u>

~~No maximum lot coverage requirements for the UVMU Overlay~~

17.XX.060 Building Height.

Maximum building height: Mixed use or commercial buildings fronting on Hodgin Street, Trail Road, State Route 20 (including the access driveway north of Parcels A-C on the Gateway Binding Site Plan) or Stendal Street: sixty feet. Any building stories above the third story shall be stepped-back 15 feet from the street frontage side of the building.

~~When not fronting on Hodgin or Stendal Streets, commercial buildings (with or without residential above) and buildings that contain only townhouses, apartments or condominiums: 35 feet. Exception: 45 feet, if minimum required side and rear setbacks are doubled.;~~

Mixed use or commercial buildings: 35 feet. Exception: sixty feet, if minimum required side and rear setbacks are doubled.

Standalone residential apartments / condominiums: 35 feet. Exception: 45 feet, if minimum required side and rear setbacks are doubled.

Standalone townhomes, thirty-five feet.

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 or planning director.

The City may enter into a developer agreement (or similar binding agreement) and collect in-lieu 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.

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:

[Table 17.XX.090\(1\)](#)

Townhouse:	1.0 space per bedroom up to 2 bedrooms, .5 space per add. bedroom over 2
Apartment or condominium:	
Studio	1.2 per dwelling unit
One bedroom	1.5 per dwelling unit
Two bedroom	1.7 per dwelling unit
Three bedroom or larger	1.0 space per bedroom up to 2 bedrooms, 0.5 space per additional bedroom over 2 bedrooms

17.XX.100 Integrated site plan

It is the intent of the UVMU to allow for mixed use development in the context of development for the entire site. The site design shall consider the entirety of the UVMU overlay to achieve a cohesive mixed-use environment that incorporates mixed use structures, and single use structures (such as structures entirely consisting of either residential or commercial uses). The adjacent land uses consist of public-owned land, commercially zoned land and industrially zoned land. The edges of the UVMU do not abut residential land, therefore provisions to taper down the scale and height of the buildings at the edges of the UVMU are not specifically required, however, such tapering is encouraged.

[Although the entire UVMU is intended to be cohesive in design and infrastructure services, the individual properties may be subdivided and owned by different owners.](#)

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. Views of the creek from adjacent residential development shall be incorporated in design plans. Seating areas for restaurants and cafes are encouraged along the riparian area. Because a pedestrian trail in the riparian area is an anticipated requirement of development along Brickyard creek, walls and building elements facing the creek corridor shall not be designed to have service areas or blank walls facing the creek.

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

SITE DESIGN

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 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 an urban village experience and for 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 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.

3. 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.

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

~~3. 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.~~

4. Sidewalks along the main shopping section on Hodgkin Street shall be 10 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.

5. Parking lots shall not be allowed at intersections.

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

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 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. See section 17.XX.050 Table 1 for open space percentage values. A percentage of gross lot area must be open space; of which a percentage must be landscaped and integrated into site plan as usable public open space and consist of any or one of the following; paths, parks, seating areas, plazas, greens, open malls, sport courts, landscaped areas tertiary to primary use or similar.

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

3. Buildings adjacent to useable 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 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 usable public open space.

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

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. 25 (or 30)% 20% of site area must be dedicated to public open space; to include sidewalks, paths, parks, seating areas, plazas, greens, open malls, sport courts, landscaped areas tertiary to primary use or similar. No more than 8% of dedicated public space 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.~~

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

~~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 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 brick/stone or similar 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.
- 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 development.

Standards

Required:

- 1) Non-invasive plant species that do not pose an environmental or human risk to the area and community.

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) Design and construction of buildings that attain Leadership through Energy and Environmental Design (LEED) certification (or equivalent).
- 2) Design and construction of buildings that attain Built Green certification, specifically a three to five star rating.
- 3) Design and construction of site amenities that achieve Sustainable Sites Initiative (SITES) certification (or equivalent).
- 4) Pre-wiring of building roofs for solar panel installation.

- 5) Utilize environmentally focused incentive programs through Cascade Natural Gas and Puget Sound Energy
- 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.

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 **fiveseven** 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 dining, 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.

Multifamily residential with in UVMU

Required:

- 1) Townhomes, apartments or condominium buildings 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.

MASS 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 can vary in width and depth and may not be less than 2436” in depth; modulation can project 24” 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 85 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

- 1) 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;
- 5) [More...?](#)

BUILDING MATERIALS

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.

Standards

Required:

1. 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.

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;](#)
- 4.5. [More...?](#)

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. 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;~~
- 4.3. Overly large marketing, images, text are discouraged as part of canopy/awnings;










City of Sedro-Woolley Urban Village Mixed-Use Overlay

Legend

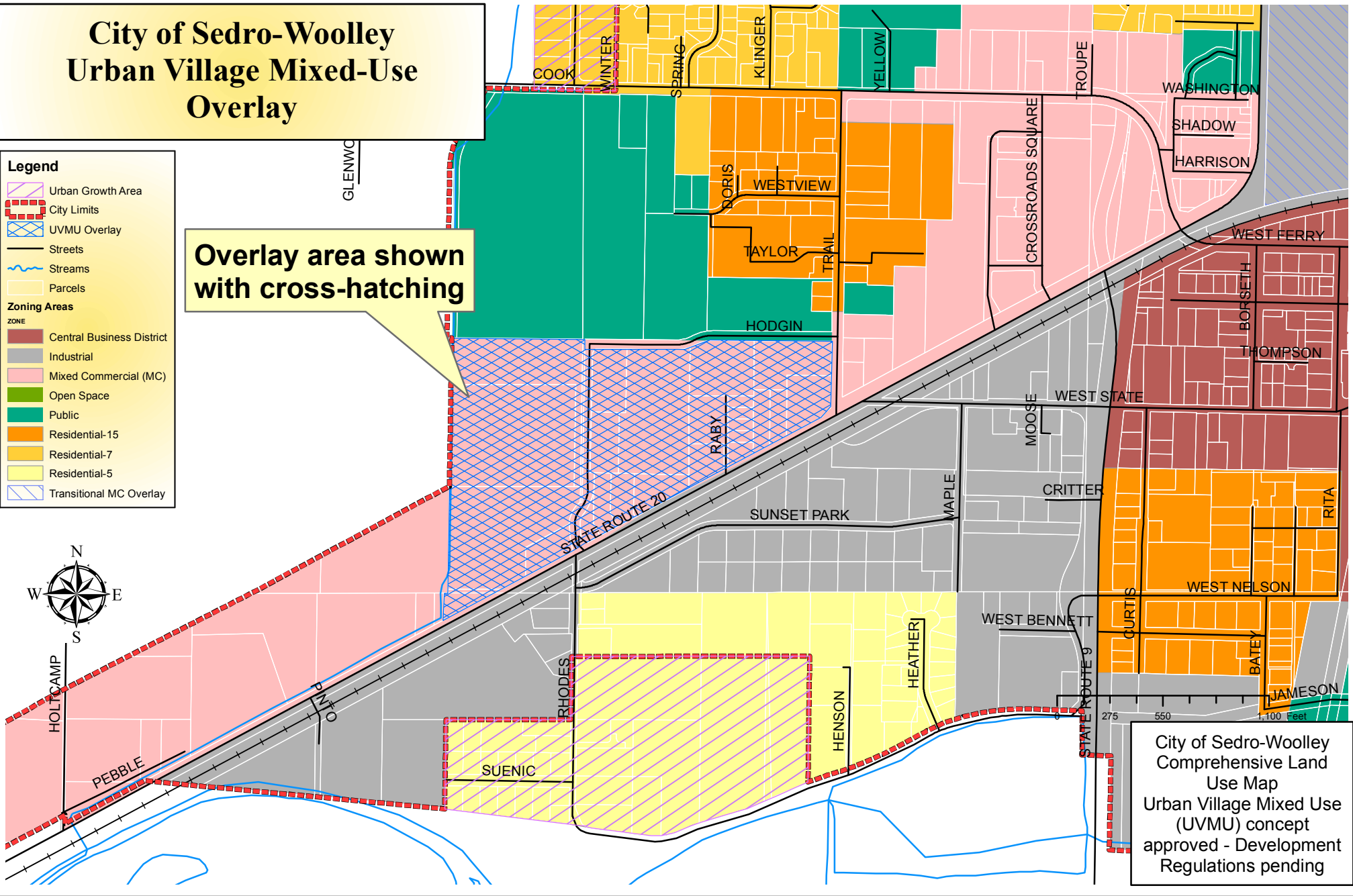
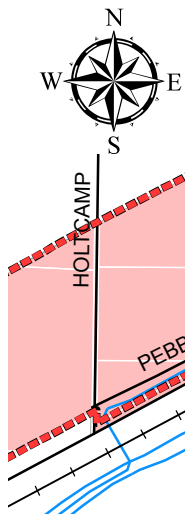
-  Urban Growth Area
-  City Limits
-  UVMU Overlay
-  Streets
-  Streams
-  Parcels

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