

Chapter 18.720
DESIGN COMPATIBILITY STANDARDS

Sections:

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18.720.010 Purpose

- A. The purpose of this chapter is to establish standards and regulations for design compatibility between multi-family residential or attached single-family residential when abutting detached single-family districts to achieve the following objectives:
 - 1. Ensure that structures that do not present excessive visual mass or bulk from public rights-of-way or to adjoining properties;
 - 2. Achieve building design that relates to human scale;
 - 3. Encourage aesthetically pleasing, interesting and functional architecture and site design; and
 - 4. Encourage architectural design that integrates well with adjoining development.

18.720.020 Applicability of Provisions

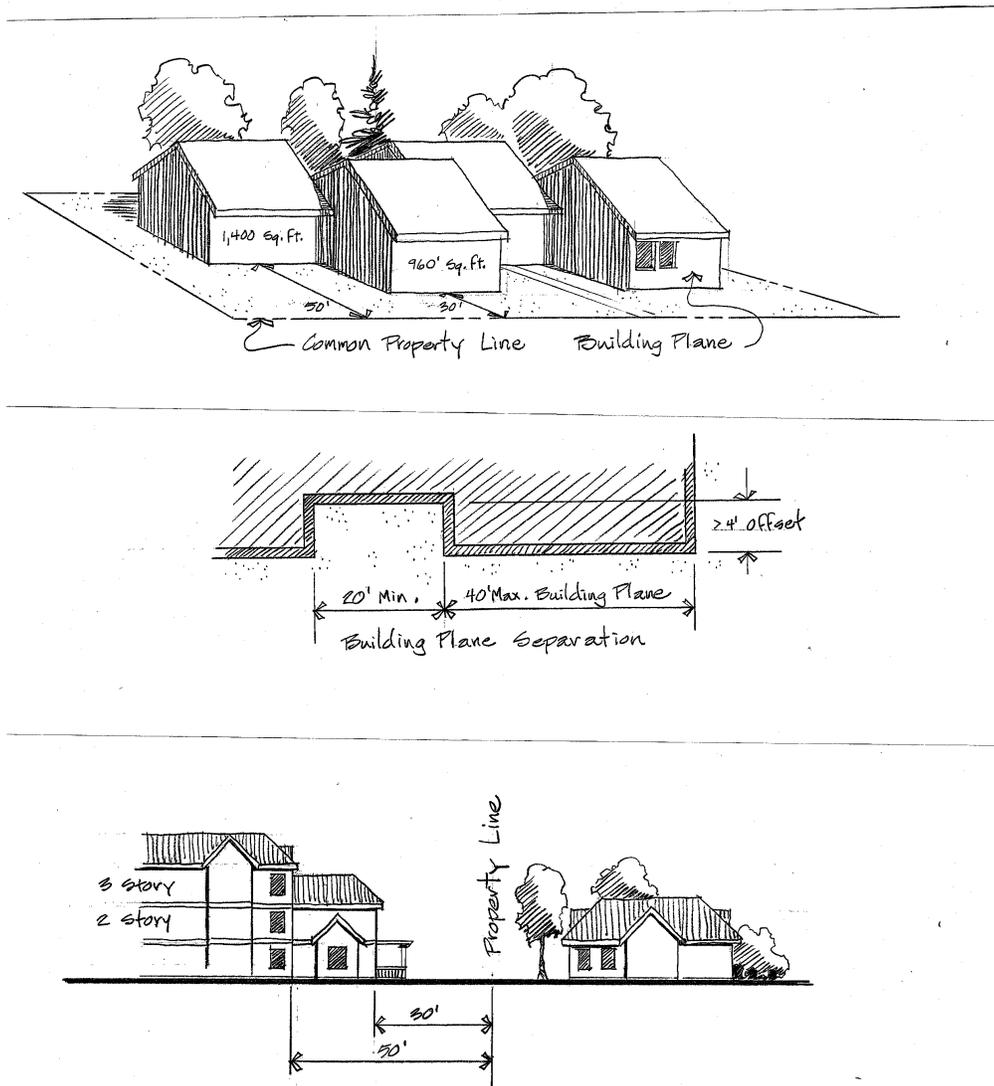
- A. When provisions apply. These provisions apply to all multi-family and attached single-family residential projects in zoning districts R-4.5 through R-40 that abut property zoned for single-family residential development.
- B. Site design review. All residential development to which these provisions apply shall be subject to site design review. In addition to the design standards of this chapter, the development requirements of the underlying zone and Chapter 18.360, Site Development Review, shall apply.
- C. Conflict with subdivision requirements. The requirements and standards of this chapter shall not apply where they conflict with the regulations contained in Chapter 18.430, Subdivisions.

18.720.030 Design Standards

- A. Density transition. When a multifamily or attached single-family project abuts property zoned for detached single-family, the following design standards shall apply:
 - 1. Building height shall not exceed two stories or 25 feet within 30 feet of the property line or three stories or 35 feet within 50 feet of the property line.
 - 2. Building planes for multifamily dwellings within 50 feet of the common property line(s) and abutting public rights-of-way shall be subject to the following standards:
 - a. No building plane that faces the common property line shall exceed 960 square feet within 30 feet or 1,400 square feet within 50 feet of the property line;

- b. No building plane shall have a dimension greater than 40 feet in length or 35 feet in height;
- c. If more than one building plane faces a property line and building planes align at a common distance from the line, the building planes shall be horizontally separated by at least 20 feet. For purposes of this standard, “common distance” shall be defined as within 12 feet;
- d. Building plane is defined as a surface that includes a building wall that extends from the ground to the top of each wall of a structure. Area is determined by multiplying the length of each wall by the height. The plane does not include roof area. When a structure along a wall juts out from the wall, or is off-set from an adjacent part less than four feet, the structure is considered part of the building plane of the wall behind it. If the structure protrudes more than four feet, it represents a separate building plane. If a building plane is at an angle in relation to the property line, the midpoint of the wall shall provide the point at which the plane and related distances are measured. These concepts are illustrated in Figure 18.720.1.

**FIGURE 18.720.1
ILLUSTRATION OF DESIGN CONCEPTS**



- B. Front façades. All primary ground-floor common entries or individual unit entries of street frontage units shall be oriented to the street, not to the interior or to a parking lot. The front elevation of large structures must be divided into smaller areas or planes of 500 square feet or less. Projecting features such as porches, balconies, bays and dormer windows and roof pediments are encouraged for structures facing a street to create visual interest.
- C. Main entrance. Primary structures must be oriented with their main entrance facing the street upon which the project fronts. If the site is on a corner, it may have its main entrance oriented to either street or at the corner.
- D. Unit definition. Each dwelling unit shall be emphasized by including a roof dormer or bay windows on the street-facing elevation, or by providing a roof gable or porch that faces the street. Ground-level dwelling units shall include porches that shall be at least 48 square feet in area with no dimension less than six feet.
- E. Roof lines. Roof-line offsets shall be provided at intervals of 40 feet or less to create variety in the massing of structures and to relieve the effect of a single, long roof. Roof line offsets shall be a minimum four-foot variation either vertically from the gutter line or horizontally.
- F. Trim detail. Trim shall be used to mark all building roof lines, porches, windows and doors that are on a primary structure's street-facing elevation(s).
- G. Mechanical equipment. Roof-mounted mechanical equipment, other than vents or ventilators, shall be located and constructed so as to be screened from ground-level view. Screening shall be integrated with exterior building design.
- H. Parking. Parking and loading areas may not be located between the primary structure(s) and the street upon which the structure fronts. If there is no alley and motor vehicle access is from the street, parking must be provided:
1. In a garage that is attached to the primary structure;
 2. In a detached accessory structure located at least 50 feet from the front property line; or
 3. In a parking area at the side or rear of the site.
- I. Pedestrian circulation.
1. The on-site pedestrian circulation system shall be continuous and connect the ground-level entrances of primary structure(s) to the following:
 - a. Streets abutting the site;
 - b. Common buildings such as laundry and recreation facilities;
 - c. Parking areas;
 - d. Shared open space and play areas;
 - e. Abutting transit stops; and

- f. Any pedestrian amenity such as plazas, resting areas and viewpoints.
2. There shall be at least one pedestrian connection to an abutting street frontage for each 200 linear feet of street frontage.■