

**CITY OF SAMMAMISH
WASHINGTON**

ORDINANCE NO. O2010 - 293

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, ADOPTING THE TOWN CENTER
DEVELOPMENT REGULATIONS AS TITLE 21B OF THE
SAMMAMISH MUNICIPAL CODE; ADOPTING ZONING MAP
AMENDMENTS FOR THE TOWN CENTER SUBAREA;
AMENDING PROVISIONS OF TITLE 20; AND ADOPTING THE
TOWN CENTER INFRASTRUCTURE PLAN**

WHEREAS, the City Council adopted the Sammamish Comprehensive Plan on September 16, 2003, consistent with the state Growth Management Act and applicable Countywide Planning Policies; and

WHEREAS, the City Council adopted the Sammamish Municipal Code on October 7, 2003, and subsequent revisions have been made since that time; and

WHEREAS, the City Council adopted the Town Center Subarea Plan on June 9, 2008, as an amendment to and element of the Sammamish Comprehensive Plan; and

WHEREAS, the Town Center Subarea Plan established the policy basis for the development of the Town Center Development Regulations, Zoning Map amendments, and the Town Center Infrastructure Plan; and

WHEREAS, the Town Center Development Regulations will authorize development consistent with the policy direction of the adopted Town Center Plan and specific regulatory provisions; and

WHEREAS, the amendments to Title 20 will provide procedural direction for implementation of the Town Center Development Regulations;

WHEREAS, the Zoning Map amendments will designate zoning for properties within the Town Center Subarea to implement the Town Center Plan and the Town Center Development Regulations; and

WHEREAS, the Town Center Infrastructure Plan will assist in guiding infrastructure development within the Town Center Subarea Plan; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance for the proposed Town Center Regulations, Zoning Map amendments, and Town Center Infrastructure Plan was issued on May 12, 2010; and

WHEREAS, in accordance with RCW 36.70A, a request for expedited review was received by the State of Washington Department of Commerce on March 10, 2010 and was granted expedited review on March 25, 2010; and

WHEREAS, the public process for the proposed amendments has provided for extensive public participation opportunities at public meetings and hearings before the Planning Commission and City Council between June of 2008 and June of 2010; and

WHEREAS, the Planning Commission held public meetings and public hearings in 2008 and 2009 and forwarded recommended Town Center Development Regulations, Zoning Map, and Town Center Infrastructure Plan to the City Council on January 12, 2010; and

WHEREAS, the City Council received and considered public comment at six City Council public hearings between June and September 7, 2010;

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

Section 1. Adoption of the Town Center Development Regulations. The Town Center Regulations, as set forth in Attachment “A” to this Ordinance, are hereby adopted.

Section 2. Adoption of the Zoning Map Amendments. The Zoning Map amendments, as set forth in Attachment “B” to this Ordinance, are hereby adopted.

Section 3. Adoption of the Town Center Infrastructure Plan. The Town Center Infrastructure plan, as set forth in Attachment “C” to this Ordinance, is hereby adopted.

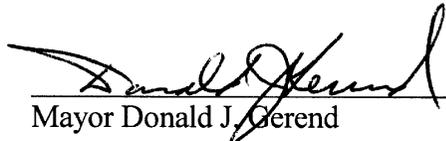
Section 4. Codification of the Town Center Regulations. The City Council authorizes the Community Development Director and City Clerk to codify the regulatory provisions of the Town Center Regulations into the Sammamish Municipal Code for ease of use and reference. In codifying the regulatory provisions, the City Council authorizes the Community Development Director to make non-substantive changes to the regulatory provisions to comply with the intent of the City Council.

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force January 3, 2011.

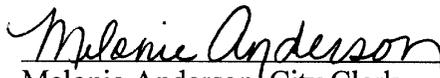
ADOPTED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE 26TH DAY OF OCTOBER, 2010.

CITY OF SAMMAMISH



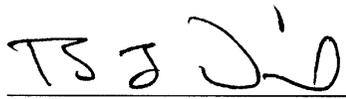
Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:



Melonie Anderson, City Clerk

Approved as to form:



Bruce L. Disend, City Attorney

Filed with the City Clerk:	May 27, 2010
Public Hearing:	June 1, 2010
First Reading:	June 1, 2010
Public Hearing:	June 15, 2010
Second Reading:	June 15, 2010
Public Hearing:	July 6, 2010
Third Reading:	July 6, 2010
Public Hearing:	July 13, 2010
Fourth Reading:	July 13, 2010
Fifth Reading:	July 27, 2010
Public Hearing:	July 27, 2010
Sixth Reading:	September 7, 2010
Public Hearing:	September 7, 2010
Seventh Reading:	September 21, 2010
Public Hearing:	September 21, 2010
Eight Reading:	October 19, 2010
Passed by the City Council:	October 26, 2010
Date of Publication:	December 20, 2010
Effective Date:	January 3, 2011

Chapter 20.05
**PROCEDURES FOR LAND USE PERMIT APPLICATIONS, PUBLIC
 NOTICE, HEARINGS AND APPEALS**

20.05.020

Classifications of land use decision processes.

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Exhibit A

LAND USE DECISION TYPE

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Type 2	Decision by director appealable to hearing examiner, no further administrative appeal	Short plat; road variance decisions rendered in conjunction with a short plat decision; zoning variance; conditional use permit; shoreline substantial development permits (SSDP); procedural and substantive SEPA decision; site development permit; approval of residential density incentives or transfer of development credits; reuse of public schools; reasonable use exceptions under SMC 21A.50.070(2); preliminary determinations under SMC 20.05.030(2); critical areas exceptions and decisions to require studies or to approve, condition or deny a development proposal based on the requirements of Chapter 21A.50 SMC; binding site plan; Unified Zone Development Plan under 21B.95 ³
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3. Subject also to the procedural requirements of SMC 20.05.037 and 21B.95.

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20.05.037

Unified Zone Development Plan process

Following application submittal and prior to approval of the Unified Zone Development Plan, the applicant and City shall conduct an Open House. Notice of the Open House shall be provided at least 14

days prior to the Open House, and shall include the date, time, and location of the meeting and shall be mailed to all persons who would be entitled to receive notice of decision pursuant to SMC 20.05.090. The purpose of this Open House is to provide an additional opportunity for the community to review and provide comments on the proposed Unified Zone Development Plan.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.05

AUTHORITY, PURPOSE, INTERPRETATION AND ADMINISTRATION

Sections:

- 21B.05.010 Title.
- 21B.05.020 Authority to adopt code.
- 21B.05.030 Purpose.
- 21B.05.040 Conformity with this title required.
- 21B.05.050 Minimum requirements.
- 21B.05.060 Interpretation – General.
- 21B.05.070 Interpretation – Standard industrial classification.
- 21B.05.080 Interpretation – Zoning maps.
- 21B.05.090 Administration and review authority.
- 21B.05.100 Classification of right-of-way.
- 21B.05.110 Drawings.

21B.05.010

Title.

This title shall be known as the Town Center development code, hereinafter referred to as “this title.”

21B.05.020

Authority to adopt code.

The Town Center development code is adopted by City of Sammamish ordinance, pursuant to Article XI, Section 11 of the Washington State Constitution.

21B.05.030

Purpose.

The general purposes of this title are:

- (1) To encourage land use decision making in accordance with the public interest and applicable laws of the state of Washington;
- (2) To protect the general public health, safety, and welfare;
- (3) To implement the City of Sammamish Comprehensive Plan and Town Center Plan and its policies through land use regulations;
- (4) To provide for the economic, social, and aesthetic advantages of orderly development through harmonious groupings of compatible and complementary land uses and the application of appropriate development standards;
- (5) To provide for adequate public facilities and services in conjunction with development; and
- (6) To promote general public safety by regulating development of lands containing physical hazards and to minimize the adverse environmental impacts of development.

21B.05.040

Conformity with this title required.

- (1) No use or structure shall be established, substituted, expanded, constructed, altered, moved, maintained, or otherwise changed except in conformance with this title.

- (2) Creation of or changes to lot lines shall conform with the use provisions, dimensional and other standards, and procedures of this title and SMC Title 19, Subdivisions.
- (3) All land uses and development authorized by this title shall comply with all other regulations and/or requirements of this title as well as any other applicable local, state, or federal law. Where a difference exists between this title and other City regulations, the more restrictive requirements shall apply.
- (4) The provisions contained in Title 21A as specified in the following chapters shall apply to the Town Center; chapters 50, 55, 60, 65, 70, 80, 90, 100, 105, 110, and 115.
- (5) Where more than one part of this title applies to the same aspect of a proposed use or development, the more restrictive requirement shall apply.
- (6) Temporary uses or activities, conducted during an emergency event, or training exercises conducted at emergency sites, designated pursuant to an emergency management plan, shall not be subject to the provisions of this title.

21B.05.050

Minimum requirements.

In interpretation and application, the requirements set forth in this title shall be considered the minimum requirements necessary to accomplish the purposes of this title.

21B.05.055

Interpretation – Applicability and intent.

- (1) Intent. This chapter and Chapter 21A.100 SMC establish the procedure by which the City of Sammamish will render a formal interpretation of a development regulation. The purpose of such an interpretation includes clarifying conflicting or ambiguous provisions in the City's development regulations.
- (2) Applicability. This chapter and Chapter 21A.100 SMC authorize the director to issue interpretations on regulations related to controls placed on development or land use activities by the City, including but not limited to zoning ordinances, critical areas ordinances, shoreline master program requirements, official controls, subdivision ordinances, and binding site plan ordinances, together with any amendments thereto. Nothing in this chapter and Chapter 21A.100 SMC shall prevent interpretations related to the applicability of specific regulatory requirements contained within the Sammamish Municipal Code to individual projects. Further, nothing in this chapter or Chapter 21A.100 SMC shall preclude the director or hearing examiner from interpreting a regulatory requirement during the course of a public hearing.

21B.05.060

Interpretation – General.

- (1) In case of inconsistency or conflict, regulations, conditions, or procedural requirements that are specific to an individual land use shall supersede regulations, conditions, or procedural requirements of general application.
- (2) A land use includes the necessary structures to support the use unless specifically prohibited or the context clearly indicates otherwise.
- (3) In case of any ambiguity, difference of meaning, or implication between the text and any heading, caption, or illustration, the text and the permitted use tables in Chapter 21B.20 SMC shall control. All applicable requirements shall govern a use whether or not they are cross-referenced in a text section or land use table.
- (4) Unless the context clearly indicates otherwise, words in the present tense shall include past and future tense, and words in the singular shall include the plural, or vice versa. Except for words and

terms defined in this title, all words and terms used in this title shall have their customary meanings.

- (5) A written interpretation by the director of the provisions of the Sammamish Municipal Code clarifies conflicting or ambiguous wording, or the scope or intent of the provisions of the code. The written interpretation shall control application of the code sections discussed in it to any specific land use application. Written interpretations issued for regulatory requirements that have been legislatively modified, repealed, or otherwise substantially changed, shall be considered null and void.
- (6) Any written interpretation shall not be applied retroactively, unless specifically required by the terms of the interpretation.

21B.05.070

Interpretation – Standard Industrial Classification.

- (1) All references to the Standard Industrial Classification (SIC) are to the titles and descriptions found in the Standard Industrial Classification Manual, 1987 Edition, prepared by United States Office of Management and Budget that is hereby adopted by reference. The SIC is used, with modifications to suit the purposes of this title, to list and define land uses authorized to be located in the various zones consistent with the Comprehensive Plan land use map.
- (2) The SIC categorizes each land use under a general two-digit major group number, or under a more specific three- or four-digit industry group or industry number. A use shown on a land use table with a two-digit number includes all uses listed in the SIC for that major group. A use shown with a three-digit or four-digit number includes only the uses listed in the SIC for that industry group or industry.
- (3) An asterisk (*) in the SIC number column of a land use table means that the SIC definition for the specific land use identified has been modified by this title. The definition may include one or more SIC sub-classification numbers, or may define the use without reference to the SIC.
- (4) The Director shall determine whether a proposed land use not specifically listed in a land use table or specifically included within a SIC classification is allowed in a zone. The Director's determination shall be based on whether or not permitting the proposed use in a particular zone is consistent with the purposes of this title and the zone's purpose as set forth in Chapter 21B.10 SMC, by considering the following factors:
 - (a) The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;
 - (b) Whether or not the use complements or is compatible with other uses permitted in the zone; and
 - (c) The SIC classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use.

21B.05.080

Interpretation – Zoning maps.

Where uncertainties exist as to the location of any zone boundaries, the following rules of interpretation, listed in priority order, shall apply:

- (1) Where boundaries are indicated as paralleling the approximate centerline of the street right-of-way, the zone shall extend to each adjacent boundary of the right-of-way. Non-road-related uses by adjacent property owners, if allowed in the right-of-way, shall meet the same zoning requirements regulating the property owners' lot;

- (2) Where boundaries are indicated as approximately following lot lines, the actual lot lines shall be considered the boundaries;
- (3) Where boundaries are indicated as following lines of ordinary high water, or government meander line, the lines shall be considered to be the actual boundaries. If these lines should change, the boundaries shall be considered to move with them; and
- (4) If none of the rules of interpretation described in subsections (1) through (3) of this section apply, then the zoning boundary shall be determined by map scaling.

21B.05.085 Interpretation – public request – acknowledgement - notice.

- (1) A person may request a code interpretation by submitting a request in accordance with this chapter. The director may also issue a code interpretation on the director’s own initiative.
- (2) A request for a code interpretation must be submitted in writing to the director.
- (3) A code interpretation request must:
 - (a) Be in writing and shall be clearly labeled – “Request for Code Interpretation.” Failure to satisfy this requirement relieves the director of any obligation to acknowledge or otherwise process the request;
 - (b) Identify the person seeking the code interpretation and provide an address to which correspondence regarding the requested code interpretation should be mailed;
 - (c) Identify the specific section or sections of the City of Sammamish’s development regulations for which an interpretation is requested;
 - (d) Identify the parcel or site, if the code interpretation request involves a particular parcel of property or site;
 - (e) Identify the code enforcement action, if the code interpretation request involves a code enforcement case;
 - (f) Be accompanied by the fee required as set forth by the adopted fee resolution; and
 - (g) Be limited to a single subject, which may require interpretation of one or more code sections.
- (4)
 - (a) Within twenty-one days after receiving a code interpretation request, the director shall acknowledge receipt of the request. The director shall mail the acknowledgment to the person submitting the request at the address provided in the request. The acknowledgment shall include the following information, as applicable:
 1. If the director determines that the code interpretation request does not contain the information required under this section, the director shall identify in the acknowledgment the deficiencies in the code interpretation request. In such a situation, the director is under no obligation to process the code interpretation request until a code interpretation request complying with this chapter is submitted;
 2. If the director determines that the code interpretation request is ambiguous or unclear, the director may request that the person making the request to clarify the request. The director is under no obligation to process the code interpretation request until an adequately clarified code interpretation request is submitted;
 3. If the director determines that the code interpretation request presents substantially the same issue as is pending before an adjudicatory body, such as the City hearing examiner, the City council when acting as a quasi-judicial body, any other quasi-

judicial agency or any local, state or federal court, the director shall so state in the acknowledgment. The director is then under no obligation to further process the code interpretation request; and

4. If a code interpretation is requested regarding an issue that the director has previously addressed through a code interpretation, the director is not obligated to issue another code interpretation and shall so state in the acknowledgment required by this section and shall identify the previous code interpretation.

(b) If the director determines that the code interpretation request relates to a particular parcel of property, the director shall cause notice of the code interpretation request to be given to the taxpayer of record for the subject parcel.

(c) If the code interpretation request relates to a specific development project pending before the City, the director shall cause notice of the code interpretation request to be given to all parties of record for that project, including the applicant.

(d) If the code interpretation is initiated by the City, the director shall cause notice of the code interpretation to be posted on the City's website and at City Hall in addition to any other notice required by this section.

(e) The notice required under this section must include a copy of any code interpretation request and a copy of the director's acknowledgment. Notice to property tax payers, applicants, or persons requesting an interpretation, may be by United States mail or other appropriate method of delivery.

21B.05.090

Administration and review authority.

- (1) The Director shall have authority to make decisions regarding Town Center development proposals. Unified Zone Development plans shall be classified as a Type 2 land use application in accordance with SMC Title 20 and Title 21B.95. All other applications shall be processed in accordance with their applicable Title 20 classification.
- (2) The Director shall have the authority to grant, condition or deny applications for variances and conditional use permits, unless a public hearing is required as set forth in SMC 20.05, in which case this authority shall be exercised by the hearing examiner.
- (3) The director shall have the authority to issue a written code interpretation in accordance with the review procedures contained within Title 21B.05 and 21A.100 SMC. The director shall issue such interpretations as he or she deems necessary, or upon the request of any person, in cases of any ambiguity, difference of meaning, unclear procedural requirements, or other unclear regulatory requirements of the SMC.
- (4) An interpretation related to a development proposal must be requested prior to the date of expiration of any applicable administrative appeal period for a land use decision on the application to which the request relates.
- (5) The Department shall have authority to grant, condition, or deny commercial and residential building permits, grading and clearing permits, and temporary use permits in accordance with the procedures set forth in SMC 20, 21A, and 21B.
- (6) Except for other agencies with authority to implement specific provisions of this title, the Department shall have the sole authority to issue official interpretations of this title, pursuant to Chapter 2.55 SMC.

21B.05.095

Review.

- (1) Decision Basis. In issuing an interpretation consistent with this chapter, the director may consider

the following:

- (a) The purpose and intent statements of the chapters in question;
 - (b) Consistency with other regulatory requirements governing the same or a similar situation;
 - (c) The legislative direction of the City Council, if any, provided with the adoption of the code sections in question;
 - (d) The policy direction provided by the Sammamish Comprehensive Plan, or other adopted policy documents, as amended;
 - (e) Relevant judicial actions related to the interpretation;
 - (f) Expected result or effect of the interpretation; and,
 - (g) Previous implementation of the regulatory requirements governing the situation.
- (2) Content. Consistent with the requirements of Chapter 21A.100 SMC, the director shall provide facts, findings, and conclusions supporting the interpretation. At a minimum these shall include the following:
- (a) A brief summary of the issue that requires an interpretation by the director;
 - (b) The context of the interpretation, if not included or implied from the summary;
 - (c) Citation of the decision basis from subsection (1) of this section; and,
 - (d) The interpretation, signature, and date.

21B.05.100
Classification of right-of-way.

- (1) Except when such areas are specifically designated on the zoning map as being classified in one of the zones provided in this title, land contained in rights-of-way for streets or alleys, or railroads shall be considered unclassified.
- (2) Within street or alley rights-of-way, uses shall be limited to street purposes as defined by law.
- (3) Where such right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property with which it is first merged.

21B.05.110
Drawings.

The City staff is hereby authorized to incorporate drawings as necessary for the purpose of illustrating concepts and regulatory standards contained in this title; provided, that the adopted provisions of the code shall control over such drawings. If there is a conflict between written provisions of code and illustrations, the Director shall make a determination as to which applies.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.10

ZONES, MAPS AND DESIGNATIONS

Sections:

- 21B.10.010 Zones and map designations established.
- 21B.10.020 Zone and map designation purpose.
- 21B.10.030 Mixed-Use zone.
- 21B.10.040 Mixed Residential zone.
- 21B.10.050 Lower Intensity Residential zone.
- 21B.10.060 Civic Campus zone.
- 21B.10.070 Reserve zone.
- 21B.10.080 Zoning maps and boundaries.

21B.10.010 Zones and map designations established.

In order to accomplish the purposes of this title the following zoning designations and zoning map symbols are established:

Town Center Zoning Designations	Map Symbol
Mixed-Use	TC-A
Mixed Residential	TC-B
Lower Intensity Residential	TC-C
Civic Campus	TC-D
Reserve	TC-E

21B.10.020 Zone and map designation purpose.

The purpose of this chapter is to provide for the distribution of zoning designations that reflect the Town Center Plan's land use goals and policies. The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands within the Town Center. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations and any changes to the range of permitted uses within each zone through amendments to this title.

21B.10.030 Mixed-Use zone (TC-A).

- (1) The purpose of the mixed-use (TC-A) zone is to implement Town Center Plan goals and policies to develop a Town Center core area (TC-A-1) and a number of smaller mixed-use centers (TC-A-2-5). These purposes are accomplished by:
 - (a) Providing, in the TC-A-1 sub-zone, for a pedestrian-oriented mix of retail, office, residential, and civic uses that functions as the focal point for the Town Center and the City. This sub-

zone emphasizes pedestrian-oriented retail and civic uses on the ground floor of core areas and has the greatest allocation of retail floor area of all the Town Center's mixed use zones. Office and residential uses are encouraged on upper floors;

- (b) Providing, in the TC-A-2 and A-3 sub-zones, for a pedestrian-oriented mix of residential, office, and public uses in a village type setting. Retail uses are allowed as a complementary use.
 - (c) Providing, in the TC-A-4 and A-5 sub-zones, for a pedestrian-oriented mix of retail and residential uses in a village-type setting. Office uses are allowed.
 - (d) Requiring Unified Zone Development planning as part of the permit review process to ensure coordinated development consistent with Town Center Plan goals and policies;
 - (e) Providing for a minimum residential development intensity to support the goal of creating a vibrant and walkable mixed-use environment;
 - (f) Providing for maximum residential and commercial development intensities consistent with the planned level of infrastructure improvements and community design goals (subject to (a), (b), and (c) above); and
 - (g) Providing development standards that achieve the Town Center Plan's design goals and policies for a vibrant and distinctive urban environment that functions as a focal point for the Town Center and the City and is sensitive to the natural environment.
- (2) Use of this zone is appropriate for lands designated by the Comprehensive Plan and Town Center Plan as Town Center A-1 through A-5.

21B.10.040

Mixed Residential zone (TC-B).

- (1) The purpose of the mixed residential (TC-B) sub-zone is to implement Town Center Plan goals and policies by providing for areas with mixture of housing types that support the desired activities of adjacent mixed-use zones. These purposes are accomplished by:
- (a) Providing for a mixture of apartments, townhomes, and limited cottage housing and detached single family uses;
 - (b) Providing the opportunity for commercial uses for those areas adjacent to TC-A zones provided the subject property is developed as part of a Unified Zone Development plan with contiguous TC-A zoned properties; and
 - (c) Providing development standards that achieve the Town Center Plan's design goals and policies for an attractive mix of housing types that is well connected to the mixed-use zones and preserves sensitive natural areas as an amenity to development.
- (2) Use of this zone is appropriate for lands designated by the Comprehensive Plan and Town Center Plan as Town Center B.

21B.10.050

Lower Intensity Residential zone (TC-C).

- (1) The purpose of the low intensity residential (TC-C) sub-zone is to implement Town Center Plan goals and policies by providing areas of predominately single detached dwelling units and cottage housing that buffer existing residential communities from more intensively developed Town Center zones. These purposes are accomplished by:

- (a) Providing for detached single family housing, townhouses, and cottage housing provided they maintain a relatively low urban density; and
 - (b) Providing development standards that achieve the Town Center Plan’s design goals and policies for an attractive mix of lower intensity housing types that is well connected to the mixed-use and mixed-residential zones and preserves sensitive natural areas as an amenity to development.
- (2) Use of this zone is appropriate for lands designated by the Comprehensive Plan and Town Center Plan as Town Center C.

21B.10.060
Civic Campus zone (TC-D).

- (1) The purpose of the civic campus (TC-D) zone is to implement Town Center Plan goals and policies by providing areas for open space, recreational, civic uses, and residential uses that serve both the Town Center and the City. These purposes are accomplished by:
- (a) Maintaining and enhancing the Sammamish Commons as a recreational, civic, and environmental resource for the Town Center and the City;
 - (b) Providing for civic uses that complements the Sammamish Commons and adjacent Town Center uses; and
 - (c) Providing development standards that achieves the Town Center Plan’s environmental and community design goals of incorporating exemplary environmental stewardship and creating a sense of place reflected in building forms, development patterns, and the public realm.
- (2) Use of this zone is appropriate for lands designated by the Comprehensive Plan and Town Center Plan as Town Center D.

21B.10.070
Reserve zone (TC-E).

- (1) The purpose of the reserve (TC-E) zone is to allow current uses to remain while preserving the opportunity for future development. These purposes are accomplished by allowing for single detached dwelling units.
- (2) Use of this zone is appropriate for lands designated by the Comprehensive Plan and Town Center Plan as Town Center E.

21B.10.080
Zoning maps and boundaries.

- (1) The location and boundaries of the zones defined by this chapter shall be shown and delineated on zoning maps adopted by ordinance.
- (2) Changes in the boundaries of the zones, including application or amendment of interim zoning, shall be made by ordinance adopting or amending a zoning map.
- (3) Zoning maps are available for public review at the City of Sammamish offices during regular business hours.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.15

TECHNICAL TERMS AND LAND USE DEFINITIONS

Sections:

21B.15.005	Scope of chapter.
21B.15.010	American Association of State Highway and Transportation Officials (AASHTO)
21B.15.011	Berm
21B.15.015	Blank wall.
21B.15.020	Biofiltration swale.
21B.15.025	Building articulation.
21B.15.030	Brew pub.
21B.15.035	Clustered development.
21B.15.040	Common open space.
21B.15.042	Condotel
21B.15.045	Connector street.
21B.15.050	Cottage housing.
21B.15.055	Crime Prevention Through Environmental Design (CPTED).
21B.15.060	Dark sky standards.
21B.15.065	Departure.
21B.15.067	Duplex. NEED DEFINITION
21B.15.070	Feasible.
21B.15.075	Floor area ratio.
21B.15.080	Green roof.
21B.15.085	Gross developable acreage.
21B.15.090	Indoor recreation area.
21B.15.095	Landscaped open space.
21B.15.100	Low Impact Development (LID).
21B.15.105	Mixed-use node.
21B.15.110	Mixed-use street.
21B.15.112	Multifamily.
21B.15.115	Multifamily open space.
21B.15.120	Pedestrian-oriented open space.
21B.15.125	Pedestrian-oriented street or corridor.
21B.15.130	Public open space.
21B.15.135	Rain garden.
21B.15.140	Residential street.
21B.15.145	Roofline modulation.
21B.15.150	Site distance triangle.
21B.15.155	Solar access.
21B.15.160	Stormwater Master Plan.
21B.15.165	Town Center Infrastructure Plan
21B.15.170	Unified Zone Development Plan (UZDP)
21B.15.175	Usable open space.
21B.15.180	Winery.
21B.15.185	Woonerf.

21B.15.005 Scope of chapter.

This chapter contains definitions of technical and procedural terms used throughout the code and definitions of land uses listed in tables in Chapter 21B.20 SMC. The definitions in this chapter supplement those in SMC Chapter 21A.15 and the Standard Industrial Classification Manual (SIC). See Chapter 21B.05 SMC for rules on interpretation of the code, including use of these definitions. Where there is a

conflict between a definition in SMC Chapter 21A.15 and this chapter, the definition herein shall apply.

21B.15.010

American Association of State Highway and Transportation Officials (AASHTO).

“AASHTO” refers to the American Association of State Highway and Transportation Officials, which advocates for transportation-related policies and provides technical services to support states in their efforts to efficiently and safely move people and goods.

21B.15.011

Berm

An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other such purposes.

21B.15.015

Blank wall.

See SMC 21B.30.340 for the definition and desirable treatments of a “blank wall”.

21B.15.020

Biofiltration swale

“Biofiltration swale” means a long, gently sloped, vegetated ditch designed to filter pollutants from stormwater. Grass is the most common vegetation, but wetland vegetation can be used if the soil is saturated.

21B.15.025

Building articulation

“Building articulation” means the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. See SMC 21B.30.310 for applicable standards.

21B.15.030

Brewpub

“Brewpub” means a restaurant that manufactures up to 5,000 barrels of fermented malt beverages per year on premise as an accessory use. Such an accessory use shall not occupy more than 30 percent of the gross floor area of the restaurant.

21B.15.035

Clustered development

“Clustered development” means concentrating lots or buildings in areas to avoid development of sensitive or hazardous areas.

21B.15.040

Common open space

See SMC 21B.30.160(1)(c) for the definition of “common open space”.

21B.15.042

Condotel

“Condotel” means a building used as both a condominium and a hotel.

21B.15.045

Connector street

“Connector street” includes key streets that provide important connections within the Town Center. See

SMC 21B.30.100 and 110 for applicable provisions.

**21B.15.050
Cottage housing**

“Cottage housing” refers to clusters of small detached dwelling units arranged around a common open space.

**21B.15.055
Crime Prevention Through Environmental Design (CPTED)**

“CPTED” refers to “crime prevention through environmental design”, which is a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts.

**21B.15.060
Dark sky standards**

“Dark sky standards” refer to standards that intended to stop the adverse effects of light pollution, including energy waste, and the air and water pollution caused by energy waste, harm to human health, harm to nocturnal wildlife and ecosystems, reduced safety and security, reduced visibility at night, and poor nighttime ambience.

**21B.15.065
Departure**

“Departure” refers to an alternative treatment that may be allowed by this title provided the Director determines that the proposal meets the intent of the standards and applicable criteria.

**21B.15.065
Duplex**

“Duplex” is a building, which is located on one (1) legal lot or parcel, containing two (2) dwelling units designed exclusively for occupancy by two (2) single households living independently of each other. A single family dwelling containing an approved accessory dwelling unit (ADU) shall not be interpreted as a duplex.

**21B.15.070
Feasible**

“Feasible” means:

- (1) That an action can be accomplished with technologies and methods that have been used in past circumstances;
- (2) Studies or tests (for example, a pro forma) reviewed by a knowledgeable professional such as Member, Appraisal Institute (MAI), or traffic engineer (depending on the subject area) demonstrated in similar circumstances that such approaches are currently available and likely to achieve intended results; or
- (3) Physical constraints are present that prevent conformance with the applicable standard as determined by the Director.

**21B.15.075
Floor area ratio.**

“Floor area ratio” means total occupiable building area, including garage, divided by total lot area.

21B.15.080
Green roof

“Green roof” means a roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. This does not refer to roofs which are merely colored green, as with green roof shingles. It may also include additional layers such as a root barrier and drainage and irrigation systems.

21B.15.085
Gross developable acreage

“Gross developable acreage” means the total horizontal area of a project site including new roadways internal to the development but excluding the following:

- (1) Critical areas and buffers;
- (2) Areas below the ordinary high water mark;
- (3) Areas that are required to be dedicated on the perimeter of a project site for public rights-of-way.

21B.15.090
Indoor recreation area.

See SMC 21B.30.160(1)(d) for the definition of “indoor recreation area”.

21B.15.095
Landscaped open space.

See SMC 21B.30.160(1)(e) for the definition of “landscaped open space”.

21B.15.100
Low-Impact Development.

Low Impact Development (LID) is a stormwater management strategy that emphasizes conservation and use of existing natural site features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings.

21B.15.105
Mixed-use node

“Mixed-use node” refers to one of the five TC-A zoned properties in the Town Center, including TC-A-1 through A-5.

21B.15.110
Mixed-use street

“Mixed-use street” refers to a type of street that allows for either a storefront built up to the public sidewalk or a building featuring a landscaped or plaza setback. See SMC 21B.30.100, 110, and 200 for applicable provisions.

21B.15.115
Multifamily open space.

See SMC 21B.30.160(1)(f) for the definition of “multifamily open space”.

21B.15.117
Multifamily

“Multifamily” means an apartment per 21A.15.355.

21B.15.120**Pedestrian-oriented open space (or “pedestrian-oriented space)**

“Pedestrian-oriented open space” means a publicly accessible space that enliven the pedestrian environment by providing opportunities for outdoor dining, socializing, relaxing, and/or visual amenities. See SMC 21B.30.240(2) for design criteria for pedestrian open space.

21B.15.125**Pedestrian-oriented street or corridor**

“Pedestrian-oriented street or corridor” refers to a type of street or corridor that is intended to be lined with storefronts built up to the edge of the sidewalk. See SMC 21B.30.100, 110, 140, and 200 for applicable provisions.

21B.15.130**Public open space.**

See SMC 21B.30.160(1)(g) for the definition of “public open space” and 21B.30.240 for applicable design standards and guidelines.

21B.15.135**Rain garden**

“Rain garden” means a planted depression that allows rainwater runoff from impervious areas like roofs, driveways, walkways, and compacted lawn areas the opportunity to be absorbed.

21B.15.140**Residential street**

“Residential street” refers to a type of street featuring residential uses and landscaped building setbacks. See SMC 21B.30.100, 110, and 140 for applicable provisions.

21B.15.145**Roofline modulation**

“Roofline modulation” means variation in roof form. See SMC 21B.30.310(3) for details.

21B.15.150**Site distance triangle**

“Site distance triangle” means a required setback area at the intersection or driveway entrance off a public or private street for any fence, berm, vegetation, on-site vehicle parking area, signs or other physical obstruction between 42 inches and eight feet above the existing street grade. See SMC 21B.25.200 for details.

21B.15.155**Solar access**

“Solar access” means the availability of (or access to) unobstructed, direct sunlight.

21B.15.160**Town Center Stormwater Master Plan**

“Town Center Stormwater Master Plan” means the applicable Stormwater Master Plan adopted by the City for the Town Center.

21B.15.165**Town Center Infrastructure Plan**

“Town Center Infrastructure Plan” means the plan adopted by the City that identifies the infrastructure needed to develop the envisioned Town Center land uses and that identifies principles and application required to develop mixed-use zones in the Town Center.

21B.15.170 Unified Zone Development Plan (UZDP)

Refers to a plan that is required for new development in each TC-A sub-zone per SMC Chapter 21B.95 in order to:

- (1) Establish the level and intensity of new commercial and residential development;
- (2) Provide for coordinated infrastructure such as roads and utilities and public open space;
- (3) Define street types and orientation to street of new development; and
- (4) Identify the general location of buildings and site improvements and provision of open space, parking, environmental restoration, and non-motorized circulation.

21B.15.180 Usable open space

See SMC 21B.30.160(1)(b) for the definition of “usable open space”.

21B.15.185 Winery.

“Winery” means a business that produces up to 10,000 cases per year. The maximum gross floor area of a winery is 10,000 square feet, including space for bottling, crushing, lab and office space, tasting room, restaurant, storage, and event space.

21B.15.190 Woonerf

“Woonerf” is a term originating in Holland describing a street where pedestrians and cyclists have legal priority over motorists. Woonerf’s are characterized by curbless shared spaces with traffic calming measures such as bollards and landscaping elements. Travel speeds are typically limited to 10 or 15 miles per hour.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.20

PERMITTED USES

Sections:

- 21B.20.010 Purpose.
- 21B.20.020 Establishment of uses.
- 21B.20.030 Interpretation of land use tables.
- 21B.20.040 Residential land uses.
- 21B.20.050 Recreational/cultural land uses.
- 21B.20.060 General services land uses.
- 21B.20.070 Government/business services land uses.
- 21B.20.080 Retail land uses.
- 21B.20.090 Manufacturing land uses.
- 21B.20.100 Regional land uses.

21B.20.010

Purpose.

The purpose of this chapter is to provide for the distribution of land uses into zones and sub-zones that reflect the Town Center Plan's goals and policies. SMC Chapter 21B.10 sets forth the purpose of each Town Center zone and sub-zone described herein.

21B.20.020

Establishment of uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will be or has been in continuous operation for a period exceeding 60 days. A use that will operate for less than 60 days is considered a temporary use, and subject to the requirements of Chapter 21A.70 SMC. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the City of Sammamish.

21B.20.030

Interpretation of land use tables.

- (1) The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal row of these tables.
- (2) If the letter "X" appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- (3) If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in Chapter 21A.100 SMC and the general requirements of the code.
- (4) If the letter "U" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the Unified Zone Development Plan application review procedures specified in Chapter 21B.95 SMC. When a site is approved for development under the UZDP then all uses designated with a "U" are permitted on that site.

- (5) If the letter “C” appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter 21A.100 SMC and the general requirements of the code.
- (6) If the letter “S” appears in the box at the intersection of the column and the row, the regional use is permitted subject to the special use permit review procedures specified in Chapter 21A.100 SMC and the general requirements of the code.
- (7) If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the land use table.
- (8) If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table.
- (9) All applicable requirements shall govern a use whether or not they are cross-referenced in a section.
- (10) SIC# refers to the Standard Industrial Classification number. See SMC 21B.05.070 for interpretation and details.
- (11) Combining multiple permitted uses in one building is encouraged within the TC-A zone and TC-B zone where the property is included in an approved Unified Zone Development plan.

**21B.20.040
Residential land uses.**

A. Table of Residential Land Uses.

KEY

P – Permitted Use

U – Permitted Use as part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

TC-A sub-zones

SIC#	SPECIFIC LAND USE	A1	A2	A3	A4	A5	TC-B	TC-C	TC-D	TC-E
	DWELLING UNITS, TYPES:									
*	Single detached	X	X	X	X	X	P ²	P	X	P
*	Duplex	X	X	X	X	X	P ²	P	X	X
*	Townhouse	U ¹	P	P	P	X				
*	Apartment	U ¹	P	X	P	X				
*	Cottage housing	X	X	X	X	X	P ²	P	P	X
*	Mobile home park	X	X	X	X	X	X	X	X	X
	GROUP RESIDENCES:									

TC-A sub-zones

SIC#	SPECIFIC LAND USE	A1	A2	A3	A4	A5	TC-B	TC-C	TC-D	TC-E
*	Community residential facility-I	U ¹	U ¹	U ¹	U ¹	U ¹	P	P	C	P
*	Community residential facility-II	U ¹	U ¹	U ¹	U ¹	U ¹	P	X	C	X
*	Dormitory	X	U ^{1,3}	U ^{1,3}	X	X	P ³	X	C	X
*	Senior citizen assisted housing	U ¹	U ¹	U ¹	U ¹	U ¹	P	X	C	X
	ACCESSORY USES:									
*	Residential accessory uses ⁴	P ¹	P ¹	P ¹	P ¹	P ¹	P	P	X	P
*	Home occupation	P ¹	P ¹	P ¹	P ¹	P ¹	P	P	X	P
*	Home industry	P	P	P	P	X	C	C	X	C
*	TEMPORARY LODGING:									
7011	Hotel/motel/condotel ^{(1) (7)}	U	U	U	U	U	U ⁵	X	X	X
*	Bed and breakfast guesthouse ⁽⁷⁾	U ⁶	U ⁶	U ⁶	U ⁶	U ⁶	P ⁶	X	X	X

B. Development Conditions.

1. Except for lobbies or other similar entrances, the use is prohibited within thirty (30) feet of the sidewalk on the ground floor of designated pedestrian-oriented streets or corridors.
2. Provided that single detached or cottage dwelling units account for no more than fifteen percent of the total dwelling units on the development site.
3. Only as an accessory to a school, college/university, or church.
4. Accessory dwelling units:
 - a. Only one accessory dwelling per primary single detached dwelling unit;
 - b. The primary dwelling unit or the accessory dwelling unit shall be owner occupied;
 - i. One of the dwelling units shall not exceed a floor area of 1,000 square feet except when one of the dwelling units is wholly contained within a basement or attic;
 - ii. When the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;
 - iii. The total number of occupants in both the primary residence and the accessory dwelling unit combined may not exceed the maximum number established by the definition of family in SMC 21A.15.450;
 - iv. Additions to an existing structure or the development of a newly constructed detached ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit;
 - c. One additional off-street parking space shall be provided;
 - d. The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied; and

- e. An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department with the records and elections division that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules.
5. Properties in the TC-B zone may include the subject use, as determined by the City, if it is contiguous to a TC-A zoned property and included in an approved Unified Zone Development Plan.
 6. Only as an accessory to the permanent residence of the operator, provided:
 - a. Serving meals to paying guests shall be limited to breakfast; and
 - b. The number of persons accommodated per night shall not exceed ten.
 7. The commercial square footage allocation established pursuant to SMC 21B.25.030(B)(6) shall apply to these uses..

**21B.20.050
Recreational/cultural land uses.**

A. Table of Recreational/Cultural Land Uses.

KEY

P – Permitted Use

U – Permitted Use as part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

TC-A sub-zones

SIC#	SPECIFIC LAND USE	A1	A2	A3	A4	A5	TC-B	TC-C	TC-D	TC-E
	PARK/RECREATION:									
*	Park ⁵	P	P	P	P	P	P	P	P	P
*	Trails ⁵	P	P	P	P	P	P	P	P	P
*	Sports club ^{1,5}	U	U	U	U	U	U ²	X	X	X
	AMUSEMENT/ ENTERTAINMENT:									
*	Theater ⁵	U ³	X	X	X	X	U ^{2,3}	X	C ⁴	X
793	Bowling center ⁵	U	X	X	X	X	U ²	X	X	X
7999	Amusement and recreation services ⁵	U	U	U	U	U	U ²	X	C	X
*	Amusement arcades ⁵	U	X	X	X	X	U ²	X	X	X
	CULTURAL:									

TC-A sub-zones

SIC#	SPECIFIC LAND USE	A1	A2	A3	A4	A5	TC-B	TC-C	TC-D	TC-E
823	Library ⁵	X	X	X	X	X	X	X	P	X
841	Museum ⁵	U	U	U	U	U	U ²	X	X	X
842	Arboretum ⁵	U	U	U	U	U	P	P	C	P
*	Conference center ⁵	U	U	U	U	U	U ²	X	X	X

B. Development Conditions.

1. Only for stand-alone sports clubs that are not part of a park.
2. Properties in the TC-B zone may include the subject use, as determined by the City, if it is contiguous to a TC-A zoned property and included in an approved Unified Zone Development Plan.
3. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, schools, licensed daycare centers, parks, community centers, public libraries or churches which conduct religious or educational classes for minors.
4. Limited to community theaters integrated with the design of the Sammamish Commons.
5. . The commercial square footage allocation established pursuant to SMC 21B.25.030(B)(6) shall not apply to these uses if they are publicly owned and operated. The commercial square footage allocation established pursuant to SMC 21B.25.030(B)(6) shall apply to these uses if they are privately owned and operated except for those portions of the facility dedicated to sports fields, or other improvements that will result in a low-intensity use (including, but not limited to, soccer fields, tennis courts, basketball courts, swimming pools, etc.)

**21B.20.060
General services land uses.**

A. Table of General Services Land Uses.

KEY

P – Permitted Use

U – Permitted Use as part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

TC-A sub-zones

SIC#	SPECIFIC LAND USE	A1	A2	A3	A4	A5	TC-B	TC-C	TC-D	TC-E
	PERSONAL SERVICES:									
7211 7215 7231 7241 7251	Dry cleaners, photographic studios, beauty salons, barber shops, shoe repair shops, shoe shine parlors ¹¹	U	U	U	U	U	U ¹	X	X	X
7215	Coin operated laundries ¹¹	X	X	X	X	X	X	X	X	X

TC-A sub-zones

SIC#	SPECIFIC LAND USE	A1	A2	A3	A4	A5	TC-B	TC-C	TC-D	TC-E
*	Daycare I ¹¹	U	U	U	U	U	P ²	P ²	X	P ²
*	Daycare II ¹¹	U	U	U	U	U	P ²	X	X	X
866	Churches, synagogue, temple, mosque	U	U	U	U	U	C	X	X	P
83	Social services ⁽³⁾	U ⁴	U ^{4,5}	P ⁵ C ⁶	C ⁶	C ⁶				
*	Theatrical production services ¹¹	U ⁷	X	X	X	X				
*	Artist studios ¹¹	U	U	U	U	U	U ¹	X	X	X
*	Interim recycling facility ¹¹	U ⁸	P ⁹	P ⁹	P ⁹					
	HEALTH SERVICES:									
801 – 04	Office/outpatient clinic ¹¹	X	U	U	U	U	U ¹	X	X	X
805, 807, 808, 809	Nursing and personal care facilities, medical/dental lab, miscellaneous health ¹¹	X	U	U	U	U	U ¹	X	X	X
	EDUCATION SERVICES:									
*	Elementary school, middle/junior high school, secondary or high school ¹¹	X	U	X	X	U	U ¹	X	X	X
*	Vocational school, specialized instruction school, school district support facility ¹¹	U	U	U	U	U	U ^{1, 10}	X	X	X

B. Development Conditions.

1. Properties in the TC-B zone may include the subject use, as determined by the City, if it is contiguous to a TC-A zoned property and included in an approved Unified Zone Development Plan.
2. Only as an accessory to residential use, provided:
 - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
 - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones.
3. Except SIC Industry Group Nos.:
 - a. 835 – Daycare services; and
 - b. 836 – Residential care, which is otherwise provided for on the residential permitted land use table.

4. Limited to a maximum of 5,000 gross square feet per establishment, except when within a re-use of a public school facility subject to the provisions of Chapter 21A.70 SMC.
5. Only as a re-use of a public school facility subject to the provisions of Chapter 21A.70 SMC.
6. Only as a re-use of a surplus nonresidential facility subject to Chapter 21A.70 SMC
7. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, or school licensed daycare centers, parks, community centers, public libraries or churches which conduct religious or educational classes for minors.
8. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.
9. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
10. School district support school only allowed when adjacent to an existing or proposed school.
11. The commercial square footage allocation established pursuant to SMC 21B.25.030(B)(6) shall not apply to these uses if they are publicly owned and operated. The commercial square footage allocation established pursuant to SMC 21B.25.030(B)(6) shall apply to these uses if they are privately owned and operated except for those portions of the facility dedicated to sports fields, or other improvements that will result in a low-intensity use (including, but not limited to, soccer fields, tennis courts, basketball courts, swimming pools, etc.)

**21B.20.070
Government/business services land uses.**

A. Table of Government/Business Service Land Uses.

KEY

P – Permitted Use

U – Permitted Use as part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

TC-A sub-zones

SIC#	SPECIFIC LAND USE	A1	A2	A3	A4	A5	TC-B	TC-C	TC-D	TC-E
	GOVERNMENT SERVICES:									
*	Public agency or utility office	U	U	U	U	U	U ²	X	P	X
*	Public agency archives	X	X	X	X	X	X	X	P	X
9221 9224	Police or fire facility	U	U	U	U	U	U ²	X	P	C ³
*	Utility facility	U ¹	P ⁴ C ⁵	P ⁴ C ⁵	P ⁴ C ⁵	P ⁴ C ⁵				
*	Commuter parking lot	U ⁶	U ⁶	U ⁶	U ⁶	X	C	X	C	P
*	Private storm water management	U	U	U	U	U	P	P	P	P

TC-A sub-zones

SIC#	SPECIFIC LAND USE	A1	A2	A3	A4	A5	TC-B	TC-C	TC-D	TC-E
	facility									
	BUSINESS SERVICES:									
48 482 653 752 4724	Communication offices, telegraph and other communications, real estate agent offices, automotive parking, travel agencies ¹⁰	U	U	U	U	U	U ²	X	C	X
*	General business service, professional office ¹⁰	U	U	U	U	U	U ²	X	C	X
*	Off-street required parking lot ¹⁰	U ⁷	P	P ⁷	P	X				
7941	Professional sport teams/promoters ¹⁰	X	U	U	X	X	U ²	X	X	X
873	Research, development and testing ¹⁰	X	U	U	X	X	U ²	X	C	X
	ACCESSORY USES:									
*	Commercial/industrial accessory uses ¹⁰	U ⁸	U ^{2,8}	X	X	X				
*	Helistop ¹⁰	U ⁹	C ⁹	C ⁹	C ⁹	C ⁹				

B. Development Conditions.

1. Except for lobbies or other similar entrances, the use is prohibited within thirty (30) feet of the sidewalk on the ground floor of designated pedestrian-oriented streets or corridors.
2. Properties in the TC-B zone may include the subject use, as determined by the City, if it is contiguous to a TC-A zoned property and included in an approved Unified Zone Development Plan.
3. Fire facility conditions:
 - a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street;
 - c. No outdoor storage.
4. Excluding bulk gas storage tanks.
5. Limited to bulk gas storage tanks which pipe to individual residences but excluding liquefied natural gas storage tanks.
6. Commuter parking lots shall be within structures (surface parking lots are not allowed).
7. Provided off-street required parking must be located on a lot which would permit, either outright or through a land use permit approval process, the land use the off-street parking will serve.

8. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
9. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facilities.
10. The commercial square footage allocation established pursuant to SMC 21B.25.030(B)(6) shall apply to these uses.

**21B.20.080
Retail land uses.**

A. Table of Retail Land Uses.

KEY

P – Permitted Use

U – Permitted Use as part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

TC-A sub-zones

SIC#	SPECIFIC LAND USE	A1 ⁸	A2 ⁸	A3 ⁸	A4 ⁸	A5 ⁸	TC-B	TC-C	TC-D	TC-E
*	Building, hardware and garden materials ¹⁰	U ^{1,5}	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{1,3,4,6}	X	X	X
*	Department and variety stores ¹⁰	U ⁵	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{3,4,6}	X	X	X
54	Food stores ¹⁰	U ⁵	U ^{2,6}	U ^{2,6}	U ^{3,6}	U ^{3,6}	U ^{3,4,6}	X	X	X
*	Farmers market	P	P	P	P	P	P	X	P	X
56 5941	Apparel and accessory stores, Sporting goods and related stores ¹⁰	U ⁵	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{3,4,6}	X	P ⁹	X
*	Furniture and home furnishings stores ¹⁰	U ²	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{3,4,6}	X	X	X
58	Eating and drinking places ¹⁰	U	U	U	U	U	U ^{3,4}	X	P	X
*	Brewpub ¹⁰	U	U	U	U	U	U ^{3,4}	X	P	X
5912	Drug stores ¹⁰	U ²	U ^{2,6}	U ^{2,6}	U ^{3,6}	U ^{3,6}	U ^{3,4,6}	X	X	X
5921	Liquor stores ¹⁰	U ²	X	X	U ^{2,6}	X	X	X	X	X
5932	Used goods: antiques/secondhand shops ¹⁰	U ³	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,4,6}	X	X	X
594	Book, stationery, video and art supply stores ¹⁰	U ^{2,7}	U ^{2,6,7}	U ^{2,6,7}	U ^{2,6,7}	U ^{2,6,7}	U ^{4,6,7}	X	P ⁷	X
594	Hobby, toy, game shops, Photographic and electronic shops, Jewelry stores ¹⁰	U ^{3,7}	U ^{3,6,7}	U ^{3,6,7}	U ^{3,6,7}	U ^{3,6,7}	U ^{3,4,6,7}	X	X	X
594 5992	Fabric and florist shops ¹⁰	U ²	U ^{3,6}	U ^{3,6}	U ^{2,6}	U ^{3,6}	U ^{3,4,6}	X	X	X
*	Personal medical supply stores ¹⁰	U ³	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,4,6}	X	X	X
*	Pet shops ¹⁰	U ³	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,4,6}	X	X	X

B. Development Conditions.

1. Outdoor storage and/or sales area restrictions:
 - a. Applicable areas are prohibited along the frontage of designated pedestrian-oriented streets, except where the areas are designed as pedestrian-oriented spaces.
 - b. Applicable areas shall be limited in size to areas no more than twenty percent of the enclosed gross floor area of the applicable establishment.
2. Limited to 10,000 square feet gross floor area for each establishment.
3. Limited to 4,000 square feet gross floor area for each establishment.
4. Properties in the TC-B zone may include the subject use, as determined by the City, if it is contiguous to a TC-A zoned property and included in an approved Unified Zone Development Plan.
5. Limited to 40,000 square feet gross floor area for each establishment.
6. Use permitted only when provided within a building featuring a vertical mix of uses where the subject use is the ground floor and office and/or residential uses are provided on the upper floor or floors. The Director may allow flexibility to this requirement provided the overall plan meets the goals and policies of the Town Center Plan in terms of mixed-uses and pedestrian-oriented character.
7. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, schools, licensed daycare centers, parks, community centers, public libraries or churches which conduct religious or educational classes for minors.
8. For all non-residential uses subject to a size limitation in the TC-A or TC-B zones, the City may allow flexibility to the maximum size of individual businesses provided the Director determines that the business is well-integrated with surrounding development and meets the goals and policies of the Town Center Plan. Factors in making this determination include the site design, building design, parking location and design, context, surrounding mix of uses, streetscape design, pedestrian amenities, compatibility with other businesses within the sub-zone and the entire Town Center, traffic impacts, and environmental quality.
9. Use permitted only when accessory to a permitted use. Such use shall be limited to 2,000 square feet gross floor area for each establishment.¹⁰ The commercial square footage allocation established pursuant to SMC 21B.25.030(B)(6) shall apply to these uses.

21B.20.090

Manufacturing land uses.

A. Table of Manufacturing Land Uses.

KEY

P – Permitted Use

U – Permitted Use as part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

TC-A sub-zones

SIC#	SPECIFIC LAND USE	A1	A2	A3	A4	A5	TC-B	TC-C	TC-D	TC-E
27	Printing and publishing ⁵	U ^{1,4}	U ^{1,2,4}	X	X	X				
357	Computer and office equipment ⁵	U ⁴	U ^{2,4}	X	X	X				
38	Measuring and controlling instruments ⁵	X	U ^{3,4}	U ^{3,4}	U ^{3,4}	U ^{3,4}	U ^{2,3,4}	X	X	X

B. Development Conditions.

- Limited to photocopying and printing services offered to the general public.
- Properties in the TC-B zone may include the subject use, as determined by the City, if it is contiguous to a TC-A zoned property and included in an approved Unified Zone Development Plan.
- Only within enclosed buildings, and as an accessory use to retail sales.
- Facilities with less than 5,000 square feet of building footprint (for subject use only).
- The commercial square footage allocation established pursuant to SMC 21B.25.030(B)(6) shall apply to these uses.

**21B.20.100
Regional land uses.**

A. Table of Regional Land Uses.

KEY

P – Permitted Use

U – Permitted Use as part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

TC-A sub-zones

SIC#	SPECIFIC LAND USE	A1	A2	A3	A4	A5	TC-B	TC-C	TC-D	TC-E
*	Public agency training facility	X	X	X	X	X	X	X	C	X
*	Cogeneration facility	U ¹	C ¹	C ¹	C ¹	X				
*	Communication facility	U,S	U,S	U,S	U,S	U,S	S	S	S	X
*	Earth station	U ^{2,3}	C ²	C ²	P	X				
*	Transit bus base	U,S	U,S	U,S	U,S	U,S	S	S	S	S
7941	Stadium/arena	X	X	X	X	X	X	X	S	X
8221 8222	College/university	U,S	U,S	U,S	U,S	U,S	U ⁴ ,S	S	S	S

B. Development Conditions.

- Limited to cogeneration facilities that are intended primarily for use within the applicable

building, development, or mixed-use node.

2. Must be located on rooftops and effectively screened from view from surrounding streets and residential uses.
3. Limited to no more than three satellite dish antennas.
4. Properties in the TC-B zone may include the subject use, as determined by the City, if it is contiguous to a TC-A zoned property and included in an approved Unified Zone Development Plan.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.25

DEVELOPMENT STANDARDS – DENSITY AND DIMENSIONS

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21B.25.010

Purpose.

The purpose of this chapter is to establish density and dimensional standards for development to implement Town Center policy goals and objectives. The standards are established to provide a balance between certainty and flexibility in project design, and promote compatibility between uses.

21B.25.020

Interpretation of tables and general development capacity provisions.

- (1) SMC 21B.25.030 contains general density and dimension standards for all Town Center zones. Additional provisions, requirements, incentives, rules, and exceptions are set forth elsewhere in this title.
- (2) Commercial development capacity will be allocated during the Unified Zone Development process set forth in Chapter 21B.95 for the mixed-use nodes (also see SMC 21B.25.040 and the Town Center Plan, Chapter IV, Land Use Element).
- (3) Development standards are listed down the left side of both tables, and the zones are listed at the top. The matrix cells contain the minimum requirements of the zone. The parenthetical numbers in the matrix identify specific requirements applicable either to a specific use or zone. A blank box or the words “none” or “NA” indicates that there are no specific requirements. If more than one standard appears in a cell, each standard will be subject to any applicable footnote following the standard.
- (4) See SMC 21B.25.040 for methods to acquire additional residential and commercial development capacity.

21B.25.030

Densities and dimensions.

A. Table of densities and dimensional standards for Town Center Zones.

STANDARDS	TOWN CENTER ZONES				
	TC-A	TC-B	TC-C	TC-D	TC-E
Maximum Residential Density ^{1,2,3} (DU/Acre)	40 du/ac	20 du/ac	8 du/ac	20 du/ac	1 du/ac
Allocated Residential Density ^{1,3,4,20} (DU/Acre)	16 du/ac	8 du/ac	4 du/ac	8 du/ac	1 du/ac
Minimum Residential Density ^{1,3,5} (DU/Acre)	16 du/ac	8 du/ac	None	None	None
Allocated commercial area ¹⁸	Variable ^{6,7}	None ⁸	None	10,000 ^{8,19}	None
Minimum Lot Width	NA	NA	30 ft ⁹	NA	30 ft
Minimum Street Setback ^{10,11,12}	0 ft	10 ft ¹³	15 ft	15 ft	15 ft
Minimum Side Yard Setback ^{11,14}	NA	NA	7 ft ⁹	7 ft	10 ft

STANDARDS	TOWN CENTER ZONES				
	TC-A	TC-B	TC-C	TC-D	TC-E
Minimum Back Yard Setback ^{11,14}	NA	20 ft	20 ft	20 ft	20 ft
Maximum Floor Area Ratio	NA	0.5 ¹⁵	0.5 ¹⁵	NA	NA
Maximum Height ¹⁶	60-70 ft ¹⁷	50 ft	35 ft	60 ft	35 ft

B. Development conditions.

1. Densities are based on gross developable acreage as established by SMC 21B.25.080.
2. Maximum density means the absolute maximum density allowed after all incentives and bonus units are added per SMC 21B.25.040. Units purchased through the City’s TDR program do not count toward maximum residential density. The number of allowed units on a property may exceed the maximum allowed density by the number of TDRs purchased.
3. Density applies only to dwelling units and not to sleeping units.
4. Allocated density is the density allowed by right, before any additional units are added per SMC 21B.25.040. See Figure 21B.25.030a below for clarification on the density allocation for all Town Center zones.
5. For TC-A zones, the 16 du/acre minimum density applies to the average net density for the entire sub-zone (or development site if it does not cover the whole sub-zone). Minimum densities for individual properties will be determined during the Unified Zone Development process.
6. A maximum of 600,000 square feet of commercial floor area are available within the Town Center, allocated during the Unified Zone Development process, with base allocations divided as follows:
 - a. 200,000 square feet in the TC-A-1 subzone.
 - b. 90,000 square feet in the TC-A-2 subzone.
 - c. 90,000 square feet in the TC-A-3 subzone.
 - d. 70,000 square feet in the TC-A-4 subzone.
 - e. 20,000 square feet in the TC-A-5 subzone.
 - f. 10,000 square feet in the TC-D subzone.

An additional 120,000 square feet of “bonus” commercial floor area may be allocated to the subzones per the bonus criteria set forth in SMC 21B.25.040.

7. Additional commercial floor area may be available from the commercial development capacity bonus pool per SMC 21B.25.040.

8. Commercial floor area may be permitted in the TC-B zone provided the site is developed as part of a Unified Zone Development Plan with an adjacent TC-A zone, as agreed upon in the UZDP (subject to the size and type of development). See SMC 21B.95.020(2)(c) for details.
9. Minimum lot width and minimum side yard setbacks internal to developments may be modified for zero lot line configurations [see SMC 21B.30.400(4)] and townhouse developments.
10. See SMC 21B.30.100 for greater specificity, exceptions, and departures to minimum street setbacks.
11. See SMC 21B.30.160 for open space and landscaped area requirements.
12. Minimum setbacks for private garages or carports shall be 20 feet. This setback allows sufficient space to park most vehicles in the driveway without blocking movement along the sidewalk.
13. The minimum street setback may be reduced to zero if the site is part of a Unified Zone Development plan.
14. See also 21B.30 for greater specificity, exceptions, and departures for side and rear yard setbacks. For townhouse and multifamily development, the minimum side and back yard setback shall be 20 feet along any property line abutting R-1 through R-8 zones and TC-C and TC-E zones, except for structures in on-site play areas, which shall have a setback of five feet.
15. Maximum floor area ratio (Total building area available for occupation, including garage, divided by total lot area) applies only to detached single family houses, and duplexes.
16. See SMC 21B.25.050(3) for measurement of height.
17. The maximum height as measured in SMC 21B.25.050(3) is 70 feet (with a maximum of six stories above the adjacent street(s)) west of 228th Avenue SE and 60 feet (with a maximum of five stories above adjacent street(s)) east of 228th Avenue SE.
18. See SMC 21B.20 for commercial uses subject to the commercial allocation cap.
19. Commercial floor area may be permitted in the TC-D zone, provided it is developed consistent with the Unified Zone Development principles set forth in SMC 21B.95.050.
20. See SMC 21B.75.020 for calculations of affordable housing units related to allocated density.

21B.25.040

Provisions to Obtain Additional (Bonus) Residential Density or Commercial Development Capacity

- (1) Bonus Residential Dwelling Units. SMC 21B.25.030 identifies the “Maximum Density” and “Allocated Density” for each Town Center zone. Projects may obtain additional density by complying with the affordable housing provisions set forth in SMC Chapter 21B.75, by the incorporation of site amenities subject to TC-D zone residential dwelling unit transfers, and/or through the City’s Transfer of Development Rights (TDR) program (*subject to the adoption by the*

City Council including the Town Center as a receiving site). Bonus provisions vary by zone. Specifically:

- (a) TC-A zones: Applicants may select from the following options for obtaining additional dwelling units, subject to the provisions below:
 - (i) Additional dwelling units are awarded from the Town Center's available affordable housing bonus pool subject to compliance with affordable housing provisions set forth in SMC Chapter 21B.75. Within each quadrant, the bonus pool units shall be distributed on a first come, first serve basis, up to the maximum number of bonus pool units, provided the development does not exceed the density limit for the zone.
 - (ii) Additional dwelling units may also be awarded by the City from its TC-D residential density allocation pursuant to design criteria of 21B.25.040(2)(b).
 - (iii) Once the affordable housing bonus pool is exhausted, developments may obtain additional units through the City's TDR program.
- (b) TC-B zones: Additional dwelling units may be awarded from a combination of the following, up to the zone's specified maximum density:
 - (i) Until the affordable housing bonus pool is exhausted, up to 25 percent of additional requested dwelling units may be taken from the bonus pool (subject to compliance with affordable housing provisions set forth in SMC Chapter 21B.75). The bonus pool units shall be distributed on a first come, first serve basis, provided the development does not exceed the density limits for the applicable zone.
 - (ii) Additional dwelling units may also be awarded by the City from its TC-D residential density allocation pursuant to design criteria of 21B.25.040(2)(b).
 - (iii) Additional dwelling units may be obtained through the City's TDR program
- (c) TC-C zones: Developments may obtain additional dwelling units only through the City's TDR program, up to the zone's specified maximum density.
- (d) TC-D zone: Developments may obtain additional dwelling units only through the City's TDR program, up to the zone's specified maximum density.
- (e) TC-E zone: Bonus dwelling units are not available in this zone.

See Figures 21B.25.040a and 21B.25.040b below for clarification on the distribution of bonus dwelling units per zone.

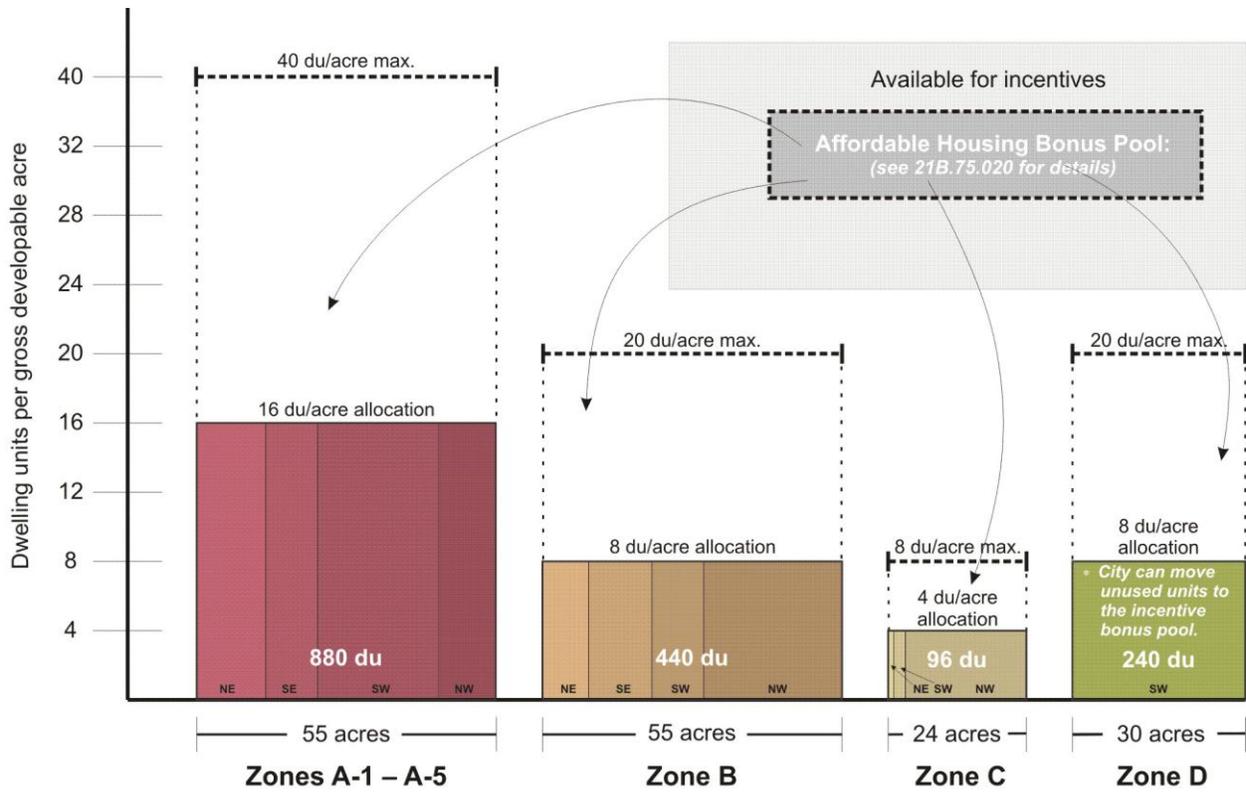


Figure 21B.25.040a. Illustrating the base and maximum residential development allocations (by the number of dwelling units) for the Town Center zones. Note that the pool of dwelling units referenced in the upper box are available for distribution as bonus units.

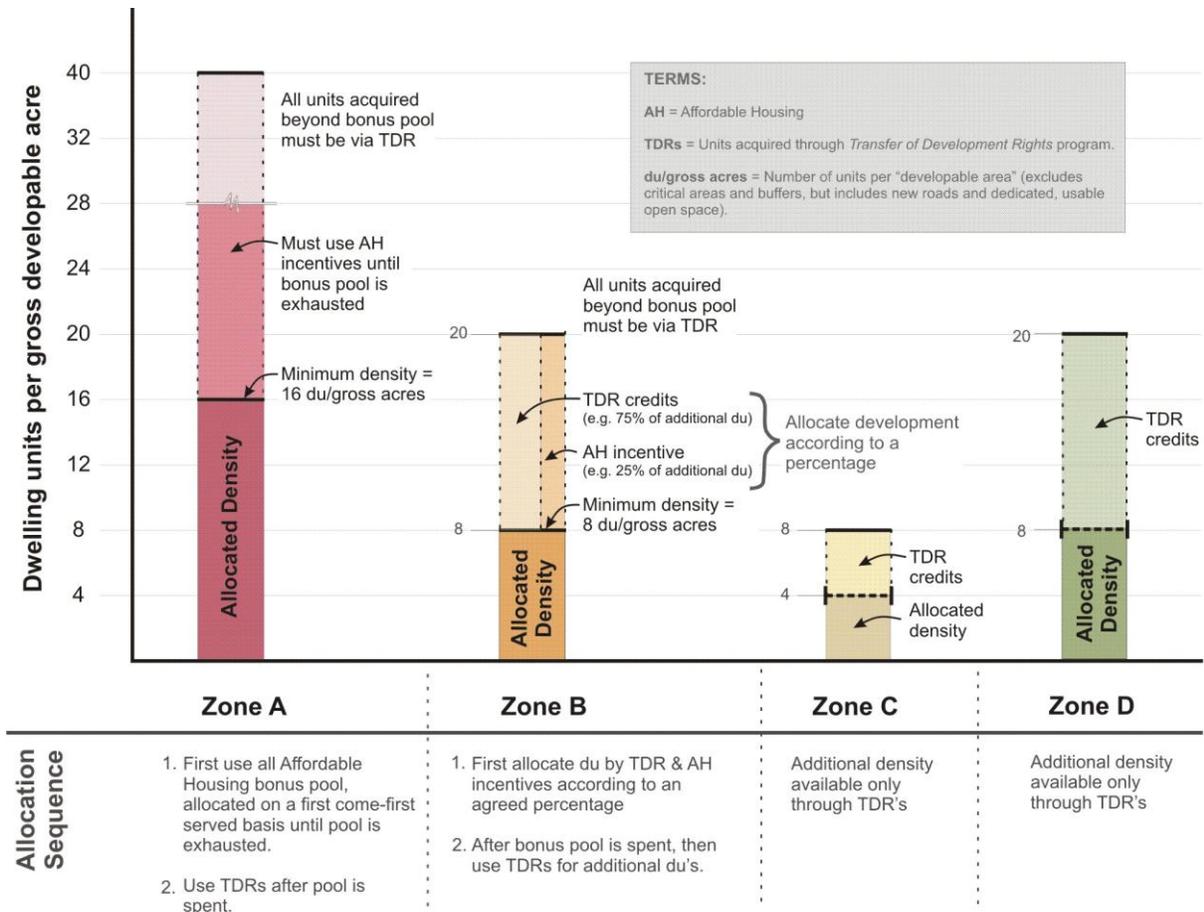


Figure 21B.25.040b. Standards for allocating bonus dwelling units per Town Center zones.

(2) Bonus Commercial and Residential Development Capacity. SMC 21B.25.030 and Figure 21B.25.040c below specify commercial floor area allocations by zones and sub-zones with an additional 120,000 square feet of commercial floor area available through bonus incentives. Subsections (a) and (b) below provide the distribution and criteria for allocating bonus commercial floor area, respectively. Subsection (b) also includes provisions for allocating bonus residential dwelling units. Subsection (c) below provides for the opportunity for additional commercial or residential development capacity through the City's TDR program.

(a) Distribution of bonus commercial development capacity:

SUB-ZONE	ALLOCATION	MAXIMUM BONUS DISTRIBUTION ^{1,2}	MAXIMUM ALLOCATION W/INCENTIVE ^{1,2}
TC-A-1	200,000	= 50,000	250,000
TC-A-2	90,000	22,500	112,500

SUB-ZONE	ALLOCATION	MAXIMUM BONUS DISTRIBUTION ^{1,2}	MAXIMUM ALLOCATION W/INCENTIVE ^{1,2}
TC-A-3	90,000	22,500	112,500
TC-A-4	70,000	17,500	87,500
TC-A-5	20,000	5,000	25,000
TC-D	10,000	2,500	12,500
TOTAL	480,000	120,000	600,000

Table notes:

1. Bonus floor area shall be distributed on a proportional basis per the maximum levels indicated above until all 120,000 square feet of the available bonus floor area has been distributed. If it becomes clear after 5 years of adoption of this Chapter that due to development patterns, the bonus development capacity will not be utilized in any of the A zones or the D zone, the Director may allow the allocation of bonus square feet of development to another part of the Town Center, provided the other provisions in this section are met.
2. Bonus floor area allocation are subject to the design criteria specified in subsection (b) below.

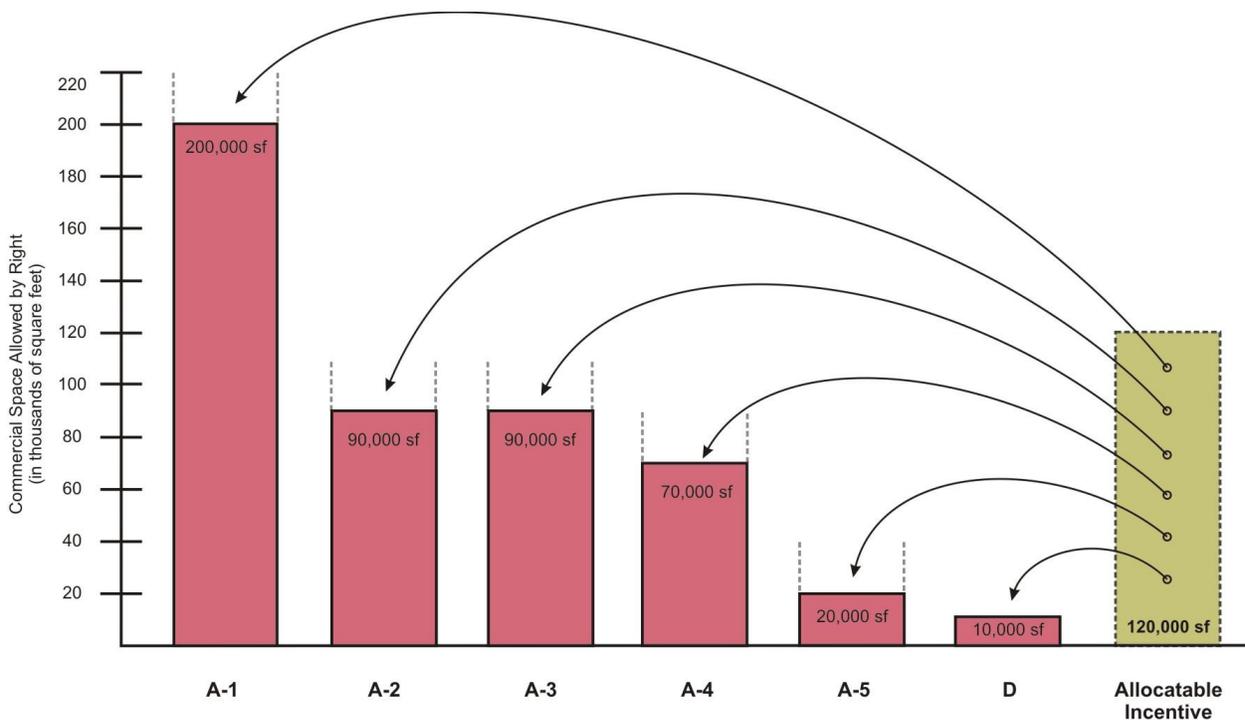


Figure 21B.25.040c. Illustrating the base commercial area allocations by zone and the pool of additional commercial area available for bonuses.

- (b) Design criteria for awarding bonus commercial and residential development capacity. Developments requesting available bonus commercial and residential development capacity (where awarded by the City from its TC-D residential density allocation) shall achieve a higher level of design performance than those specifically required in the Town Center development regulations. In order to qualify for bonus floor area or dwelling units, developments shall incorporate at least five of the development features listed below as determined in the Unified Zone Development Plan or other applicable review process.
- (i) An extensive pedestrian network connected to the City's trail system with lighting, landscaping, and other amenities.
 - (ii) Creative and effective vehicular circulation system that minimizes impacts of motorized vehicles on the pedestrian environment.
 - (iii) A unique multi-use central open space with special amenities and activities.
 - (iv) Increased use of structured parking.
 - (v) Enhanced off-street pedestrian routes that connect to the existing/planned trail system.
 - (vi) Special accommodation of transit services.
 - (vii) Extensive environmental restoration and/or tree retention.
 - (viii) Environmental certification of all structures (LEED, Built Green or other similar certification).
 - (ix) Enhanced commitment for affordable housing.
 - (x) Includes a use or uses that will expand the range of activities in the Town Center. Such use or uses might include a gym, dance studio or health center, cultural or performing arts facilities, educational facilities, artists' studios, medical clinics, assembly areas, small business centers and similar uses that will encourage economic diversity, additional local services, pedestrian activity and/or support for other business or community activities.
 - (xi) Other significant features that exceed the development standards and regulations.
- The City shall maintain documentation of bonus floor area awarded in UZDP applications and which development features were utilized to obtain the bonus.
- (c) Commercial and residential bonus development capacity may be accessed by use of TDR program. The ratio of TDR credit/amount of commercial or residential development shall be determined by the Director and reported periodically to City Council.



Extensive pedestrian network connected to the City's trail system



Vehicle circulation that reduces impacts and enhances the development's organization and open space



Structured parking away from primary open spaces and building entries



Substantive use of low impact development techniques



A unique multi-purpose open space such as this plaza that accommodates a farmer's market



Extensive environmental restoration, especially when incorporated as an amenity as in this case



Special amenity feature



Development configured to maximize tree retention

Figure 21B.25.040d. Examples of exemplary development worthy of consideration for commercial space allocation.

21B.25.050

Measurement methods.

The following provisions shall be used to determine compliance with this title:

- (1) Street setbacks shall be measured from the existing edge of a street right-of-way or temporary turnaround, except as provided by SMC 21B.25.150;
- (2) Lot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot; provided, that an access easement shall not be included within the circle; and
- (3) Building height shall be measured from the average finished grade to the highest point of the roof. The average finished grade shall be determined by first delineating the smallest square or rectangle that can enclose the building and then averaging the elevations taken at the midpoint of each side of the square or rectangle; provided, that the measured elevations do not include berms.

21B.25.060

Minimum urban residential density.

Minimum density for residential development in the urban areas designated by the Comprehensive Plan shall be based on the tables in this chapter and adjusted as provided for in SMC 21B.25.090.

21B.25.070

Calculations – Allowable dwelling units, lots or floor area.

Permitted number of units, or lots or floor area shall be determined as follows:

- (1) The allowed number of dwelling units or lots (base density) shall be computed by multiplying the site area specified in SMC 21B.25.080 by the applicable allocated residential density number;
- (2) The maximum density (unit or lot) limits shall be computed by adding the bonus or transfer units authorized by SMC 21B.25.040(1) or 21B.75 SMC to the allocated residential units computed under subsection (1) of this section;
- (3) The allowed commercial floor area includes all leasable floor area designed for commercial tenant occupancy, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the interior face of exterior walls. Structured or underground parking areas and areas housing mechanical equipment shall be excluded from commercial floor area calculations; and
- (4) When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:
 - (a) Fractions of 0.50 or above shall be rounded up; and
 - (b) Fractions below 0.50 shall be rounded down.

21B.25.080

Calculations – Gross developable acreage.

- (1) All site areas may be used in the calculation of allocated and maximum allowed residential density or project floor area except as outlined under the provisions of subsection (2) of this section.

- (2) Submerged lands, landslide hazard areas and buffers, Category I-IV wetlands and buffers, and Type S, F, Np, and Ns streams and buffers shall not be credited toward allocated and maximum density or floor area calculations. Property used for new roadways, trails, storm water facilities, or other features used by residents or the general public shall be counted as part of the site area for density calculations. Property transferred to the City for the construction of public roadways or other public feature shall be counted as part of the site area if the City and property owner reach such an agreement as part of the transfer.

21B.25.090

Calculations – Site area used for minimum density calculations.

Minimum density shall be determined by multiplying the minimum density (dwelling units/acre) as set forth in SMC 21B.25.030(A) by the gross developable acreage of the project site as forth in SMC 21B.25.080 above.

21B.25.100

Lot area – Prohibited reduction.

Any portion of a lot that was used to calculate compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot.

21B.25.110

Measurement of setbacks.

- (1) **Street Setback.** The street setback is measured from the street right-of-way or the edge of a surface improvement which extends beyond a right-of-way, whichever is closer to the proposed structure, to a line parallel to and measured perpendicularly from the street right-of-way or the edge of the surface improvement at the depth prescribed for each zone.
- (2) **Side Yard Setback.** The side setback is measured from the side lot line adjacent to another private property to a line parallel to and measured perpendicularly from the side lot lines at the depth prescribed for each zone.
- (3) **Back Yard Setback.** The back yard setback is measured from the rear lot line adjacent to another private property to a line parallel to and measured perpendicularly from the rear lot lines at the depth prescribed for each zone.
- (4) **Corner Lots.** For corner lots, setbacks from all street rights-of-way shall conform to setback and other development standards for front yards.

21B.25.120

Setbacks – Specific building or use.

When a building or use is required to maintain a specific setback from a property line or other building, such setback shall apply only to the specified building or use.

21B.25.130

Setbacks – Modifications.

The following setback modifications are permitted:

- (1) When the common property line of two lots is covered by a building(s), the setbacks required by this chapter shall not apply along the common property line; and

- (2) When a lot is located between lots having nonconforming street setbacks, the required street setback for such lot may be the average of the two nonconforming setbacks or 60 percent of the required street setback, whichever results in the greater street setback.

21B.25.140

Setbacks – From regional utility corridors.

- (1) In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.
- (2) In other types of land development permits, easements shall be used to delineate such corridors.
- (3) All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor or when structures are allowed by mutual agreement in the utility corridor.

21B.25.150

Setbacks – From alley.

Accessory structures and accessory dwelling units, where built on top of an existing garage, may be built to a property line abutting an alley, provided sufficient turning movement and emergency vehicle access is provided within the alley.

21B.25.160

Setbacks – Required modifications.

In addition to providing the standard street setback, a lot adjoining a half-street or designated arterial shall provide an additional width of street setback sufficient to accommodate construction of the planned half-street or arterial.

21B.25.170

Setbacks – Projections and structures allowed.

Provided that the required setbacks from regional utility corridors of SMC 21B.25.140 and the sight distance requirements of SMC 21B.25.200 are maintained, structures may extend into or be located in required setbacks, as follows:

- (1) Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project 30 inches into a street setback, provided such projections are:
 - (a) Limited to two per facade; and
 - (b) Not wider than 10 feet;
- (2) Unenclosed porches and entry features may project six feet into the street setback;
- (3) Eaves may not project more than:
 - (a) Twenty-four inches into a street setback; or
 - (b) Eighteen inches across a lot line in a zero lot line development, provided that any neighboring building and its associated eaves are 10 feet from the lot line;

- (4) Fences may be allowed within front, side, or back yard setback per SMC 21B.30.260. For fences along an alley, see SMC 21B.30.400(3);
- (5) Rockeries, retaining walls and curbs may project into or be located in any setback, provided these structures do not exceed a height of six feet from the property line grade;
- (6) Fences located on top of rockeries, retaining walls or berms are subject to the requirements of SMC 21B.30.260;
- (7) Telephone poles and lines; power poles and lines; cable TV and Internet lines; light and flagpoles; trellises not exceeding eight feet in height, not wider than 10 feet; culverts; underground water facilities; underground sewer facilities; and accessory facilities for the provision of utilities, such as drains, but excluding electrical and cellular equipment cabinets, and similar utility boxes and vaults;
- (8) The following may project into or be located within a setback, but may only project into or be located within a setback area if an agreement documenting consent between the owners of record of the abutting properties is recorded with the King County Department of Records and Elections prior to the installment or construction of the structure:
 - (a) Sprinkler systems, electrical and cellular equipment cabinets and other similar utility boxes and vaults;
 - (b) Security system access controls;
 - (c) Structures, except for buildings, associated with trails and on-site recreation spaces and play areas required in SMC 21B.30.130 and 21B.30.250 such as benches, picnic tables and drinking fountains; and
 - (d) Surface water management facilities as required by City of Sammamish storm water management regulations;
- (9) Mailboxes and newspaper boxes may project into or be located within street setbacks but will not be allowed in TC-A zones;
- (10) Fire hydrants and associated appendages;
- (11) Metro bus shelters may be located within street setbacks;
- (12) Unless otherwise prohibited in SMC Chapter 21B.45 and 21B.25.200, freestanding and monument signs four feet or less in height, with a maximum sign area of 20 square feet may project into or be located within street setbacks; and
- (13) Storm water conveyance and control facilities, both above and below ground, provided such projections are:
 - (a) Consistent with setback, easement and access requirements specified in the surface water design manual; or
 - (b) In the absence of said specifications, not within five feet of the property line.

- (14) Building elements that (a) do not restrict pedestrian access to or views from the street into the setback area or (b) make a fire or safety hazard or adverse impact. Such elements may, in some conditions, include canopies, awnings, blade signs, and lights.

RETAINING WALL IN SETBACK

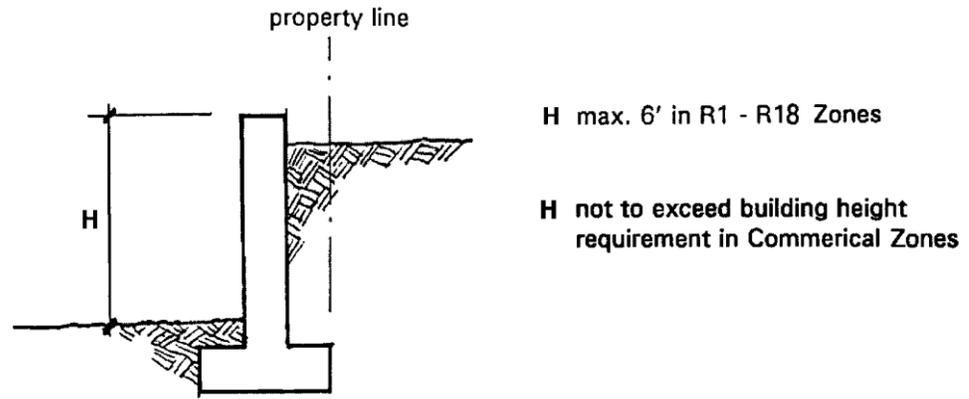


Figure 21B.25.170a. Retaining wall standards.

21B.25.180

Height – Exceptions to limits.

The following structures may be erected above the height limits set forth in SMC 21B.25.030:

- (1) An additional two feet in height is allowed for structures with green roofs occupying at least 50 percent of the area of the roof;
- (2) Roof structures housing or screening elevators, stairways, tanks, rooftop wind generators, ventilating fans or similar equipment required for building operation and maintenance may exceed the height limit by up to ten feet in the TC-A and TC-B zones provided the design meets the provisions of SMC 21B.30.220;
- (3) Fire or parapet walls may exceed the height limit by up to ten feet in the TC-A and TC-B zones provided the design meets the building design provisions of SMC Chapter 21B.30; and,
- (4) Skylights, flagpoles, chimneys, church steeples, crosses, spires, communication transmission and receiving structures, and similar structures.

21B.25.190

Lot divided by zone boundary.

When a lot is divided by a zone boundary, the following rules shall apply:

- (1) When a lot contains both residential and nonresidential zoning, the zone boundary between the zones shall be considered a lot line for determining permitted building height and required setbacks on the site;
- (2) When a lot contains residential zones of varying density:
 - (a) Any residential density transfer within the lot shall be allowed from the portion with the lesser residential density to that of the greater residential density;

- (b) Compliance with these criteria shall be evaluated during review of any development proposals in which such a transfer is proposed; and
- (3) Uses on each portion of the lot shall only be those permitted in each zone pursuant to Chapter 21B.20 SMC.

21B.25.200

Sight distance requirements.

Except for utility poles and traffic control signs, the following sight distance provisions shall apply to all intersections and site access points:

- (1) A sight distance triangle area as determined by subsection (2) of this section shall contain no fence, berm, vegetation, on-site vehicle parking area, signs or other physical obstruction between 42 inches and eight feet above the existing street grade;
- (2) The sight distance triangle at:
 - (a) A street intersection shall be determined by measuring 15 feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two sides of the triangle; or
 - (b) A site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the endpoints of the first two sides of each triangle; and
- (3) The Director may require modification or removal of structures or landscaping located in required street setbacks, if:
 - (a) Such improvements prevent adequate sight distance to drivers entering or leaving a driveway; and
 - (b) No reasonable driveway relocation alternative for an adjoining lot is feasible.

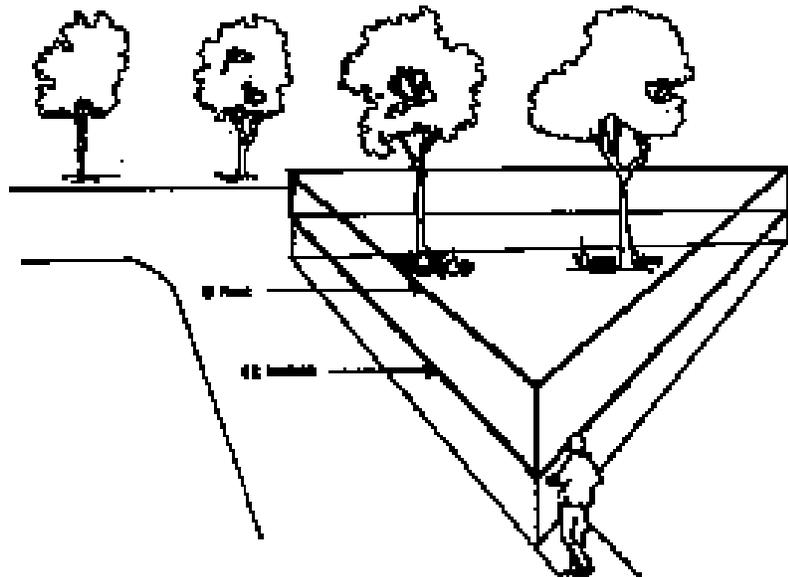


Figure 21B.25.200a. The area of a sight distance triangle between 42 inches and eight feet above the existing street grade shall remain open.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.30

DEVELOPMENT STANDARDS – DESIGN REQUIREMENTS

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PART 1: SITE PLANNING ELEMENTS

21B.30.010

Purpose.

The purpose of this chapter is to implement the goals and policies of the Town Center Plan by providing site planning, pedestrian access and amenities, and building design standards that:

- (1) Orient development to adjacent streets and open spaces;
- (2) Provide an attractive and connected system of sidewalks, trails, and pathways throughout the Town Center;
- (3) Provide for compatibility and an appropriate transition between developments;
- (4) Preserve and integrate sensitive natural features as an amenity for developments;
- (5) Locate and design service elements and mechanical equipment to minimize impacts to the visual environment and surrounding uses;
- (6) Provide a hierarchy of public and private open spaces in the Town Center;
- (7) Emphasize human scale, fine detailing, quality building materials, and an inviting appearance in new buildings; and
- (8) Provide a site layout and facilities that encourage pedestrian and bicycle access and reduce vehicle trip miles.

21B.30.020

Applicability.

The design requirements within this chapter shall apply to all development proposals within the Town Center unless otherwise noted. For example, some sections apply only to commercial and multifamily development, while others apply only to detached single-family development. Unless otherwise indicated, duplexes, apartments, and townhomes are considered multifamily residences.

21B.30.100

Site Planning – Streetfront orientation.

The streetfront orientation standards for Town Center properties vary depending on the type of street(s) or public open space the property fronts on. These standards provide for five different street types: (1) Pedestrian-oriented streets (and Corridors) – which are intended to be lined with storefronts, (2) Mixed-use streets – which could include storefronts or a combination of retail, office, civic, and/or residential uses with modest landscaped setbacks, (3) Residential streets – which include residential streets with modest landscaped setbacks; (4) Connector streets – which are treated similar to residential streets but with some extra flexibility; or (5) 228th Avenue SE - where trees and other landscaping elements should be emphasized along the streetfront.

Figure 21B.30.100a below illustrates an example configuration of street types based on the vision illustration in the Town Center Plan. Pedestrian-oriented streets and mixed-use street designations shall be designated by the adopted Unified Zone Development Plans (see SMC Chapter 21B.95) for TC-A zoned properties. The criteria for designating street types is set forth in SMC 21B.30.110(2). The standards herein thus apply to development that front onto these street types.

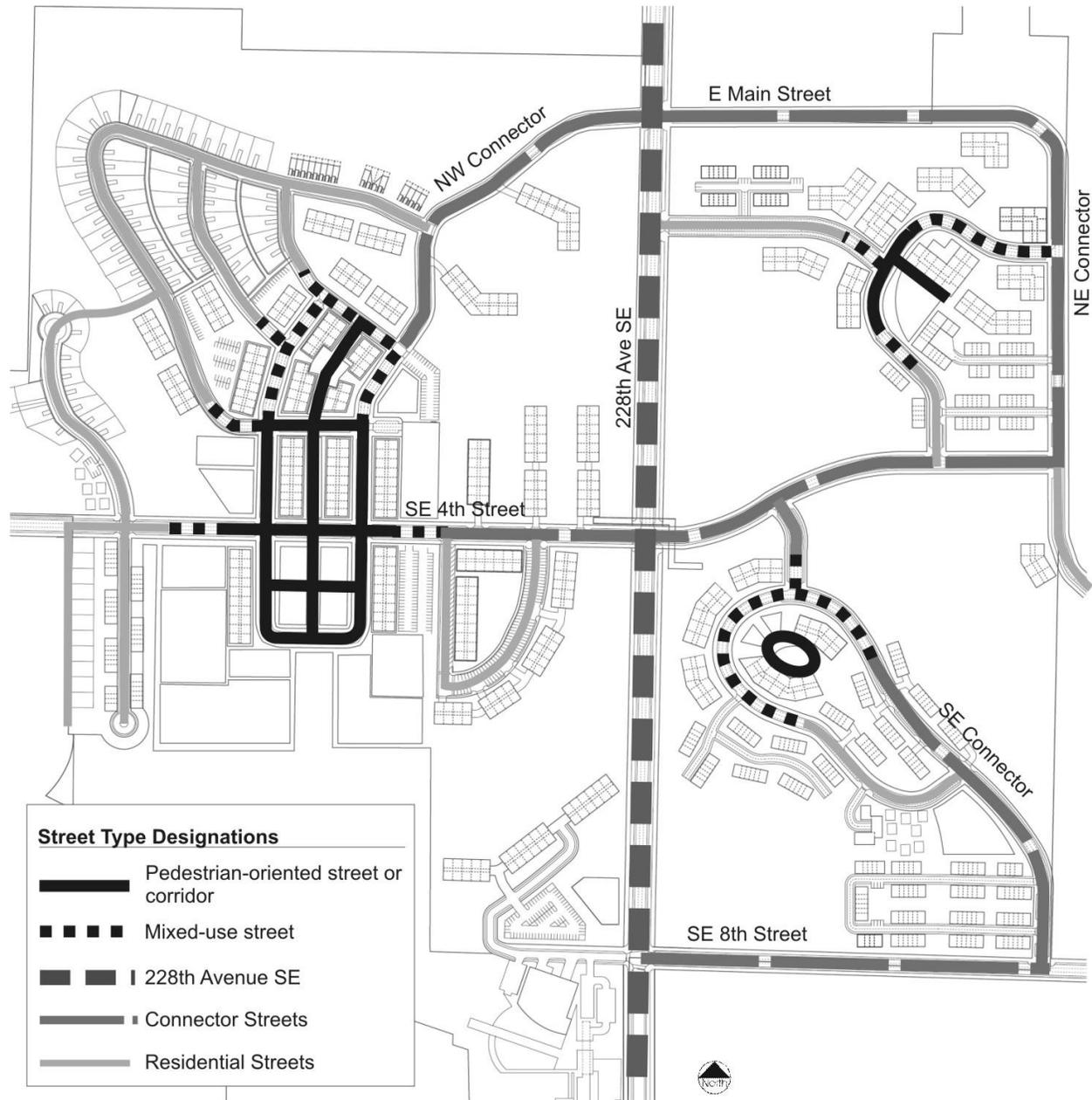


Figure 21B.30.100a. An example configuration of street types in the Town Center based on the vision illustration in the Town Center Plan. Street alignments and designations are conceptual only and may be significantly revised during the Unified Zone Development planning process.

(1) Properties adjacent to pedestrian-oriented streets and corridors (including specified park edges):

- (a) Buildings shall be located adjacent to (within three feet of) the sidewalk and feature a “pedestrian-oriented façade.” To meet this requirement, the ground floor façade shall incorporate the following characteristics:
 - (i) Transparent window area along a minimum of 75 percent of the ground floor facade between a height of two and eight feet above the ground;
 - (ii) The primary building entry shall be on this facade; and
 - (iii) Weather protection shall be provided at least six feet in depth (measured perpendicular to the building front) along at least 75 percent of the facade width.
 - (iv) If the building occupies a corner site, then the standards apply to both streets, unless the Director finds such orientation not feasible.

Specific requests, exceptions, and departures to the above requirements:

- (v) Buildings may be set back from the sidewalk where pedestrian-oriented space [as defined in SMC 21B.30.160(1)] or setback landscaping, as approved by the Director, is included between the sidewalk and the building. In this case, no parking or vehicular circulation is allowed between the street right-of-way and the building.
- (vi) For buildings fronting on two pedestrian-oriented streets, pedestrian entries shall be placed on both facades or at the street corner. Individual Unified Zone Development Plans (see SMC 21B.95) may provide greater specificity and/or departures to this requirement.
- (vii) Civic uses fronting on pedestrian-oriented streets warrant greater flexibility in the application of the transparency and weather protection requirements due to their unique disposition. However, alternative frontage treatments shall meet the following objectives, as determined by the Director:
 - a. The building emphasizes civic uses and includes a visually prominent element within the subject TC-A zone. The building shall be visually prominent from the street;
 - b. The design treatment contributes to the desired pedestrian-oriented character of the TC-A zone;
 - c. The design treatment provides continuous visual interest at the pedestrian scale along the adjacent sidewalk;
 - d. There is a direct pedestrian connection between the building and the street; and
 - e. There is no parking between the building and the street.

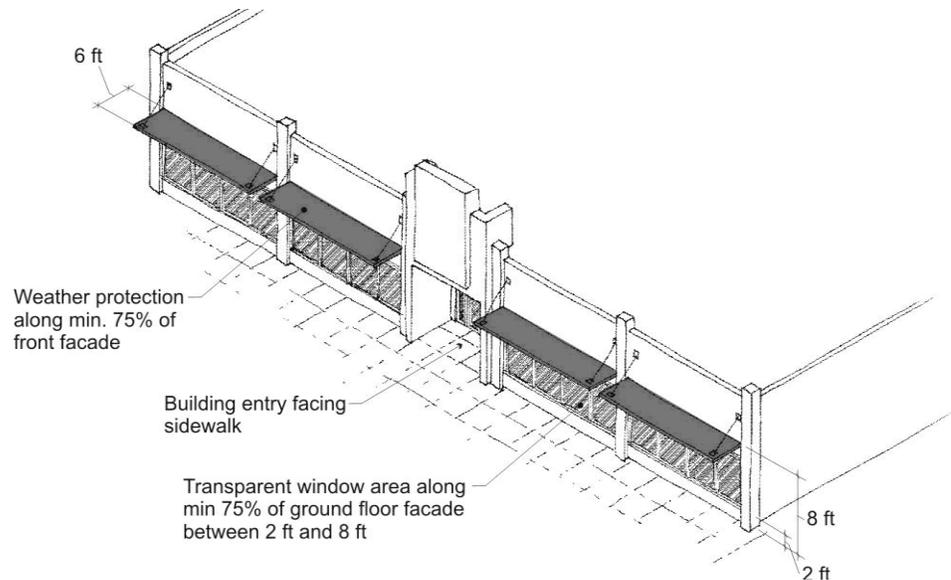


Figure 21B.30.100b. Pedestrian-oriented façade requirements.



Figure 21B.30.100c. Acceptable and unacceptable pedestrian-oriented façade examples.

- (b) Surface parking lots shall be located behind buildings and away from pedestrian-oriented streets. A safe, attractive pathway consistent with SMC 21B.30.210 shall be provided between parking areas and the storefront and street. New surface parking lots adjacent to a pedestrian-oriented street are prohibited.
- (c) Driveways for surface parking lots are prohibited on pedestrian-oriented streets unless the Director determines there is no feasible or preferred option to meet the Town Center Plan's goals and policies.
- (d) Parking structures located adjacent to pedestrian-oriented streets shall be designed with commercial space fronting on the street consistent with standards herein. Such commercial space shall be at least 30 feet deep. Vehicular entrances and other ground floor openings of the parking garage are allowed but shall not count as transparent window area for the purpose of determining compliance with pedestrian-oriented street frontage requirements. Also see SMC 21B.40.150 for related parking structure provisions.

- (e) There shall be a pedestrian walkway at least six feet wide between the parking area or garage and the public right-of-way.

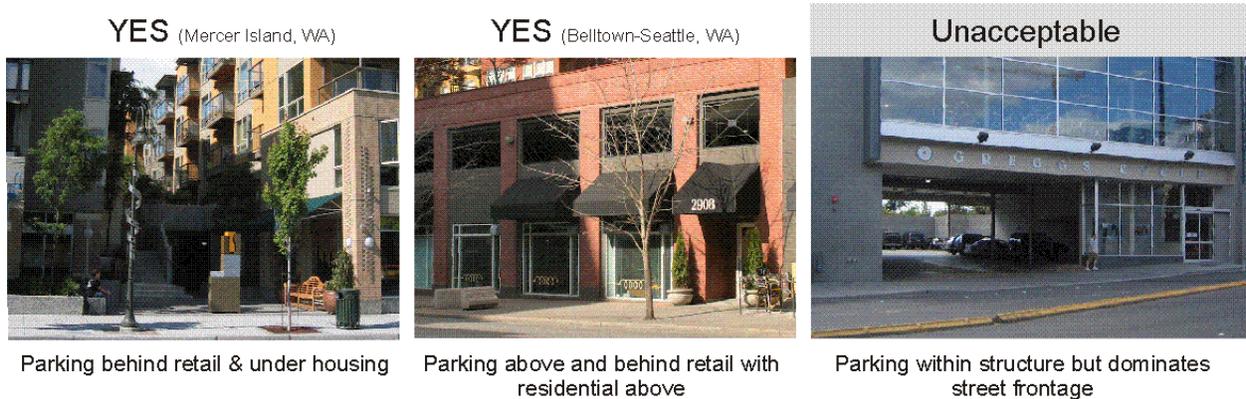


Figure 21B.30.100d. Acceptable and unacceptable structured parking configurations along pedestrian-oriented streets.

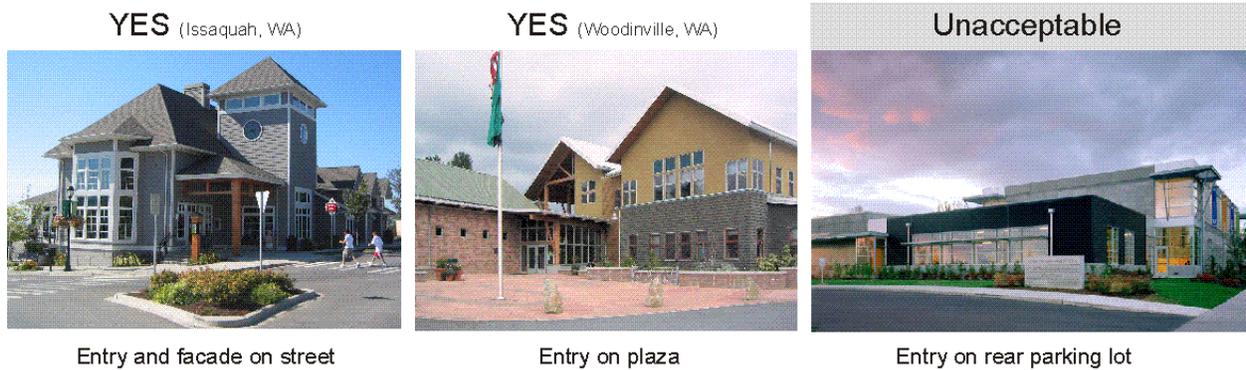


Figure 21B.30.100e. Examples of civic building orientation.

(2) Properties adjacent to mixed-use streets:

- (a) Buildings featuring non-residential uses on the ground floor may be placed up to the edge of the sidewalk (unless otherwise noted herein) only if they feature a pedestrian-oriented façade (see Figure 21B.30.100b).
- (b) All other developments shall feature at least 10 feet of landscaping or pedestrian-oriented space between the sidewalk or front property line and any building, parking area, storage, or service area. Exceptions and departures:
 - (i) See SMC 21B.25.190 for projections and structures allowed within the setback area.
 - (ii) Reduced building setbacks shall be permitted where the Director determines that the proposed streetfront design will create an attractive, safe, and comfortable pedestrian environment. At least one of the following features shall be integrated into the design (or preferably a combination of features). Adopted Unified Zone Development Plans may include more detailed departure criteria.
 - a. The building’s façade includes artwork or special treatment that adds interest to the streetscape;
 - b. The building includes effective pedestrian cover and lighting; and/or

- c. The setback area includes an especially attractive treatment or feature, such as a fountain, water feature, special masonry, special material detailing, or specially designed raised planter area with stormwater function.

All buildings with setback departures shall meet minimum transparency requirements set forth in paragraph (g) below.

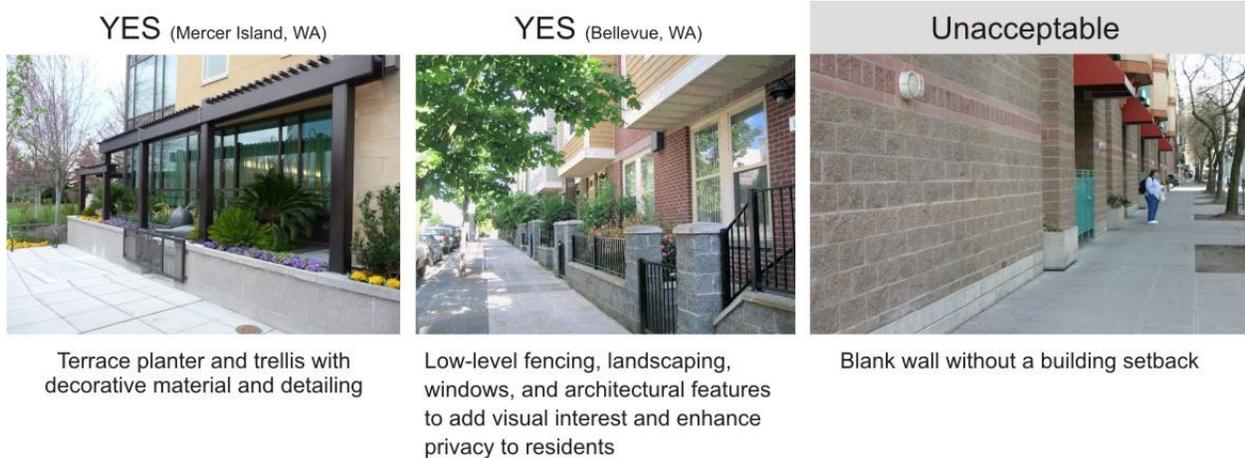


Figure 21B.30.100f. Building setback departure examples along a designated mixed-use street.

(c) Required landscaping types:

- (i) Type II, III, or IV landscaping (or a combination thereof) is required between sidewalk and any building without pedestrian oriented facade. However, landscaping types and species shall be utilized and maintained to maximize for views between windows and the street for safety, as determined by the Director.
- (ii) Type III landscaping is required between sidewalk and any parking lot.
- (iii) Type I or Type II landscaping shall be used to screen any unwanted views, such as service areas or mechanical equipment, as determined by the Director.

Alternative landscaping types may be considered for approval by the Director, provided the project applicant can successfully demonstrate that the landscaping enhances the pedestrian environment along the sidewalk and effectively screens any unwanted views. Specific examples include:

- (iv) Landscaping includes a colorful mixture of native and drought tolerant shrubs, perennials, and ground cover that provides four-season interest;
- (v) Landscaping includes a distinctive mixture of trees, shrubs, and ground cover that don't meet specific landscaping type definitions, but meet the intent of the standards;
- (vi) Terraced planting beds with a combination of shrubs, perennials, and ground cover; and
- (vii) Landscape plan integrates pre-existing vegetation with new trees, shrubs, perennials, and ground cover.

- (d) Buildings shall feature primary pedestrian entrances that face the street. Exceptions and departures:
 - (i) Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street.
 - (ii) For corner buildings fronting on both a pedestrian-oriented streets and mixed-use street, pedestrian entrances for non-residential uses shall be placed on the pedestrian-oriented street, adjacent to the street corner, or both streets.
- (e) Surface parking lots shall be located to the side or back of buildings. No more than 50 percent and not more than 130 linear feet of the ground floor street frontage of a lot may be occupied by parking lots or vehicular access areas. Parking lots with more than 64 feet of frontage on a street shall include an architectural feature (in addition to the required landscaping) that maintains visual continuity and interest along the street. Examples could include a landscaped trellis, decorative low wall (perhaps doubling as a sitting ledge), weather protection element, or architectural columns.

Exception: Adopted Unified Zone Development Plans may include provisions that provide for flexibility in the location and frontage design of temporary surface parking facilities in conjunction with the phasing plan. However, design elements shall be included along the sidewalk edge to mitigate impacts of the parking area on the street and enhance the pedestrian environment, even if the parking areas are only temporary.



Planting bed in front of low wall



Decorative columns along shaped planting bed



Elevated planter with sitting ledge

Figure 21B.30.100g. Example architectural treatments that maintain visual continuity and interest along the street (all are from Mill Creek Town Center).

- (f) Parking lots shall not be located adjacent to street corners. Parking garages may be located at street corners provided commercial uses occupy the ground floor at the street corner. The depth of the commercial space shall be at least 30 feet wide and deep.
- (g) Structured parking facilities shall generally be concealed within or under buildings and away from streetfronts. Where in-structure parking is provided on the ground floor, for example, provide residential or retail uses along the streetfront, with parking facilities placed behind the uses and away from streets. Structured parking on upper floors along streets is discouraged, but may be allowed if the façade meets transparency standards herein and articulation standards set forth in SMC 21B.30.310. Except for required driveways, ground level structured parking exposed to the street shall be prohibited, except where the design features that add visual interest to the pedestrian and minimize unwanted views into garage are included.

- (h) Transparent windows and/or doors shall cover at least 50 percent of the ground floor facade of non-residential uses between four and eight feet above the sidewalk. For residential uses, the standard for transparency is 15 percent and applies to all vertical surfaces of the façade facing the street as determined by the Director. Reduced transparency proposals will be considered provided alternative design treatments create an interesting pedestrian experience and meet the goals and policies of the Town Center Plan and the adopted Unified Zone Development Plan. Examples could include, but are not limited to, a vertical trellis with vine plants, a mural, a series of terraced planting beds between the façade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A blank wall with no windows and a simple evergreen planting screen will not be enough to meet the intent of the guidelines.



Figure 21B.30.100h. Acceptable and unacceptable development along mixed-use streets.

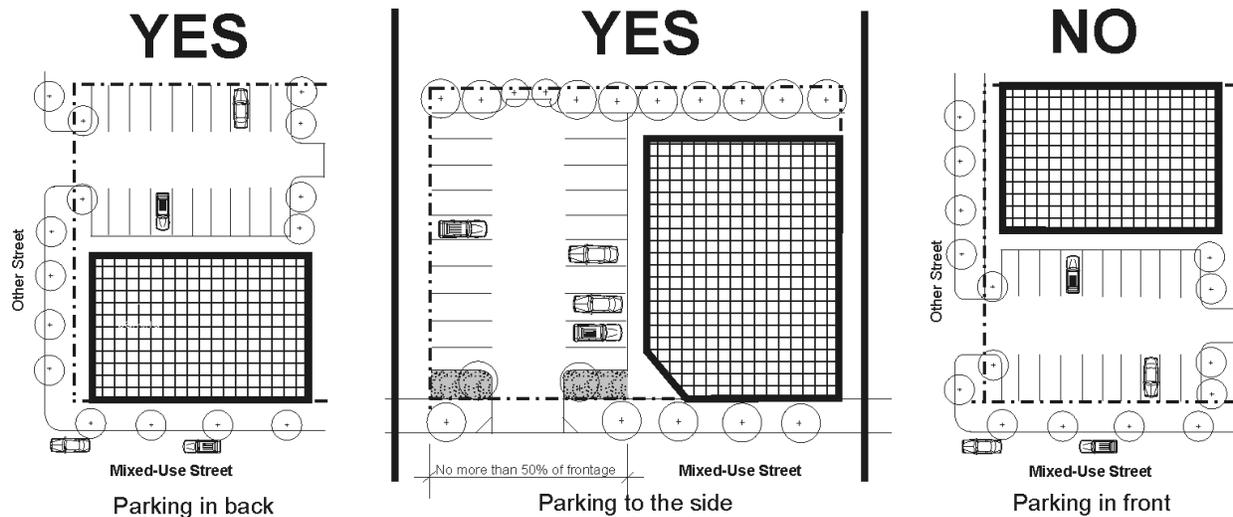


Figure 21B.30.100i. Acceptable and unacceptable parking lot configurations along mixed-use streets. Note that in the middle example, plantings between parking area and sidewalk should allow for visibility so that a driver and pedestrian can see one another and avoid a collision.

(3) Properties adjacent to residential streets:

- (a) Standards below apply to all development *except* for single detached dwelling units and duplexes. (See SMC 21B.30.400-420 for related site planning standards.)
- (b) Developments shall feature at least 10 feet of landscaping, pedestrian-oriented space, or a combination thereof, between the sidewalk or front property line and any building, parking area, or service area. Exceptions and departures:
 - (i) See SMC 21B.25.190 for projections and structures allowed within the setback area.
 - (ii) Reduced setbacks shall be permitted where the Director determines that the proposed streetfront design will create an attractive, safe, and comfortable pedestrian environment and the privacy and comfort of residents is ensured. The finished ground floor elevation of dwelling units within 10 feet of the sidewalk should be elevated at least 30 inches above the level of the sidewalk to increase privacy of residents while enhancing the residents' ability to observe activity on the street. For example, proposals for a reduced planting area width could include terraced planting beds along the sidewalk and/or special building detailing that adds special interest at a pedestrian scale. The far left image in Figure 21B.30.100h is a good example.
- (c) Required landscaping types between the sidewalk and any building, parking area, or service area shall include:
 - (i) Type II, III, or IV landscaping (or a combination thereof) is required between sidewalk and any building. However, landscaping types and species shall be utilized and maintained to maximize for views between windows and the street for safety, as determined by the Director;
 - (ii) Type III landscaping is required between sidewalk and any parking lot; and
 - (iii) Type I or Type II landscaping may be used to screen any unwanted views, such as service areas or mechanical equipment.

Alternative landscaping types will be considered provided the Director determines that the landscaping achieves design and environmental goals and policies of the Town Center Plan, especially:

- (iv) To maintain existing vegetated corridors and restore degraded corridors; and
 - (v) To create a hierarchy of public and private open spaces.
- (d) Buildings shall feature pedestrian entrances that face the streets. Exceptions and departures:
 - (i) Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street.
 - (ii) For street corner sites, the pedestrian entries may be placed on either or both streets.
 - (iii) Residential buildings with entrances that are visible from the street and which connect to the street by a clear and well-lit pathway are acceptable.

(e) Parking standards:

- (i) Parking lots (including structured parking of more than two vehicles) shall be located behind, to the side, back, or underneath buildings. No more than 50 percent of the street frontage shall be occupied by surface or structured parking. Exceptions may be considered by the Director provided the building/parking area location takes advantage of unique site features and the design treatment along the street minimizes the visual impacts of parking areas on the streetscape and adds visual interest to pedestrians;
- (ii) Where alleys are present, vehicular access shall be from the alley;
- (iii) One shared driveway access is permitted from residential streets for each building. Additional driveways may be permitted at the Director's discretion where such driveways do not negatively impact the pedestrian environment; and
- (iv) Individual private driveways and garages onto a public street are prohibited. Such private garages may be accessed off of internal private streets.



Figure 21B.30.100j. Acceptable and unacceptable development along residential streets.

- (f) For residential uses, the standard for transparency is 15 percent and applies to all vertical surfaces of the façade facing the street as determined by the Director.

(4) Properties adjacent to connector streets:

Properties shall comply with frontage standards for residential streets in paragraph (3) above with the following exceptions:

- (a) Developments are exempt from paragraph (3)(d), which requires pedestrian building entries to face the street.
- (b) Developments are exempt from parking lot location standards set forth in paragraph (3)(e)(i) provided the minimum required landscaping between the street and the parking area be increased from 10 to 20 feet in width and the parking areas are effectively screened from views from the right-of-way by trees and shrubs.

(5) Properties adjacent to 228th Avenue SE:

- (a) Developments shall adhere to at least one of the sets of standards, Options 1, 2, or 3 below (or any combination of the three).

Option 1: Developments shall maintain a landscaped buffer a minimum of 50 feet in width between the back of the sidewalk and any building or parking area. Pathways and pedestrian-oriented space are permitted within the designated landscape buffer area provided the buffer design meets the design criteria set forth below. The required landscape buffer shall include:

- (i) Retention of existing trees and understory native vegetation to the extent practical and desirable as determined by the Director; and
- (ii) Infill landscaping shall be planted that will provide full screening of buildings (up to a height of 15 feet for multi-story buildings) and structures and also all signs, parking lots, and storage areas within five years.



Figure 21B.30.100k. Trees and landscaping should be the predominate feature along 228th Avenue SE within the Town Center.

Option 2: The facades, site layout and building orientation of developments shall adhere to the requirements for pedestrian oriented streets, although one driveway (20 feet maximum width) is permitted if the Director determines that no other access option is feasible.

Option 3: Developments shall be shielded from the 228th Avenue SE by at least a 20-foot wide strip of landscaping. At a minimum, the landscaping shall include:

- (iii) One row of evergreen trees, no more than 10 feet or the $\frac{3}{4}$ the width of the tree crown at maturity, whichever is greater, on center. The mature height of these trees shall not be less than 40 feet. The tree planting shall consist of at least two different species;
- (iv) One or more rows of evergreen trees and shrubs spaced no more than six feet apart. The shrubs shall have a mature height of at least eight feet and be at least 75 percent evergreen. The planting of small trees and shrubs shall feature at least three different species;
- (v) Smaller shrubs and ground cover to completely cover the landscape strip within three years;
- (vi) Irrigation to maintain the plantings as approved by the Director; and
- (vii) The plantings shall obscure at least 50 percent of the building and parking upon development occupancy and be designed to obscure 100 percent of all within 10 years.

- (b) Additional standards applicable to all options
 - (i) Sign standards along 228th Avenue SE:
 - a. The only signs visible from 228th Avenue SE shall be either monument signs no taller than seven feet above grade or wall signs less than 30 square feet or 18 inches multiplied by the length of the front façade measured parallel to 228th Avenue SE (whichever is smaller);
 - b. Except for wall signs on pedestrian-oriented facades built up to the sidewalk, all signs visible from 228th Avenue SE are limited to signs that advertise a commercial node or group of businesses rather than a single business; and
 - c. For all other sign standards, see SMC Chapter 21B.45.
 - (ii) Accessory use parking, service areas, mechanical equipment, storage areas, blank walls and outdoor sales areas shall not be visible from 228th Avenue SE.
 - (iii) Required landscaping may include parts of the public right-of-way if the Director determines that pedestrian safety or access is not adversely impacted and the area is not needed for future public improvements. In this case, the project proponent shall be responsible for the irrigation and maintenance of the landscaping for the duration of the occupancy.
 - (iv) Single-purpose residential development shall be set back at least 50 feet from the public right-of-way.

(6) Orientation to a public park

The site development orientation to a public park for properties in the TC-A zones shall be determined during the Unified Zone Development planning process.

For other properties adjacent to a park, orientation requirements shall be set by the Director during the permit application review process. All of the following shall apply:

- (a) Buildings with non-residential uses on the ground floor facing a park with usable outdoor space shall feature transparent windows or entries over at least 50 percent of the ground floor facade of non-residential uses between four and eight feet above the sidewalk.
- (b) For residential uses, the standard for transparency is 15 percent and applies to all vertical surfaces of the façade facing the street as determined by the Director.
- (c) In lieu of (a) above, new development may be screened from the public park by at least 10 feet of Type I landscaping.
- (d) Parking and service areas shall be screened from a public park by at least 15 feet of Type I landscaping.

21B.30.110

Site Planning – Street layout

The Transportation Element of the Town Center Plan includes goals, policies, and actions aimed at producing a connected hierarchy of streets that accommodates desired Town Center land uses and human activities. Streets within the mixed-use nodes will be planned during the Unified Zone Development planning process (see SMC Chapter 21B.95) with reference to Town Center Infrastructure Plan. Other streets may be planned either collectively or by individual property owners. The following provisions serve as guidelines for the Unified Zone Development planning process and development standards if the roads are planned by a private property owner in the TC-B or TC-C zones.

Figure 21B.30.110a illustrates a conceptual layout of streets within the Town Center. While it is expected that the network of streets that is eventually built will differ from this configuration, the provisions below are intended to ensure that new streets meet the goals and policies of the Town Center Plan.

(1) Connected network of streets.

Project applicants shall demonstrate to the Director's satisfaction how the proposed development meets the following policies of the Town Center Plan:

- (a) Provide for a safe and connected network of roadways to serve Town Center development;
- (b) Limit the placement of buildings or other development features that inhibit the desired connectivity of the Town Center circulation network; and
- (c) Configure roadways to minimize impacts to environmentally critical areas.

(2) Provide for a hierarchy of streets.

Provide for a hierarchy of streets, including:

- (a) Connector roads that provide for automobile, service, bicycles, and pedestrian circulation throughout the Town Center. Development in the Town Center shall accommodate connector streets in the northwest, northeast, and southeast quadrants consistent with the goals and policies of the Town Center Plan.
- (b) Pedestrian-oriented streets. TC-A 1, A-2, and A-3 zoned areas shall include designated pedestrian-oriented street segment, as determined by the City through the Unified Zone Development planning process. Pedestrian-oriented streets are intended to be streets featuring continuous storefronts or plaza spaces, wide sidewalks, street trees, and on-street parking. Designations for pedestrian-oriented streets could cover an entire street, a single block, or a portion of a block, depending upon the area. Pedestrian-oriented street designations are intended for areas where a concentration of pedestrian activity is desired. See SMC 21B.30.100(1) for related development frontage standards.
- (c) Mixed-use streets, which are all other new streets besides connector roads and pedestrian-oriented streets within the TC-A zones. These are localized streets which should include generous sidewalks, street trees, on-street parking (to the extent possible), and slow moving traffic.
- (d) Residential streets, which are all other new streets besides connector roads within the TC-B and TC-C zones. These are localized streets within residential neighborhoods and should contain sidewalks, planting strips with street trees, on-street parking on one or both sides, and slow moving traffic.

- (e) Alleys are encouraged where useful to access parking or service areas

(3) Maximum block dimensions for individual development.

For an individual development, unless otherwise stated in a Unified Zone Development Plan, the maximum block length in any direction is 480 feet and maximum block perimeter is 1,400 feet. Departures are permitted in the TC-A zones subject to Unified Zone Development Plan approval and compliance with the Town Center Plan's goals and policies. Departures for streets in all other Town Center zones shall be considered by the Director based on one or more criteria listed below.

- (a) Topography, right-of-way, existing construction or physical conditions, or other geographic conditions impose an unusual hardship on the project applicant, and an equivalent alternative which can meet the Town Center Plan's goals and policies is available;
- (b) A departure provides the opportunity for a public open space or other public amenity that would otherwise not be possible;
- (c) The location of institutional or other similar uses require a larger block size; and/or
- (d) A private internal road(s) or pedestrian route may be used to meet cross circulation standards as determined by the Director per the following:
 - (i) Adjacent properties do not rely on applicable roadway for primary vehicular access;
 - (ii) Roadway should be designed to look and function like public streets (planting strips, street trees, sidewalks, and parallel parking, where appropriate per the Director); and
 - (iii) Roadway or pedestrian route shall be accessible to the public.

(4) Multimodal transportation.

The layout of streets shall include consideration of vehicular, transit, bicycle, and pedestrian circulation.

Conceptual Sammamish Town Center Streets Layout

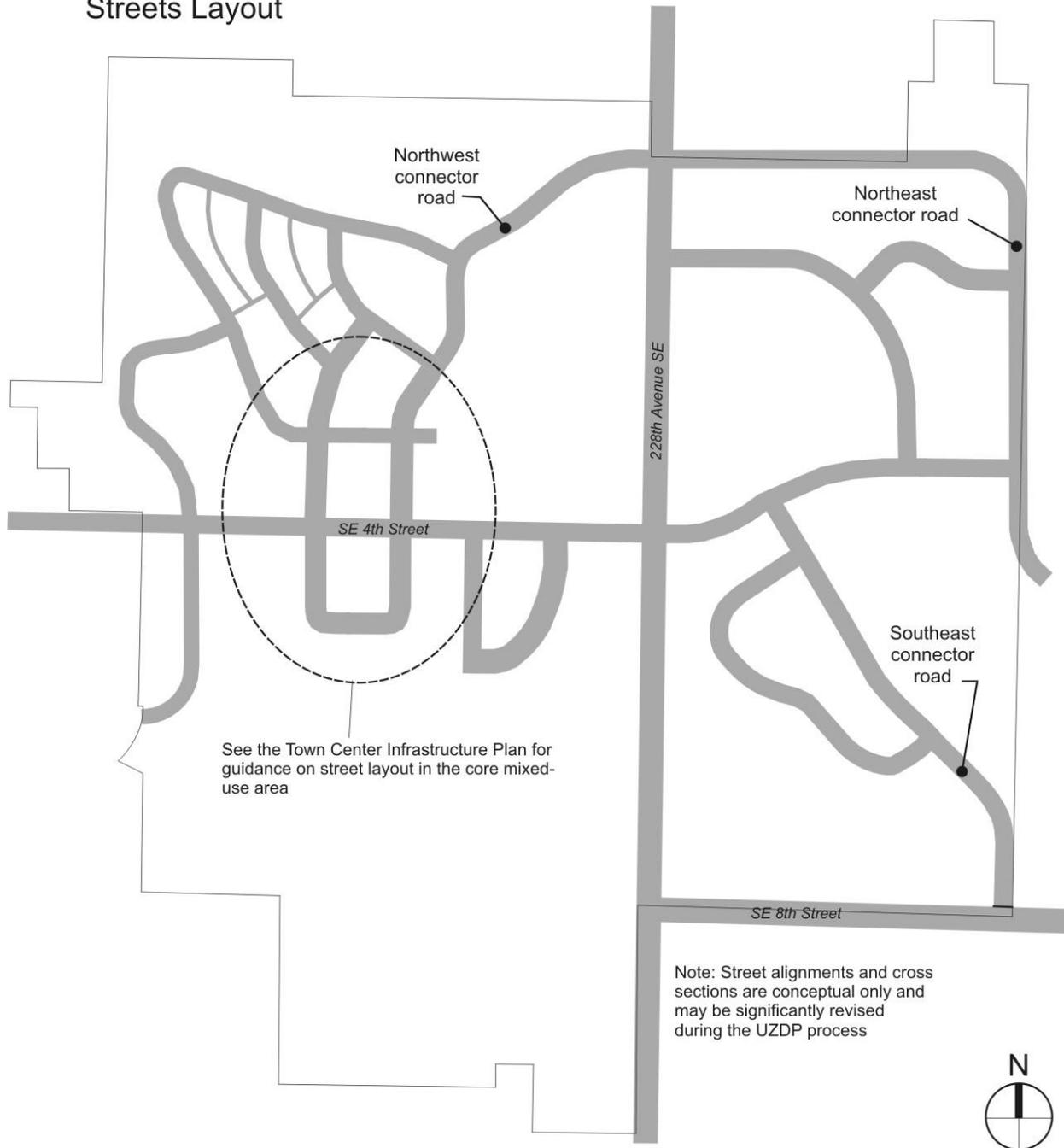


Figure 21B.30.110a. A desirable configuration of connected public and private streets and alleys in the Town Center. Also see the Town Center Infrastructure Plan for more guidance on the street layout for the areas west of 228th Avenue SE

21B.30.120

Site Planning – Multiple building/large lot/multiple lot developments.

(1) Large lots with multiple buildings.

All development permit applications for sites over two acres or with multiple buildings, except for single-family development, shall demonstrate that the project is based on a unifying site planning concept that meets the following criteria:

- (a) Incorporates open space and landscaping as a unifying element;
- (b) Where possible, incorporates screening, environmental mitigation, utilities, and drainage as positive elements (ex: create a “natural” open space or wet pond as a site feature to accommodate surface water runoff);
- (c) Provides pedestrian paths or walkways connecting all businesses and the entries of multiple buildings;
- (d) Incorporates Low Impact Development measures and stormwater management systems as part of the site plan, if feasible. Participating in a multi-property stormwater facility or system will also satisfy this requirement; and



Figure 21B.30.120a. Example of an attractive stormwater pond used as a site amenity.

- (e) Building entrances shall not be focused around a central parking lot but be connected by a sidewalk/pathway system and/or open space(s).

The Director may waive or modify this standard if it has been addressed within an adopted Unified Zone Development Plan.



Figure 21B.30.120b. The Juanita Village site plan exemplifying objectives for multiple building large lot development.

21B.30.130

Site Planning – Pedestrian and non-motorized vehicle circulation.

Project applicants shall be prepared to demonstrate that the proposal includes an integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system, trail network, and adjacent properties. Specific standards:

(1) Trail network.

Developments shall provide off-street trails that meet the goals and policies of the Town Center Plan. The conceptual trails plan in Figure 21B.30.130a below shall serve as an example of a desirable trail network within the Town Center. The trail network is to be accessible for pedestrians, cyclists, and other non-motorized vehicles, although some sections may be for pedestrians only. Trails within the TC-A zones shall be planned during the Unified Zone Development planning process (see SMC Chapter 21B.95). Other trails may be planned either collectively or by individual property owners. The conceptual trails plan serves as a guideline for development in the TC-A zones (through the Unified Zone Development planning process) and as a standard for development in the TC-B or TC-C zones. Alternative trail configurations may be considered, provided the project applicant can demonstrate that the proposed trail network is equal to or better than the conceptual trails plan in terms of trail connectivity, accessibility, scenic values, safety, and minimizing environmental impacts, as determined by the Director. See SMC 21B.30.250 for trail corridor design standards.

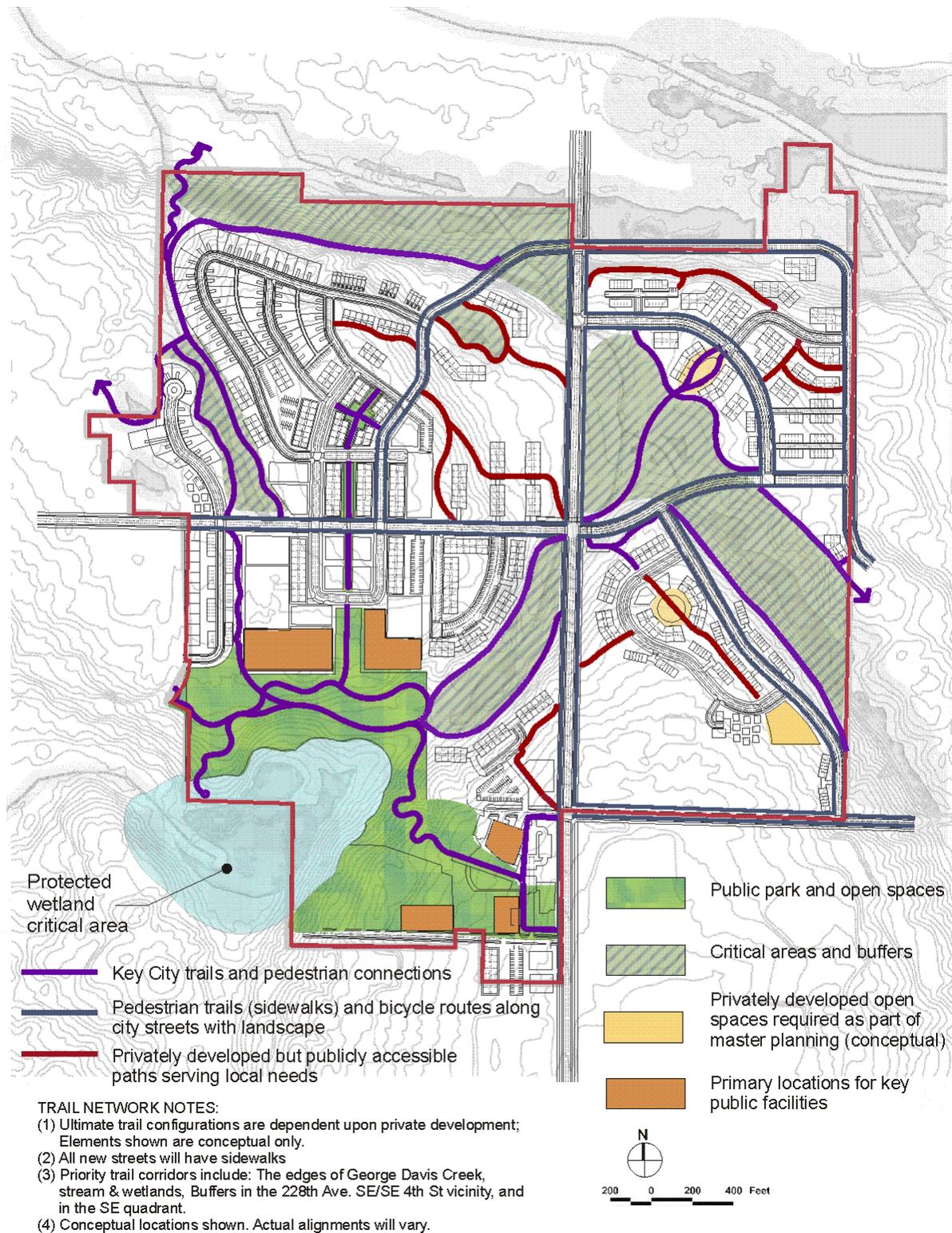


Figure 21B.30.130a. Conceptual trail network for the Town Center.

(2) Access to sidewalk.

All buildings shall have clear pedestrian access to a public sidewalk. Where a use fronts onto two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets. The walkway shall be at least six feet wide. The Director may require wider pathways where significant pedestrian activity is expected. Exceptions will be granted for sites with existing physical constraints that prevent conformance with the standard, as determined by the Director.

(3) Entrances.

Developments shall adapt building access to site conditions for level, convenient, clearly identified pedestrian entry.

(4) On-site connections.

Pedestrian paths or walkways connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site shall be provided.

(5) Future connectivity.

For sites abutting vacant or underdeveloped land, the Director may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of 200-300 feet in the TC-A and TC-B zones would meet the intent statements above and be scaled consistent with the Town Center vision.

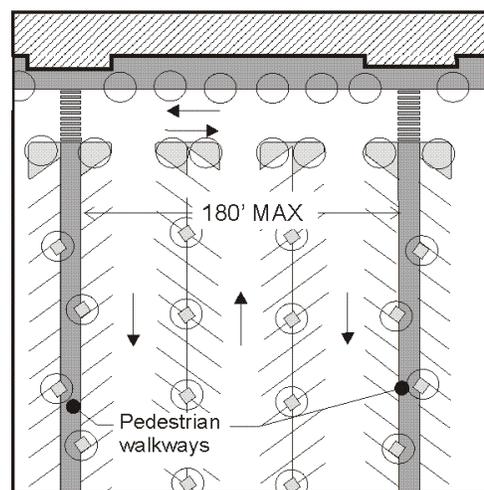
(6) Parking lot pathways.

A paved walkway or sidewalk shall be provided for safe walking areas through surface parking lots greater than 180 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or at a distance of less than 180 feet shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement.

(7) Americans with Disabilities Act.

All pathways shall conform to the Americans with Disabilities Act (ADA).

Figure 21B.30.130b.
Pedestrian paths in
parking lots.



21B.30.140

Site Planning – Internal vehicular circulation.

(1) Vehicular circulation.

Developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable.

(2) Internal access roads.

Interior access roads in multi-building commercial or multifamily developments shall look and function more like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides. The use of these features will be determined for developments in the TC-A zones through the Unified Zone Development planning process (see SMC Chapter 21B.95), depending on the size and configuration of the development and nature of uses and the circulation system. The Director may approve innovative and special street designs, such as a woonerf people street, provided pedestrian safety and other street functions are achieved.

(3) Driveway standards and guidelines for all non-residential and multifamily development:

- (a) Driveways to surface parking lots are prohibited on pedestrian-oriented streets, unless there are no alternatives, as determined in the Unified Zone Development planning process;
- (b) Driveways shall be restricted to no more than one entrance and exit lane per 300 lineal feet (lf) of frontage. Properties with less than 300lf of frontage shall be restricted to one entrance and exit lane for vehicular access. For corner properties, the separate street frontages shall be measured separately unless both streets are classified as an Arterial or Collector;
- (c) Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection;
- (d) Driveway widths shall be minimized per the Director to reduce pedestrian conflicts. Driveway lanes shall be no wider than 11 feet per entry or exit lane unless the Director determines wider lanes are appropriate for the use and that the design does not significantly impact vehicular circulation, public safety, pedestrian movement, or visual qualities; and
- (e) All dedicated truck loading zones and service areas for commercial businesses, except for on-street loading zones and businesses under 20,000 square feet that use parking spaces for incidental deliveries, shall be in the back of the building and shall not face a pedestrian or residential street. For related standards on loading zones, see SMC 21B.40.070.

21B.30.150

Site Planning – Side and back yard compatibility.

The following specific requirements take precedence over the minimum setback requirements listed in SMC 21B.25.030.

(1) Specific side and back yard setback requirements.

- (a) TC-A zones and other Unified Zone Development Plan sites:
 - (i) Zero feet for window-less fire walls up to 35 feet in height are allowed unless provisions for taller fire walls are allowed through a Unified Zone Development Plan.
 - (ii) 10 feet minimum for all other buildings and portions of buildings over 35 feet high unless otherwise permitted by an adopted Unified Zone Development Plan.
- (b) Non-residential and multifamily buildings in any Town Center zone except TC-A: Minimum 15 feet for buildings up to 35 feet in height. One foot of additional setback is required for each foot of height over 35 feet (applied to building portions over 35 feet high). These side yard setbacks do not apply to lot lines that divide individual townhouse units within a building.

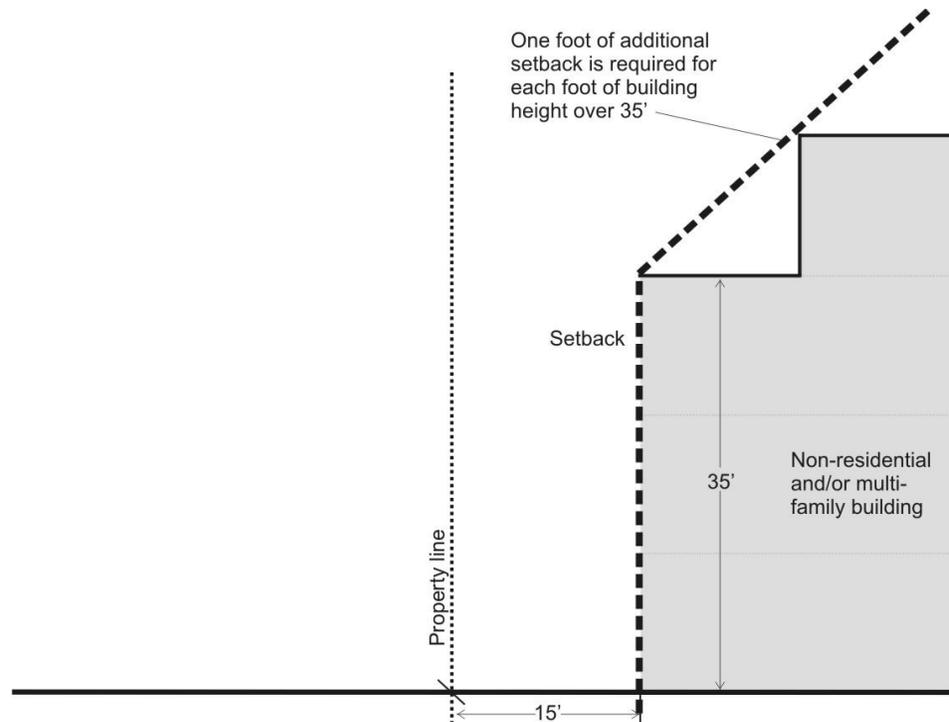


Figure 21B.30.150a. Setbacks for multifamily buildings in all zones except TC-A.

(2) Solar access and privacy for multifamily dwelling units.

- (a) Buildings or portions thereof containing dwelling units whose only solar access is from the applicable side of the building (facing towards the side property line) shall be set back from the applicable side or back property lines at least 15 feet;
- (b) Transparent windows shall occupy no more than 10 percent of any facade within 15 feet of the side or back property line facing an adjacent property where either property's residential privacy may be compromised; and
- (c) Balconies shall be set back at least 10 feet from side or back yard property lines separating adjacent residential or mixed-use properties. Balconies or rooftop decks within 15 horizontal feet of a side or back property line shall utilize opaque guard rails to minimize impacts to privacy on adjacent properties.

The Director may relax or waive these requirements where he or she finds that it achieves no practical increase in privacy. Consideration shall be given to the physical and development conditions on-site and any applicable recorded agreements between property owners.

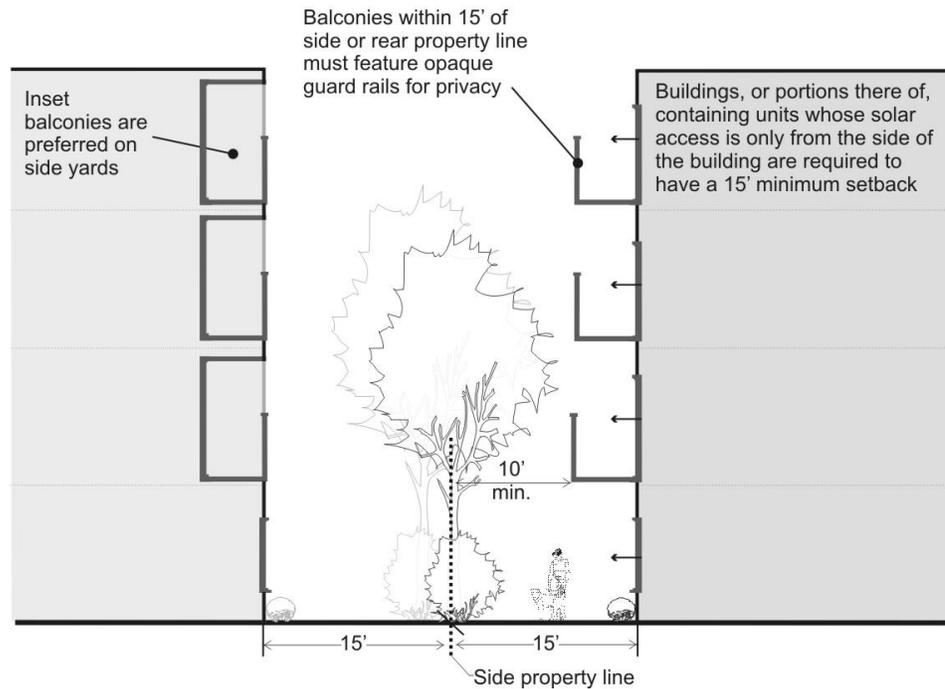


Figure 21B.30.150b. Side yard and setbacks for solar access.

(3) Side and back yard design options for non-residential and multifamily development.

Project applicants shall incorporate one or more of the following design options into the site's design:

- (a) Provide a zero-lot line fire wall for commercial or mixed-use developments within Unified Zone Development Plan areas;
- (b) Provide a shared internal roadway along the property line;
- (c) Provide a trail or other internal pathway along the property line. This may be required in some areas to implement the Town Center Trails Plan;
- (d) Retain existing native or desirable mature vegetation along the side or back property line. Chapter 21B.35 SMC standards for tree protection apply;
- (e) Provide Type I, II, or III landscaping at least seven feet deep along side and back property lines. A fence may be included with the landscaping. This option may be used only where options (a), (b), or (c) above are not viable as determined by the Director; and/or
- (f) Other treatments that meet the intent of the standards as approved by the Director. Factors that shall be considered in determining the appropriate treatment include views, applicable uses, connectivity, environmental conditions, and desired level of privacy;
- (g) A rain garden or other Low Impact Development measure may be incorporated as part of the treatments above.

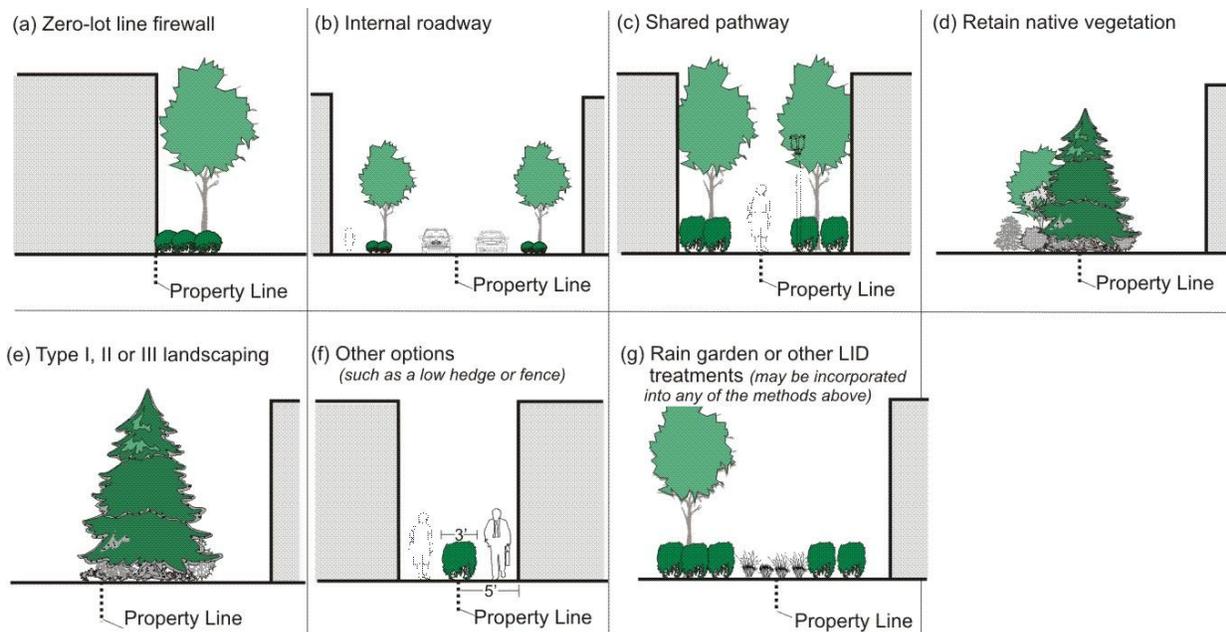


Figure 21B.30.150c. Side and back yard design options for non-residential and multifamily development.

(4) Table of landscaped separators and buffers:

In order to mitigate the impacts of new development on adjacent residential areas, public open spaces, and public trails, the required buffer standards listed in the table below are established. A new development use or facility listed in the first column shall include the buffer indicated in the cell in the applicable Adjacent Uses and Zoning column. The buffers are only required where the new and existing developments have a common property line (not properties across the street from one another). The Director may modify the requirements if such a revision results in a public benefit and better condition for the adjacent properties. See (5) below for buffers and setbacks for interface between TC-A and TC-C and TC-A and E zones. Other ways to provide separation include artistically treated walls and dense vegetated screens. Where this chart conflicts with another standard in these regulations, the widest dimension shall apply.

		ADJACENT USES AND ZONING			
		<i>Existing Single-Family Residential and Undeveloped Land in the TC-C or TC-E zones or Land Outside the Town Center¹</i>	<i>Existing Multifamily, Mixed-Use, or Undeveloped Land in the TC-B zones</i>	<i>Street Right-of-Way (Note: screening standards for specific street types noted in 21B.30.100 take precedence over this chart)</i>	<i>Public Trail or Public Open Space</i>
PROPOSED NEW DEVELOPMENT	New Multifamily Residential	20 feet of Type I, Type II, or Type IV landscaping	None required	None required	10 feet of any type of landscaping
	New Townhouse, Cottage Housing, or Cluster Development	10 feet of Type I, Type II, or 20 feet of Type IV landscaping	None required	None required	None required
	New Commercial or Mixed-Use	20 feet of Type I landscaping	10 feet of Type I, Type II, or Type III landscaping	None required	None required with a pedestrian-oriented façade; 10 feet of Type I, Type II, or Type III landscaping without a pedestrian-oriented façade
USES AND ZONES	Parking Area	20 feet of Type I or Type II landscaping	10 feet of Type I or Type II landscaping	10 feet of Type III landscaping	6 feet of Type I, Type II, or Type III landscaping
	Service, Loading, or Waste Management Areas	20 feet of Type I landscaping	15 feet of Type I or Type II landscaping	10 feet of Type I landscaping	6 feet of Type I or Type II landscaping
FACILITIES					

Notes:

1. These buffers do not apply to new development that is adjacent to single-family residences in the TC-A or TC-B zones.

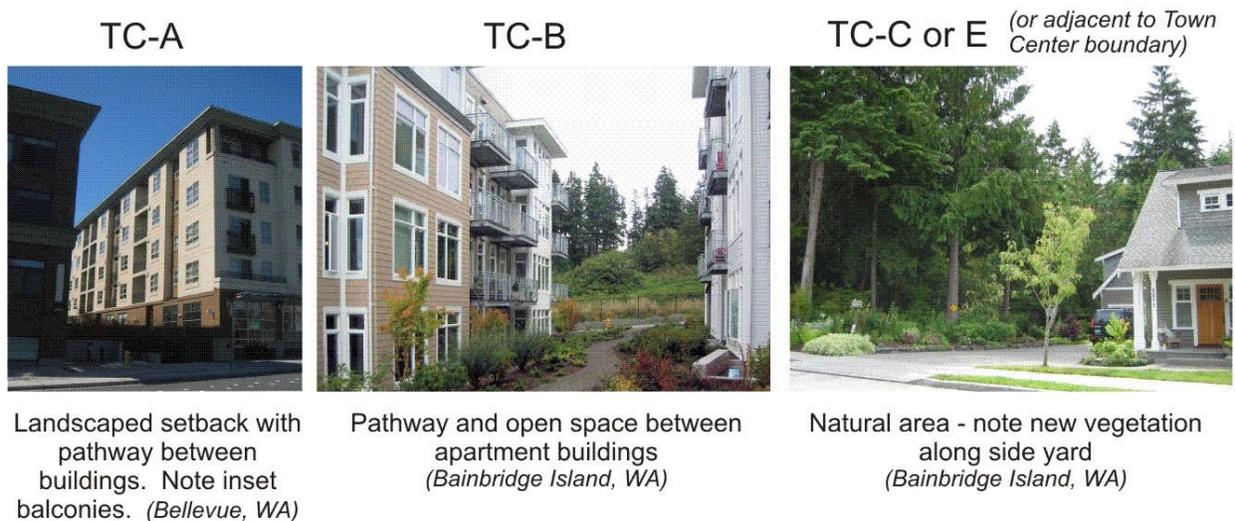


Figure 21B.30.150d. Side yard treatment examples. The left example would be appropriate in denser TC-A areas, while the middle image could represent an attractive treatment between multifamily developments in the TC-A or B zones. The right image shows a good example along the edge of the Town Center boundary or adjacent to pre-existing homes in the TC-C or E zones.

(5) Where TC-A zones are adjacent to either TC-C or E zoned properties, the following shall apply.

- (a) Portions of buildings and structures, including parking garages, over 35 feet in height shall be set back from TC-C and E zoned properties at least 50 feet and shall be buffered by at least a 20 feet wide strip of Type I, II or IV landscaping if there is not another improvement, such as a roadway or parking lot between the structure and the building, which requires a different form of buffering;
- (b) Storage areas, service areas, activities and site elements that could cause significant adverse glare, shading, noise or odor impacts to residential properties in the TC-C or E zoned properties shall be set back at least 50 feet from TC-C and E zoned properties and shall be buffered by at least a 20 feet wide strip of Type I, II or IV landscaping if they are within 60 feet of the TC-C or E zoned properties. Parking lots and standard mechanical equipment for heating and cooling of buildings shall not be considered to cause adverse impacts but service areas for large trucks and exhaust from restaurants may be considered to cause such impacts;
- (c) All structures in TC-A zoned properties over 10 feet in height and all parking lots shall be set-back from TC-C and E zoned properties and buffered by at least a 20 feet wide strip of Type I, II or IV landscaping;
- (d) Trails and parks may be located adjacent to TC-C and E zoned properties. Active recreation areas such as sports fields and children’s play area shall be buffered by at least a 10 feet wide strip of Type I, II or IV landscaping unless the City and adjacent property owners agree that such landscaping is not necessary;
- (e) Public and private roadways may be located adjacent in TC-A zoned properties adjacent to TC-C and E zoned properties. The Director may require that the roadway be buffered from the TC-C and E zoned properties if (s)he determines that such a roadway will cause significant adverse impacts to existing residences. The Director may also require additional landscaping to either side of the roadway to mitigate significant adverse impacts to properties in TC-C or E zones; and

- (f) Land areas in TC-A zones adjacent to TC-C and E zones that are left unimproved after development of the A zone property shall be landscaped with Type I, II or IV landscaping as described in SMC 21B 35.030.(2).

21B.30.160

Site Planning – Open space.

(1) Intent and explanation of terms

The Sammamish Town Center Plan Policy OS-1 calls for “a hierarchy of interconnected public and private open spaces, ranging from an active town centralized plaza or town square to less formal gathering areas, quiet residential courts, and natural open spaces.” To implement this directive, SMC 21B.30.160 and .240 establish standards for several different types of open spaces in different settings within the Town Center. SMC 21B.30.160 establishes requirements for the amounts and location of open spaces, and SMC 21B.30.240 sets standards for the characteristics and elements of each type of required open space. To facilitate the application of these two sections, the following terms are employed.

- (a) Pedestrian-oriented open space - publicly accessible spaces that enliven the pedestrian environment by providing opportunities for outdoor dining, socializing, relaxing, etc., and visual amenities that contribute to the unique character of the Town Center. Pedestrian-oriented open spaces are often, but not necessarily, associated with commercial and civic uses where pedestrian activity is particularly encouraged.
- (b) Usable open space – Space that accommodates human activity, generally featuring some pavement, lawn area, or element such as a play area that allows for movement. Gardens with pathways for strolling and trails or walkways may be considered usable open space. Usable open space may be either public or private. Steep slopes, critical areas, and vehicle circulation and parking areas shall not be considered usable open space.
- (c) Common open space – Spaces that are available to all the residents in a particular development. Types of common open space include landscaped courtyards or decks, front porches, gardens with pathways, children’s play areas, or other multi-purpose recreational and/or green spaces.
- (d) Indoor recreation area – A room or indoor space where formal or informal recreational activities, such as exercise, classes, reading, meetings board games, etc., can take place.
- (e) Landscaped open space – Areas featuring primarily vegetation or special pavements and outdoor furniture. Pedestrian-oriented, usable, common and multifamily open space may also be considered landscaped open space provided the landscaped elements meet the standards set forth in Chapter SMC 21B.35. Calculations to determine compliance with landscaped area standards shall apply to development on each lot. Public rights-of-way or alleys shall not count as lot area in the calculations. Critical areas, if within the applicable lot, shall be counted as landscaped open space in the calculations.
- (f) Multifamily open space – Private open space primarily, but not necessarily, exclusively for the use of the development’s residents. Multifamily open space may be in the form of balconies, decks, common open space (courtyards or gardens, etc), or interior open space as noted in (2)(b) below.
- (g) Public open space – Publicly accessible open space on public land or land that has been officially dedicated to open space for public use through an easement or other agreement.

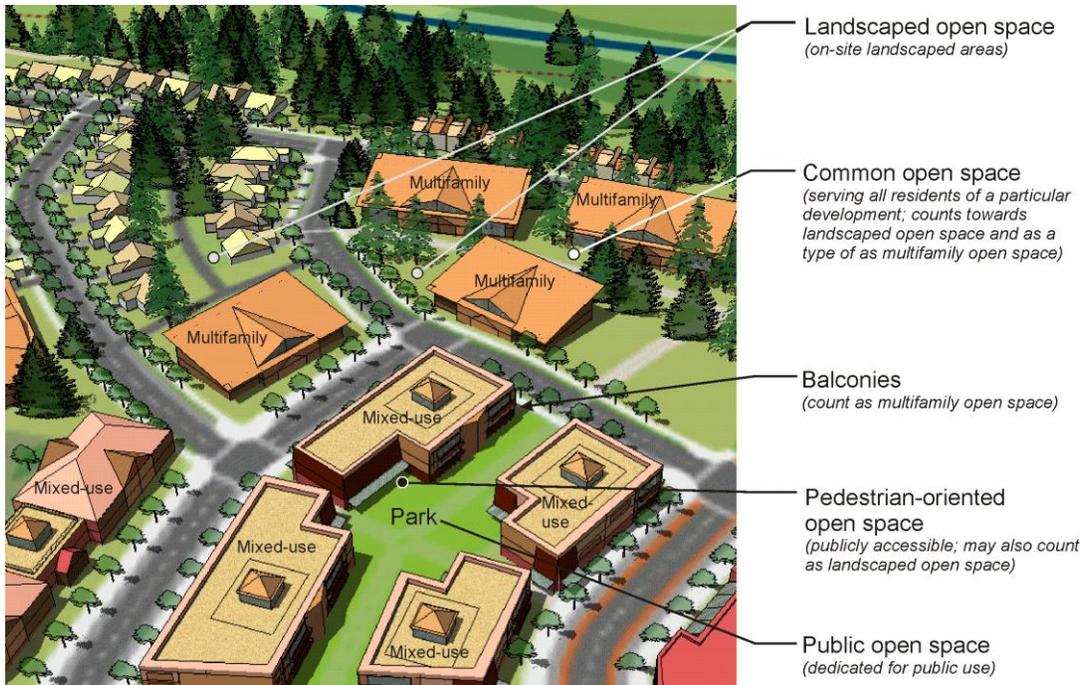


Figure 21B.30.160a. Examples of different types of open spaces.

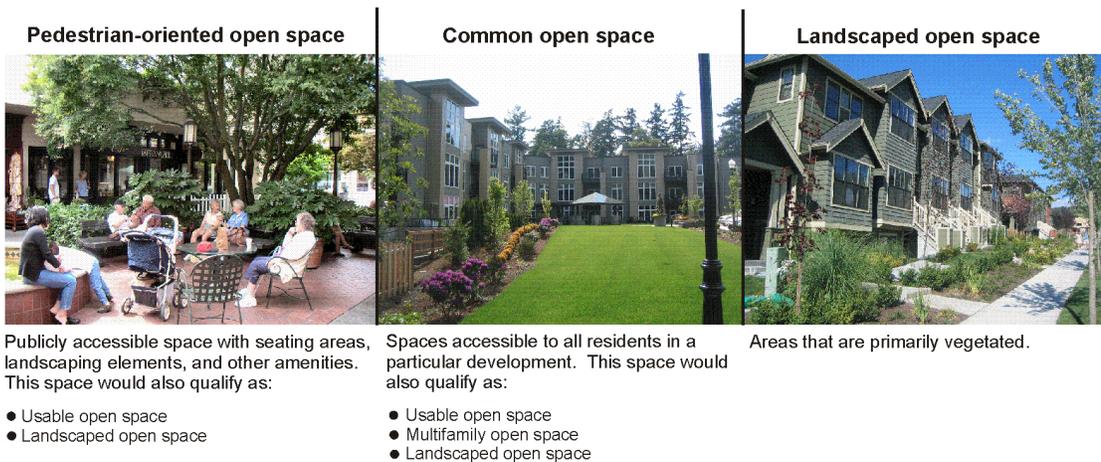


Figure 21B.30.160b. Examples of pedestrian-oriented open space, common open space, and landscaped open space.

(2) Open Space requirements for non-residential uses

- (a) All non-residential development, including commercial portions of mixed use development, shall provide pedestrian-oriented open space as determined in the Unified Zone Development planning process described in SMC Chapter 21B.95. For non-residential developments in the TC-A-4 and A-5 zones, the pedestrian open space shall be at least equal to one percent of the net developable site area plus one percent of the gross non-residential building floor area, exclusive of structured parking; and

- (b) All other portions of the site not occupied by building, pavement for circulation or human activity, or pedestrian open space shall be landscaped open space meeting the requirements in Chapter 21B.35 SMC.

(3) Open Space requirements for multifamily uses (excluding townhouses and cottage housing)

- (a) The intent of these standards is to provide a variety of private and common open spaces to serve the development. All multifamily development, including multifamily portions of mixed use development, shall provide open space at least equal to 10 percent of the building living space, not counting corridors, lobbies, etc. For buildings that are adjacent to or across the street from a public park, the minimum required open space shall be 5 percent of the livable floor area of dwelling units within each building. The required open space may be provided in a combination of the following ways.
 - (i) 100 percent of the required open space may be in the form of common open space available to all residents and meeting the requirements of SMC 21B.30.240(3)(a). Common open space may be in the form of courtyards, front porches, patios, play areas gardens or similar spaces;
 - (ii) Up to 50 percent of the required open space may be provided by private or common balconies meeting the requirements of SMC 21B.30.240(2)(b);
 - (iii) Up to 50 percent of the required open space may be provided by shared roof decks located on the top of buildings which are available to all residents and meet the requirements of SMC 21B.30.240(2)(c); and/or
 - (iv) Up to 25 percent of the required open space may be provided by common indoor recreation areas meeting the requirements of SMC 21B.30.240(2)(d).
- (b) All other portions of the site not occupied by building, pavement for circulation or human activity, or pedestrian open space shall be landscaped open space meeting the requirements in Chapter 21B.35 SMC. For those multifamily developments not within a Unified Zone Development Plan area, the minimum amount of landscaped open space is 30 percent of the net developable site area. Pathways and common open spaces as described in SMC 21B.30.240(3) may be counted towards the 30 percent site area requirement, upon the Director's approval.

(4) Open Space requirements for townhouses.

Townhouses and other ground based multifamily residential units with individual exterior entries shall provide open space at least equal to 10 percent of the building living space, not counting automobile storage. The required open space may be provided by a one or more of the following ways:

- (a) Usable on-site open space that has minimum dimensions of at least 12 feet on all sides and is configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc.;
- (b) Balconies, decks and/or front porches meeting the requirements of SMC 21B.30.240(3)(b); and/or
- (c) At least 50 square feet of landscaped open space meeting the requirements of Chapter 21B.35 SMC in the front yard of the house.

(5) Open space requirements for detached single family housing and duplexes.

See the requirements set forth in SMC 21B.30.410.

(6) Open Space requirements for cottage housing.

See the requirements set forth in SMC 21B.30.420.

(7) Maintenance and dedication of cooperative public open space.

(a) Public open space that is dedicated to the City as a park shall meet the following criteria:

(i) The dedicated area is at least one acre in size, except when adjacent to an existing or planned public park;

(ii) The dedicated land provides one or more of the following:

- a. Shoreline access;
- b. Regional trail linkages;
- c. Habitat linkages;
- d. Recreation facilities; or
- e. Heritage sites.

(iii) The dedicated area is located within 1,200 feet of the project site.

(b) Unless the open space is dedicated to the City pursuant to paragraph (a) of this subsection, maintenance of any recreation space retained in private ownership shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the City. There shall be a public easement or other instrument to ensure continued public access.

(8) Children play areas.

The TC A-1, A-2, and A-3 zones shall include at least one children's play area, play fountain, or other facility. This area should include active recreation opportunities for all age groups (e.g., sports courts). Size and location will be determined during the Unified Zone Development planning process.

(9) Open space tracts in clustered developments.

Any open space resulting from lot clustering shall not be altered or disturbed except as specified on recorded documents creating the open space. Such open spaces may be retained under ownership by the subdivider, conveyed to residents of the development, or conveyed to a third party. When access to the open space is provided, the access shall be located in a separate tract.

21B.30.170

Site Planning – Stormwater facility planning.

(1) Policy Intent.

This section is intended to implement the Town Center Plan Natural Systems section in Chapter IV by directing project proponents to conform to Town Center Stormwater Master Plan and Unified Zone Development Plan recommendations, employing Low Impact Development techniques, and where feasible, treating stormwater management facilities as visual, open space and natural resources.

Acknowledging that not all Low Impact Development techniques will be effective on all sites, the intent of these guidelines is to achieve what is possible to improve stormwater conditions on site in an integrated manner coordinated with other stormwater management efforts.

(2) Adherence to sub-basin plans and Unified Zone Development Plan.

Projects proponents shall demonstrate that their proposals adhere to the recommendations of the applicable Stormwater Sub-basin Plan and Stormwater Master Plan for the Town Center.

(3) Low Impact Development (LID) requirements.

The project shall adhere to the Low Impact Development standards and requirements in the Stormwater Master Plan for the Town Center.

- (a) Rain gardens and similar landscape measures to treat stormwater may be counted as part of landscaped open space, pedestrian-oriented space, and common open space for the purpose of meeting the requirements of SMC 21B.30.160; provided that the Director finds that they are located and designed to enhance the visual, pedestrian-oriented or residential qualities of the development as well;
- (b) Green roofs may be counted for up to 50 percent of the required multifamily residential open space required in SMC 21B.30.160 (3) if there is access for residents to the roof and elements, such as seating to allow them to enjoy the space;
- (c) Stormwater ponds meeting the requirements of (5) directly below may be counted as landscaped area in meeting the requirements of SMC 21B.30.160; and
- (d) Areas where native vegetation is retained may be counted as landscaped area in meeting the requirements of SMC 21B.30.160.

(4) Visual standards for stormwater management ponds and biofiltration swales and other stormwater management features (reference 21B.35 SMC).

- (a) Intent. To integrate detention ponds, grass swales and other features, into site design while maintaining biofiltration efficiency.
- (b) Where possible, integrate biofiltration swales and ponds into the overall site design. Methods of filtration are listed below in order of preference:
 - (i) Locate biofiltration swales, ponds, or other approved stormwater management systems as part of a landscape feature such as a screen, natural area or garden. Trees may be planted near the grass swale as long as they do not substantially shade the grass within the swale. The swale or pond should be designed so it does not impede pedestrian circulation or shared parking between two or more properties;
 - (ii) Where topography is favorable, locate the biofiltration swale, wet pond, or other approved stormwater management system within the paved parking or service area.

The swale or pond should be landscaped as part of the required internal parking lot landscaping and oriented so it does not impede pedestrian circulation; or

- (iii) Locate the swale along the front edge of the property. Incorporate landscaping and screening to visually enhance the swale without reducing maintainability and sun exposure; and
- (iv) The incorporation of landscaping into biofiltration swale designs is encouraged if the biofiltration swale is located and/or designed as a positive landscaping feature with approved design and plant materials. Where appropriate, shade tolerant plants should be used.
- (v) The sloped edges of unfenced bioswales shall be no greater than 2.5 percent. Where slopes are greater than 2.5 percent, the swale shall be fenced or vegetated to avoid safety hazards.



Figure 21B.30.170a. Examples of integrating stormwater management systems into development.

21B.30.180

Site Planning – Street corners.

(1) Street corner treatments.

All development proposals located at street corner sites in the TC A-1, A-2, and A-3 zones shall include at least one of the design treatments described below [in order of preference, (a) being the highest]:

- (a) Locate a building on the street corner (preferably with a corner entry); or
- (b) Provide pedestrian-oriented space at the corner leading directly to a building entry or entries.

If the Director determines that (a) or (b) above are not feasible, and if the site is not on a pedestrian-oriented street, provide for one of the following options:

- (c) Install substantial landscaping: At least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and ground cover in a decorative manner that provides four-season interest. The space shall include a special architectural element, such as a trellis, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses); or
- (d) Other treatments will be considered, provided they meet the intent of the standards and guidelines as determined by the Director.

YES (Mill Creek, WA)



Building directly on corner - note corner feature and entry

YES (Mill Creek, WA)



Plaza at corner with pedestrian-oriented building entry and features

Unacceptable



Parking lot located at the street corner

Figure 21B.30.180a. Street corner treatment.

Note: Ensure that “sight triangles” are maintained for visibility from vehicles. See SMC 21B.25.200.

PART 2: SITE DESIGN ELEMENTS

21B.30.200

Site Design Elements – Pedestrian amenities.

(1) Durable pedestrian furniture.

Pedestrian furniture provided in public spaces shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.

(2) Streetscape amenity requirements for pedestrian-oriented and mixed-use streets.

Streetscape amenities shall be included along all designated pedestrian-oriented streets and mixed-use streets. For each 100 cumulative lineal feet of pedestrian-oriented street frontage, at least three of the desired amenity elements listed below shall be included. At least one element shall be seating. Along designated mixed-use streets, at least two amenity elements shall be included unless otherwise noted. The type, location, and design of chosen amenities shall contribute to a well-balanced mix of features on the street, as determined by the Director. All amenities below are valued at one amenity element unless otherwise noted. Desired amenities include:

- (a) Seating. Each six feet of seating area or four fixed individual seats count as one amenity element. Seating areas should generally be located in areas that provide views of pedestrian activity. Seating ledges shall be at least 12 inches wide to qualify;
- (b) Trash Receptacles. To qualify as an amenity, at least one trash receptacle is needed per 100 linear feet of sidewalk.
- (c) Permanent landscaping elements including planting beds, large containers, and other landscaping elements that add visual interest to the sidewalk as determined by the Director;
- (d) Special pavement patterns and/or tree grates;
- (e) Bicycle racks;
- (f) Informational kiosks (worth two amenity elements);
- (g) Transit shelters (worth two amenity elements unless provided by applicable transit agency);
- (h) Decorative clocks (worth two amenity elements);
- (i) Artwork as approved by the Arts Commission (worth two amenity elements);
- (j) Special lighting; and
- (k) Other amenities that meet the intent as determined by the Director.

Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement shall not qualify as an amenity to meet this standard.

(3) Seating requirement.

For developments in TC-A and B zones with residential units not on pedestrian-oriented or mixed-use streets, provide one bench or seating area for every 600 feet of street frontage.

21B.30.210

Site Design Elements – Internal pedestrian paths.

(1) Internal pathway standards and guidelines:

- (a) All internal pedestrian walkways shall have at least six-foot-wide unobstructed walking surfaces. Walkways adjacent to a building entrance or pedestrian-oriented façade shall be at least 12 feet wide from the building to the face of the curb.
- (b) Where walks are adjacent to parking areas, they shall be set back or widened so that overhanging parked vehicles do not narrow the pathway width to less than six feet. See also SMC 21B.30.210(2)(b) for landscaping requirements.

(2) Landscaping along pathways.

- (a) Pedestrian walks shall be separated from structures at least three feet for landscaping, except where the adjacent building features a pedestrian-oriented façade or other treatment, such as the use of a trellis with vine plants on wall or sculptural, mosaic, bas-relief artwork, or other decorative wall treatments, that adds visual interest at a pedestrian scale that is acceptable to the Director.
- (b) All internal walkways along pedestrian-oriented building fronts and walkways on the edge of parking areas shall feature at least one street tree (on average) for every 30 feet of walk. Trees may be sited to maintain entry sign visibility.

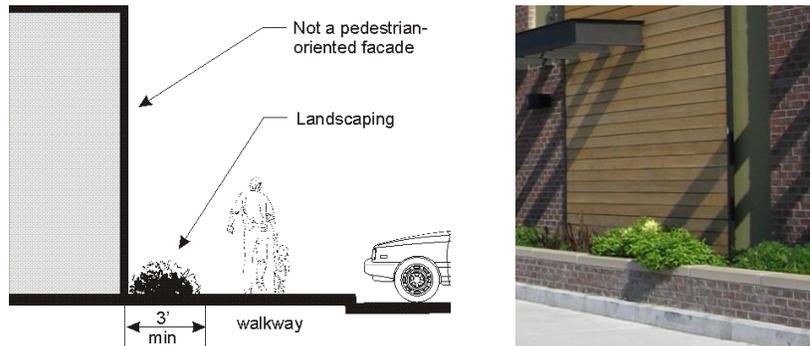


Figure 21B.30.210a. Provide landscaping between walkways and buildings that do not comply with pedestrian-oriented façade requirements.



Figure 21B.30.210b. Acceptable and unacceptable internal walkways.

21B.30.220

Site Design Elements – Mechanical equipment and service areas.

(1) Service enclosure space standards.

The storage space for the collection of trash and recyclables shall be provided on-site. The applicant shall demonstrate to the Director’s satisfaction that the service area is adequate to handle the anticipated trash containers and equipment and does not conflict with the primary pedestrian entrance to the building. The following provisions (a) through (d) provide guidance for trash and service space:

- (a) One and one-half square feet per dwelling unit in multiple-dwelling developments except where the development is participating in a county-sponsored or approved direct collection program in which individual recycling bins are used for curbside collection;
- (b) Two and one-half square feet per every 1,000 square feet of building gross floor area in office, educational and institutional developments;
- (c) Four square feet per every 1,000 square feet of building gross floor area in manufacturing and other nonresidential developments; and
- (d) Six square feet per every 1,000 square feet of building gross floor area in retail developments.

(2) Service element location standards and guidelines.

- (a) Service and storage areas shall be located to minimize impacts on the pedestrian environment and adjacent uses. Such areas may not be located in any required setback areas.
- (b) Multifamily service element location:
 - (i) Service elements should generally be concentrated and located where they are accessible to service vehicles and convenient for tenant use. For buildings with more than 20 dwelling units, the trash/service area shall be located within the building.
 - (ii) Collection points located in separate buildings/structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.
- (c) For non-residential uses, storage space may be allocated to a centralized collection point. Non-residential buildings greater than 30,000 gross square feet of floor area shall provide a trash/service area within the building.

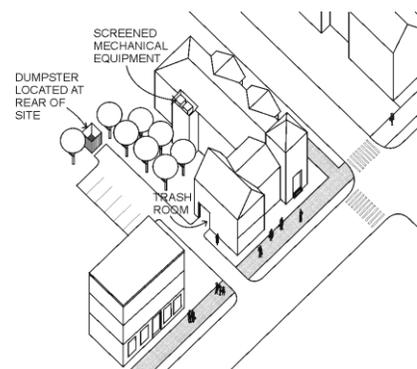


Figure 21B.30.220a. Service element location.

(3) Outdoor service enclosure standards:

- (a) Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a solid wall or fence at least six feet high.
- (b) Service enclosures should be designed consistent with the architecture of the primary structures. This includes the use of similar material and/or detailing. Acceptable materials include masonry, ornamental metal or wood, or some combination of the three.
- (c) Trash and recyclable collection points shall be identified by signs not exceeding two square feet.
- (d) If the area is adjacent to a public or private street, sidewalk, or internal pathway or within 10 feet of an adjacent property, it shall be fully enclosed, including a roof, with access away from pedestrian circulation patterns.
- (e) Service enclosures shall have gate openings at least 12 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet.
- (f) Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.
- (g) Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.
- (h) The architectural design of any outdoor collection point enclosure shall be consistent (in terms of design details, materials, articulation, color, and/or finish) with the design of the primary building and/or site structures. Metal fencing, especially chain-link fencing, is not acceptable.



Figure 21B.30.220b. Service enclosure example – note the use of materials similar to the nearby building.

- (i) Only recyclable materials generated on-site shall be collected and stored at such collection points. Except for initial sorting of recyclables by users, all other processing of such materials shall be conducted off-site.

- (j) The Director may waive or modify specific storage space and collection point requirements set forth in this section if the Director finds, in writing, that an alternate recycling program design proposed by the project applicant meets the needs of the development and provides an equivalent or better level of storage and collection for recyclables.

(4) Roof-mounted mechanical equipment and other systems.

- (a) Roof-mounted mechanical equipment should be located so as not to be visible from the street, public open space, parking areas, and from the ground level of adjacent properties. Screening features should utilize similar building materials and forms to blend with the architectural character of the building. SMC 21B.25.180 provides exceptions to height limits for any screening necessary to hide or enclose roof-mounted equipment.

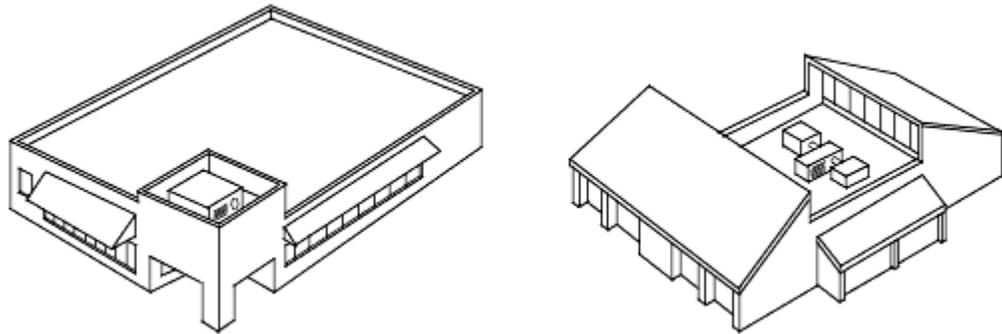


Figure 21B.30.220c. Options for reducing visibility of roof-mounted equipment.

- (b) Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so as not to be visible from adjoining and nearby streets and minimize visual impacts from private internal streets, open spaces, and pedestrian walkways.

21B.30.230

Site Design Elements – Street design

(1) Street design standards.

The streets shall be designed consistent with the goals and policies of the Town Center Plan, the adopted street standards, and the development principles of the Town Center Infrastructure Plan. To meet this standard, project applicants shall use the figures below, reproduced from the Town Center Plan, reproduced as Figure 21B.30.230a as a guide to determining the appropriate sidewalk width, landscaping elements, and roadway width and configuration until the City develops a more specific set of roadway standards applicable to the Town Center. During the permit application review process, the City will determine the appropriate cross-section(s) for the road(s) being proposed. Some flexibility to the design of the streets may be granted by the City based on unique environmental challenges or where alternative designs can better meet the Town Center Plan's goals and policies.

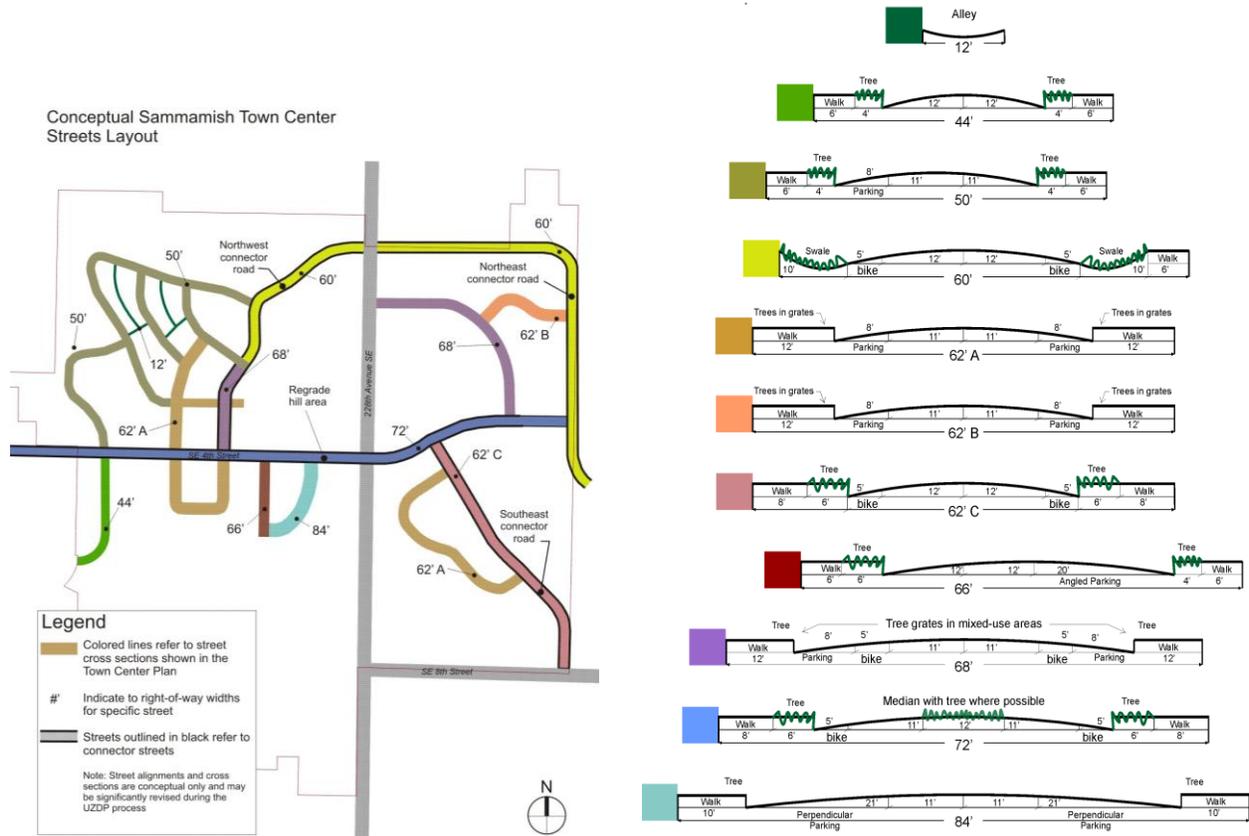


Figure 21B.30.230a. Conceptual street cross-sections for the Town Center's roads. Colors next to each cross-section match those of roadway(s) shown in the conceptual plan to the left.

(2) Crosswalks and driveways:

- (a) Crosswalks are required when a walkway crosses a paved area accessible to vehicles.
- (b) Project applicants shall continue the sidewalk pattern and material across driveways.

(3) Traffic calming.

Street design should include traffic calming measures as indicated in the Town Center Infrastructure Plan, Unified Zone Development Plan (see SMC Chapter 21B.95), and/or other applicable street design standards as determined by the City. Examples include raised crosswalks, traffic circles, and medians, where directed by the Director to increase pedestrian and vehicular safety, reduce traffic speeds, ease congestion, and enhance streetscapes.

(4) Low Impact Development.

Street design shall include Low Impact Development measures as indicated in the Town Center Infrastructure Plan, Town Center Stormwater Master Plan, Unified Zone Development Plan, and/or other applicable street design standards as determined by the City.

(5) Multimodal transportation.

The planning and design of streets shall include consideration of vehicular, transit, bicycle, and pedestrian circulation. (See page 19 this section, figure 21B.30.130c. Conceptual trail network for the Town Center.)

21B.30.240

Site Design Elements – Open space design

(1) General Requirements for all “common”, “pedestrian-oriented” and “public open space” open space design criteria.

The design of all “common”, “pedestrian-oriented” and “public open space” required per SMC 21B.30.160 shall meet the following design criteria to the Director’s satisfaction:

- (a) All open spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations that the intended user(s) can easily access and use, rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated;
- (b) The grade and configuration of the open space shall be suitable to recreational activities; (E.g.: locate play areas on relatively level ground and picnic areas in sunny locations)
- (c) The open space shall feature amenities and activities that encourage pedestrians to use the space. Spaces larger than 2,500 square feet should include a combination of active and/or passive recreational uses that attracts a variety of people. “Active” features could include, for example, a trail, sports court, or children’s play area. “Passive” features could include an informal garden, fountain, sculpture, nature viewing area, picnic area, or seating. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space;
- (d) Projects applicants shall demonstrate how the space incorporates Crime Prevention Through Environmental Design (CPTED) principles, including:
 - (i) Natural surveillance – which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with windows looking down on space means that the space has good “eyes” on the park or plaza;
 - (ii) Lighting levels according to SMC 21B.30.270 or as noted in this section;
 - (iii) Landscaping and fencing. Avoid configurations that create dangerous hiding spaces and entrapment conditions;
 - (iv) Entrances should be prominent, well lit, and highly visible from inside and outside of the space;
 - (v) Maintenance. Open spaces shall utilize commercial grade materials that will last and require minimal maintenance costs. Walls, where necessary, shall be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired, although some maintenance for landscaping is expected;

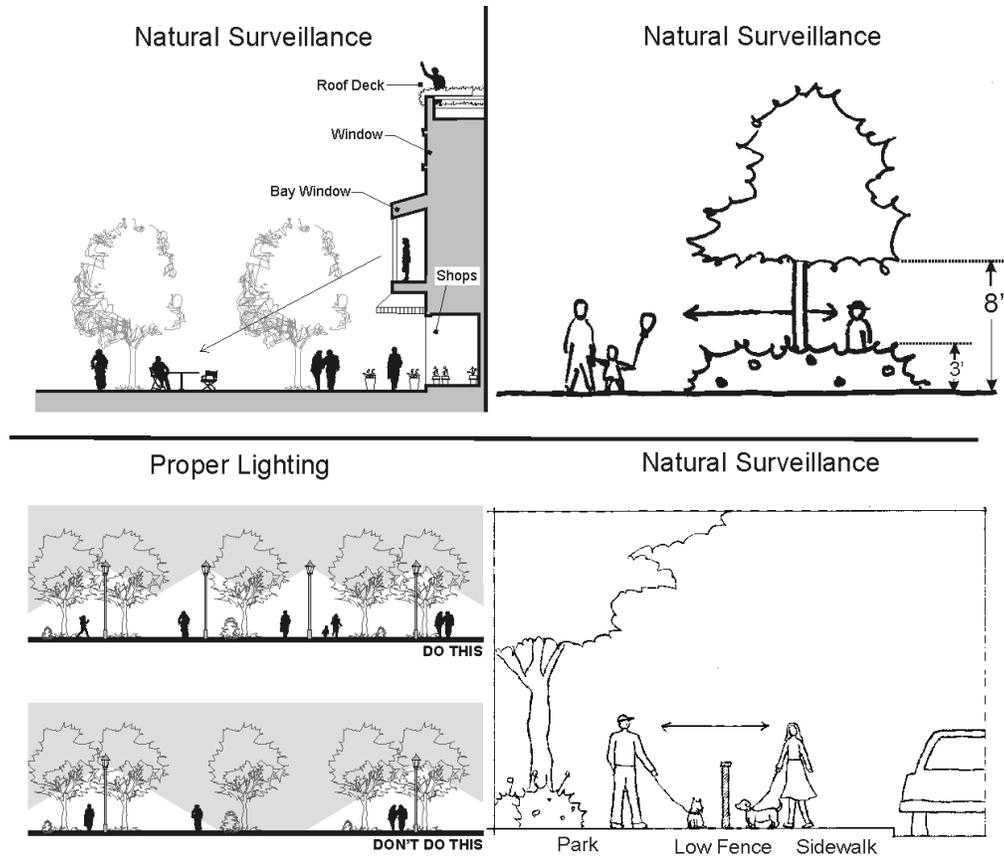


Figure 21B.30.240a Illustrating CPTED principles.

- (e) Covered open space, such as a picnic shelter or covered sports court, is encouraged;
- (f) Landscape elements shall also serve as a stormwater quality improvement function and as rain gardens. See SMC 21.B30.170(4) and 21B.35;
- (g) In order to qualify as part of required open space, including multifamily open space, an open space shall conform to the Americans with Disabilities Act (ADA); and
- (h) Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved or unless planned active recreational activities would conflict with existing vegetation. In case of conflicts with planned activities, the design should strike a balance, as determined by the Director, where it maximizes active recreation opportunities while trying to maintain the most important stands of trees and vegetation.

(2) Pedestrian-oriented open space design criteria.

These spaces, as required per SMC 21B.30.160, are intended to be publicly accessible spaces that enliven the pedestrian environment by providing (1) opportunities for outdoor dining, socializing, relaxing and (2) visual amenities that contribute to the unique character of the Town Center.

Design criteria for pedestrian open space:

- (a) Sidewalk area, where widened beyond minimum requirements, shall count as pedestrian-oriented open space. The additional sidewalk area may be used for outdoor dining and

temporary display of retail goods. The standards in paragraphs (b) through (c) below shall not apply to sidewalks, where used as usable open space;

- (b) The following design elements are required for pedestrian-oriented open space:
- (i) Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular courtyard;
 - (ii) Paved walking surfaces of either concrete or approved unit paving;
 - (iii) Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting;
 - (iv) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space. This provision may be relaxed or waived where there are provisions for movable seating that meet the intent of the standard as determined by the Director;
 - (v) Spaces shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry; and
 - (vi) Landscaping that adds visual or seasonal interest to the space;

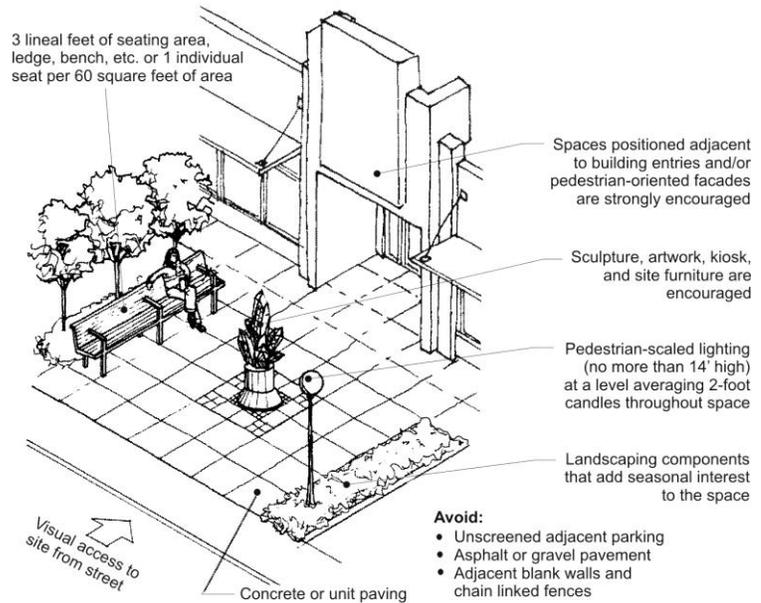


Figure 21B.30.240b. Illustration of key pedestrian-oriented open space standards.

- (c) The following features are encouraged in pedestrian-oriented space:
- (i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork;
 - (ii) Provide pedestrian-oriented facades on some or all buildings facing the space;

- (iii) Consideration of the sun angle at noon and the wind pattern in the design of the space;
 - (iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer;
 - (v) Movable seating;
 - (vi) Incorporation of water treatment features such as rain gardens or the use of an area over a vault as a pedestrian-oriented space; and
 - (vii) Weather protection, especially weather protection that can be moved or altered to accommodate conditions; and
- (d) The following features are prohibited within pedestrian-oriented space:
- (i) Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space;
 - (ii) Adjacent chain link fences;
 - (iii) Adjacent blank walls; and
 - (iv) Adjacent dumpsters or service areas.

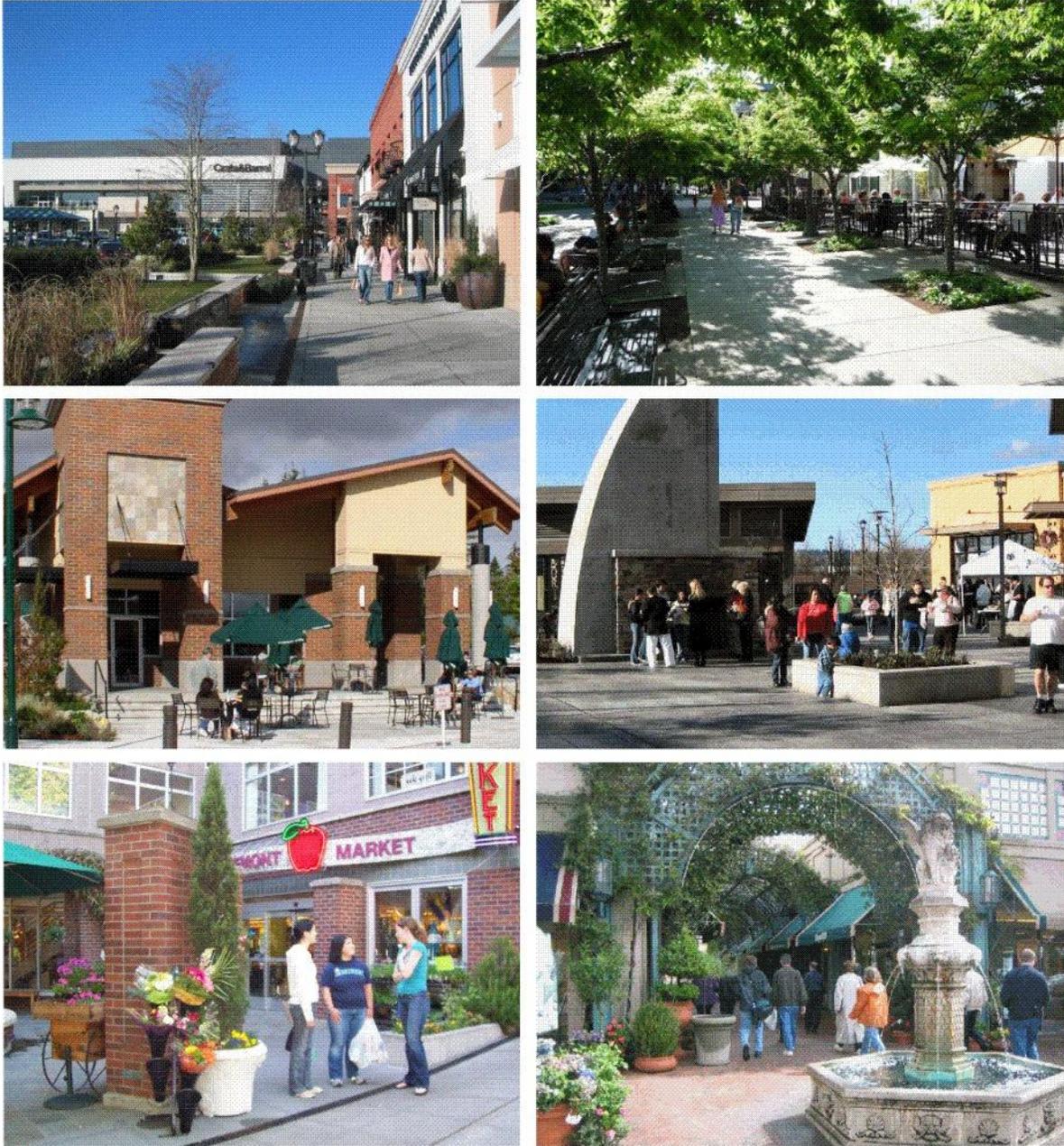


Figure 21B.30.240c. Examples of pedestrian-oriented open space. Clockwise from upper left: University Village (Seattle, WA), Pearl District (Portland, OR), Kent Station (Kent, WA), Walnut Creek (CA), Fremont (Seattle, WA), and Mill Creek Town Center (Mill Creek, WA).

(3) Multifamily open space design criteria.

- (a) Common open space includes landscaped courtyards or decks, front porches, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:
- (i) Required setback areas shall not count towards the open space requirement unless they are portions of a space that meets the dimensional and design requirements and guidelines herein as determined by the Director;
 - (ii) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than 15 feet in width (except for front porches);
 - (iii) Spaces (particularly children's play areas) shall be visible from at least some dwelling units and positioned near pedestrian activity;
 - (iv) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable;
 - (v) Individual entries may be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space. Low walls or hedges (less than three feet in height) are encouraged to provide clear definition of semi-private and common spaces;
 - (vi) Separate common space from ground floor windows, automobile circulation, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the Director that enhance safety and privacy (both for common open space and dwelling units);
 - (vii) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible;
 - (viii) Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the minimum required common open space areas. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception; and
 - (ix) Unenclosed front porches qualify as common open space provided:
 - a. No dimension is less than eight feet; and
 - b. The porches are accessible to all residents.



Figure 21B.30.240d. Good examples of common open space. Clockwise from upper left: Vancouver (WA), Redmond (WA), unknown, and Redmond (WA)



Figure 21B.30.240e. This courtyard is too narrow to function as usable open space, particularly given the height of the building.

- (b) Private balconies and decks: To qualify as open space meeting the requirements of SMC 21B.30.160, such spaces shall be at least 35 square feet, with no dimension less than four feet, to provide a space usable for human activity. The space shall meet ADA standards. This standard also applies to individual front porches if counted toward townhouse open space requirements.
- (c) Shared rooftop decks: To qualify as open space meeting the requirements of SMC 21B.30.160, such spaces shall meet the following requirements:

- (i) Space shall be ADA accessible to all dwelling units;
- (ii) Space shall provide amenities such as seating areas, landscaping, and/or other features that encourage use as determined by the Director;
- (iii) Space shall feature hard surfacing appropriate to encourage resident use; and
- (iv) Space shall incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.



Figure 21B.30.240f. Balconies and roof decks: Examples of what can and cannot be considered open space.

- (d) Indoor recreational areas: To qualify as open space meeting the requirements of SMC 21B.30.160, such spaces shall meet the following conditions:
 - (i) The space shall meet ADA standards and shall be located in a visible area, such as near an entrance, lobby, or high traffic corridors; and
 - (ii) Space shall be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space shall include amenities and design elements that will encourage use by residents as determined by the Director.

(4) Children play area safety requirements.

All children play area apparatus shall meet Consumer Product Safety Standards for equipment, soft surfacing and spacing, and shall be located in an area that is:

- (a) At least 400 square feet in size with no dimension less than 20 feet; and
- (b) Adjacent to main pedestrian paths or near building entrances.

21B.30.250

Site Design Elements – Trail corridors

Trails, as required in SMC 21B.30.130, shall be provided within easements, or tracts, of sufficient width and length consistent with the dimensional standards as defined below.

Proposed public and private trails shall be reviewed by the Director for consistency with the following standards:

(1) Trails Master Plan.

The Sammamish' Trails, Bikeways, and Paths Master Plan provides design standards for the full range of trails and pedestrian routes desired within the City. This document shall be used as a guide to help determine the type of trail to be constructed in specific locations of the Town Center depending on the terrain, environmental conditions, adjacent uses, connectivity, and anticipated usage. Trails shall be constructed per design standards set forth in the Trails, Bikeways, and Paths Master Plan.

(2) Use of Existing Corridors.

To the extent practical in implementing the conceptual Town Center Trails Plan as shown in Figure 21B.30.130a, trails should generally be located to minimize the need to remove additional vegetation and create other associated impacts. If sensitive areas exist on or in proximity to an existing cleared or improved corridor, then impacts from constructing the trail shall be mitigated consistent with Chapter 21B.50 SMC, including the recommendations from any required sensitive areas study. Trails may be located in other areas if it is demonstrated that a new corridor creates less overall or less incremental impact to sensitive areas and habitat while still achieving overall project goals and objectives.

(3) Compatibility with Adjacent Land Uses.

Trails should be designed and constructed to encourage users to remain on the trail, to diminish the likelihood of trespass and to promote privacy for adjacent landowners. The project applicant shall propose for the Department's review and approval the use of fencing, signage, landscaping or other appropriate means to accomplish this requirement. Any proposed lighting should be directed away from houses along the trail corridor. Ground-level lighting, such as bollards, is preferred. Safety of trail users and adjacent landowners shall be addressed through review of vehicle access and crossing locations and design.

(4) Width.

The width of the cleared area, trail corridor, surface and shoulder should be designed consistent with AASHTO standards for public multi-use paved trails (Guide for the Development of Bicycle Facilities, 1999, as amended, American Association of State Highway and Transportation Officials), and with U.S. Forest Service standards (Trails Management Handbook, 1991, as amended, and Standard Specifications for Construction of Trails Handbook, 1984, as amended) if unpaved. Cleared areas shall be the minimum necessary consistent with the standards and requirements in the SMC.

(5) Sensitive Areas and Buffers.

Trail impacts to sensitive areas should be reviewed consistent with the impact avoidance and mitigation sequencing requirements of Chapter 21A.50 SMC. Mitigation of impacts is required, even for trails located on existing corridors consistent with subsection (1) of this section. Wetland and stream buffers shall be expanded to compensate for the total area of the trail corridor, including all disturbed areas located within the buffer area. No expansion shall be required for trails located on existing improved corridors, including but not limited to utility corridors, road or railroad rights-of-way, within wetland or stream buffers. Mitigation shall be required for all impacts consistent with Chapter 21A.50 SMC.

(6) Location.

Except for approved viewing platforms, spur trails, wetland or stream crossings proposed consistent with Chapter 21A.50 SMC, or trails located on existing corridors consistent with subsection (1) of this section, trails that are proposed in proximity to wetlands or streams or associated buffers may only be located in the outer 25 percent of the wetland or stream buffer and should be generally aligned parallel to the stream or perimeter of the wetland. Spur trails and viewing structures should be designed to minimize impacts on sensitive area and wildlife habitat. Viewing platforms shall be placed landward of the wetland or stream edge.

(7) Wildlife.

Trails should be designed and constructed to encourage users to remain on the trail through the use of fencing, signage, landscaping or other appropriate means to minimize impacts to wildlife and habitat. In addition to the requirements related to wildlife corridors elsewhere in the SMC, trail location, lighting, construction decisions, and requirements for use (e.g., pet leash requirements, bicycle speed limits, etc.) should be guided by recommendations from sensitive areas studies to avoid, minimize and mitigate impacts to habitat for sensitive species. In a vegetation management plan developed for City review and approval consistent with SMC 21A.50.160, all disturbed areas shall be landscaped with appropriate native vegetation upon completion of trail construction or as soon thereafter as possible. The trail maintenance entity shall ensure that such vegetation survives through an appropriate mechanism. An integrated vegetation and pest management plan shall be developed by the applicant and approved by the Department that avoids or minimizes the use of pesticides, herbicides and other hazardous substances.

(8) Surfacing.

The Director will determine pavement options for the specific trail section. To promote infiltration and groundwater recharge and to minimize slope instability, trail surfaces shall be made of pervious materials. Impervious paving may be used where the Director determines that pervious pavements are ineffective or inappropriate due to soil conditions. However, pervious paving or other low-impact techniques that meet overall project goals for cost and durability are encouraged. Boardwalks may be used for areas subject to regular inundation, and should be constructed with nonhazardous materials. Impervious materials may also be used if necessary for soil stabilization or to prevent soil erosion, or if the trail is specifically designed and intended to be accessible to physically challenged persons and is identified as such in the City's adopted comprehensive plan, parks plan or trails plan.

(9) Maintenance.

Maintenance of any trail corridor or improvements, retained in private ownership, shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the City.

21B.30.260

Site Design Elements – Fences and retaining walls.

Fences are permitted as follows:

(1) Fences up to three feet.

Fences up to three feet are permitted between any non-pedestrian-oriented street and any building. This standard applies to all properties regardless of whether the frontage is considered a front, street side, or back yard.

(2) Fences up to six feet.

Fences up to six feet in height may project into the side or back setback, except where otherwise provided in paragraph (1) above and SMC 21B.30.400(3), regarding fences along an alley.

(3) Fences exceeding six feet.

Fences exceeding a height of six feet shall comply with the applicable street and interior setbacks of the zone in which the property is located, except: fences located on a rockery, retaining wall, or berm within a required setback area are permitted subject to the following requirements:

(4) Fences in TC-B, TC-C, and TC-E zones:

- (a) The total height of the fence and the rockery, retaining wall or berm upon which the fence is located shall not exceed a height of 10 feet. This height shall be measured from the top of the fence to the ground on the low side of the rockery, retaining wall or berm;
- (b) The total height of the fence itself, measured from the top of the fence to the top of the rockery, retaining wall or berm, shall not exceed six feet; and
- (c) Any portion of the fence above a height of eight feet, measured to include both the fence and the rockery, retaining wall, or berm, shall be an open-work fence.

(5) Fences on a rockery, retaining wall, or berm.

Fences located on a rockery, retaining wall or berm, outside required setback areas shall not exceed the building height for the zone, measured in accordance with the standards established in the Uniform Building Code, SMC Title 16.

(6) Prohibited fences.

Chain-link fences and electric fences are prohibited in the Town Center, except to enclose service areas that are fully screened with landscaping and for public park areas such as dog runs and ball fields. In such cases, the fencing shall be vinyl coated.

(7) Retaining wall standards.

Retaining walls taller than four feet and visible from a street shall be terraced so that no individual segment is taller than four feet. Terraced walls shall be separated by a landscaping bed at least two feet in width that includes one shrub every three lineal feet of retaining wall. Departures from this standard may be considered provided the combination of wall treatment and landscaping reduces the bulk and scale of the retaining wall and enhances the streetscape. In determining whether departures will be granted, the Director will consider the level of visibility of the wall (from adjacent uses, streets, parks, and pathways), quality of landscaping and wall materials, detailing, and overall design quality.

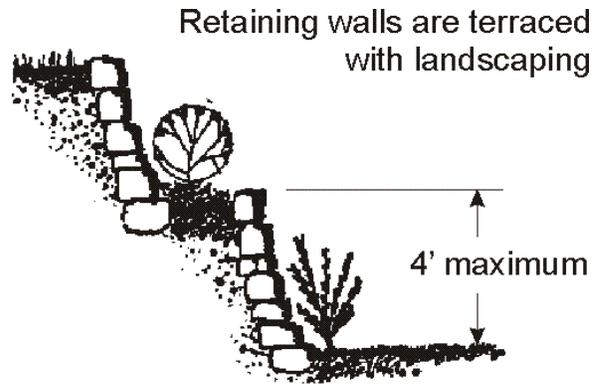


Figure 21B.30.260a. Retaining wall standards.

21B.30.270

Site Design Elements – Lighting.

(1) Site lighting levels.

- (a) All publicly accessible areas shall be lighted with average minimum and maximum levels as follows:
 - (i) Minimum (for low or non-pedestrian and vehicular traffic areas) of one-half foot candles;
 - (ii) Moderate (for moderate or high volume pedestrian areas) of one to two foot candles; and
 - (iii) Maximum (for high volume pedestrian areas and building entries) of four foot candles;
- (b) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided; and
- (c) Site lighting shall be metal halide or LED unless an alternative is approved by the Director.

(2) Light quality and shielding.

- (a) All fixtures in the Town Center shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher lighting fixtures may be considered with the approval of the Director;
- (b) All fixtures over 14 feet in height shall be fitted with a full cut-off shield conforming to “dark sky” standards;

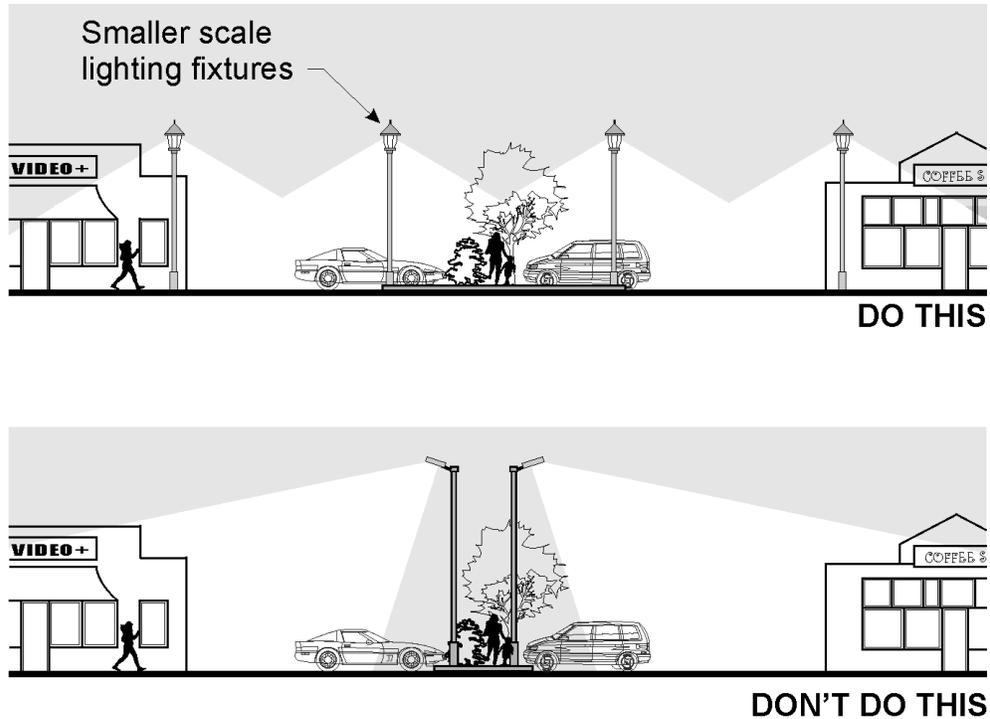


Figure 21B.30.270a. Acceptable and unacceptable parking lot lighting.

- (c) Pedestrian-scaled lighting (light fixtures no taller than 14 feet) is required in areas of pedestrian activity, including “pedestrian-oriented open spaces” and “collective open spaces.” Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety;
- (d) Lighting is not permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions shall not be visible above the roofline of the building;
- (e) Uplighting of vegetation, other objects, or the sky is prohibited; and
- (f) Solar-powered and high-energy-efficient lighting is encouraged. The Director may allow a modest lowering of light level standards for solar –powered lights.

PART 3: BUILDING DESIGN

21B.30.300

Building Design – Character.

(1) **The Town Center Plan allows for a diversity of architectural style.**

The focus is to promote architecture with a strong sense of human scale, fine detailing, quality materials, sensitive to the environment, oriented to pedestrians, and designed appropriate to the site's unique context. This approach is intended to allow for a diversity of architectural styles provided they meet the design standards of this chapter.

(2) **No corporate architecture.**

Architecture that is defined predominately by corporate identity features (and difficult to adapt to other uses) is prohibited. For example, some fast food franchises have very specific architectural features that reinforce their identity. Buildings that act as signs are prohibited.



Figure 21B.30.300a. Buildings with acceptable architectural character. Clockwise from top: Woodinville (WA), University Village (Seattle, WA), Whistler (BC), Mill Creek (WA), and Issaquah (WA).

21B.30.310

Building Design – Architectural scale.

(1) Building articulation – all non-residential buildings.

Building facades (containing a public entry and/or facing a street, park, or pedestrian-oriented space) shall include articulation features every 50 feet to create a pattern of small storefronts and/or to reduce the perceived scale of the building and add visual interest. At least three of the following articulation methods shall be employed at intervals no greater than 50 feet:

- (a) Window patterns and/or entries that reinforce the pattern of small storefront spaces; e.g., groups of windows that repeat every 50 feet or less as opposed to a uniform row, or “ribbon,” of windows;
- (b) Weather protection features that reinforce 50-foot storefronts. For example, for a business that occupies 150 feet of street frontage, use three separate awnings to articulate the façade;
- (c) Change of roofline as described in paragraph (3) below;
- (d) Providing building modulation of at least two feet in depth and four feet in width if tied with a change in roofline as described in paragraph (3) below or change in building materials or siding style. For all other facades, building modulation shall be at least 10 feet in depth and 20 feet wide;
- (e) Placement of building columns or piers that reinforce storefront pattern;
- (f) Change in building material or siding style;
- (g) Elements such as planters, art pieces, or other features that repeat at intervals of 50 feet or less;
- (h) Design that features a top, middle, and bottom (See Figure 21B.30.310c.). The maximum articulation interval does not apply to this method; and/or
- (i) Other methods that meet the intent of the standards as approved by the Director.

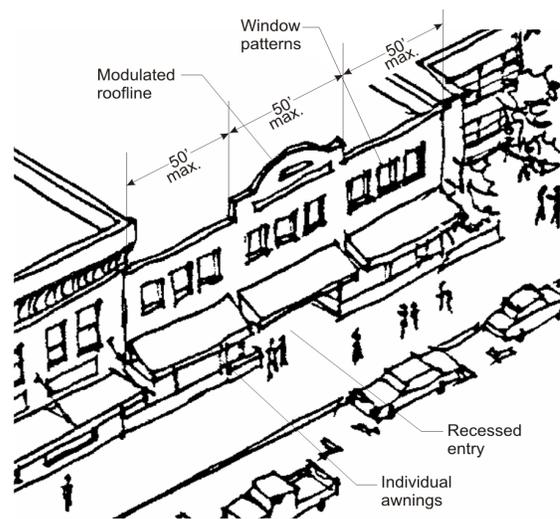


Figure 21B.30.310a. Examples of non-residential building articulation.



Figure 21B.30.310b. Acceptable and unacceptable examples of non-residential building articulation.



Figure 21B.30.310c. Illustration of a building façade with a distinct top, middle, and bottom

(2) Building articulation – townhouses and multifamily residential buildings.

Residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no more than 35 feet along all facades facing a street, park, common open space, and common parking areas:

- (a) Repeating distinctive window patterns at intervals no more than 35 feet;
- (b) Vertical building modulation. Minimum depth and width of modulation is 18 inches and four feet, respectively, if tied to a change in color or building material and/or roofline modulation as defined in paragraph (3) below. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. See Figure 21B.30.310f for vertical building modulation examples. Balconies may be used to meet the modulation if they are recessed or projected from the façade by at least 18 inches. Balconies that appear to be “tacked on” to the façade will not qualify for this option unless they employ high quality materials and add visual interest to the façade as determined by the Director;
- (c) Change of roofline, as described in paragraph (3) below;
- (d) Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation (setback) shall be five feet;

- (e) Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline. The maximum articulation interval does not apply to this method;
- (f) Other methods that effectively reduce the perceived scale of the building and add visual interest as determined by the Director; and/or
- (g) Building elements such as balconies bay windows, porches, canopies, chimneys, or other repetitive feature.



Figure 21B.30.310d. Residential building articulation.

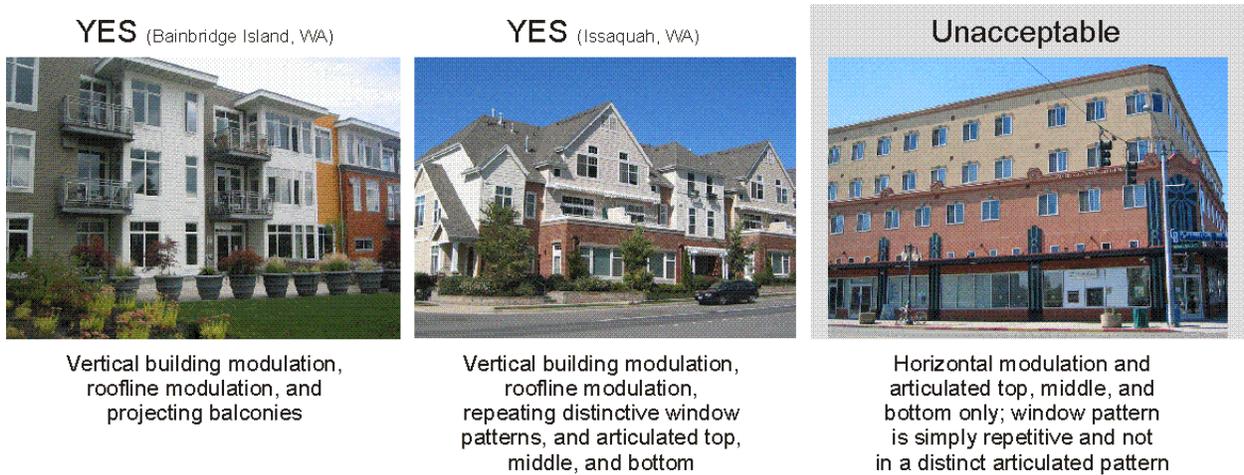


Figure 21B.30.310e. Acceptable and unacceptable examples of residential building articulation.

(3) Roofline modulation.

- (a) In order to qualify as an articulation feature in paragraph (1) or (2) above, rooflines shall be varied by emphasizing dormers, chimneys, stepped roofs, gables, prominent cornice or wall, or a broke or articulated roofline.
- (b) The width of any continuous flat roofline should extend no more than 120 feet without modulation. Modulation shall consist of one of the following:
 - (i) A change in elevation of the visible roofline of at least four feet if the particular roof segment is less than 50 feet wide and at least eight feet if the particular roof segment is greater than 50 feet in length;
 - (ii) A sloped or gabled roofline segment of at least 20 feet in width and no less than four feet vertical in 12 feet horizontal;
 - (iii) A combination of the above; or
 - (iv) Other modulation measures approved by the Director.

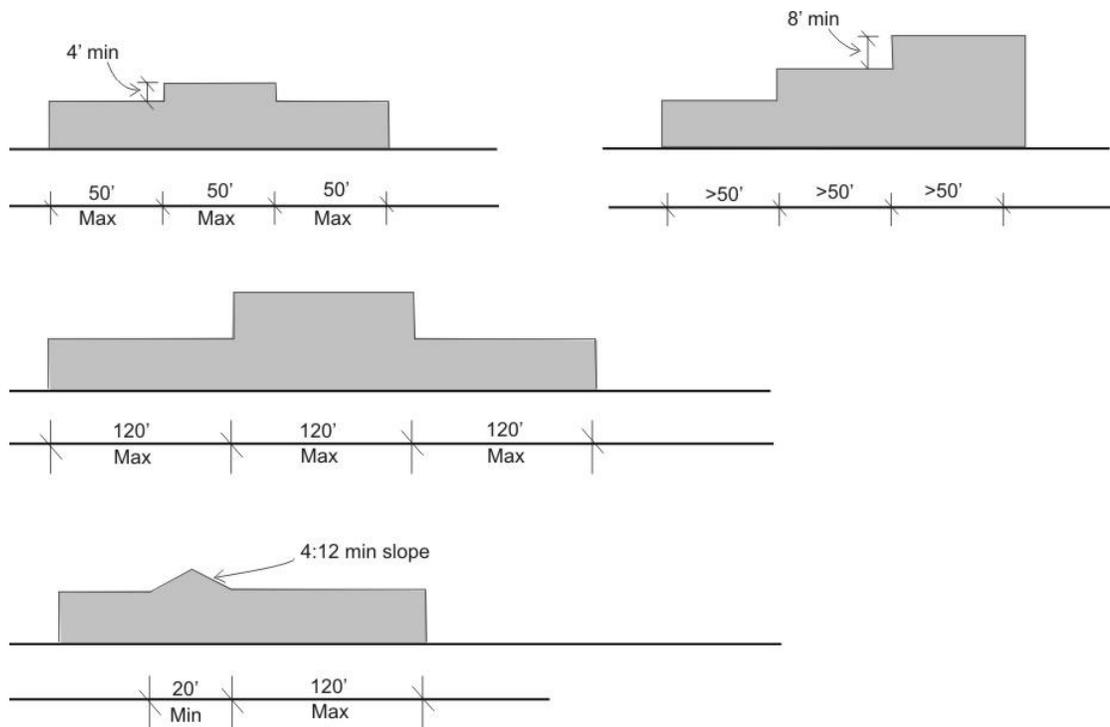


Figure 21B.30.310f. Roofline modulation standards.

(4) Maximum façade width.

The maximum façade width (the façade includes the apparent width of the structure facing the street and includes required modulation) is 120 feet. Buildings exceeding 120 feet in width along the street front shall be divided by a minimum 30-foot wide modulation of the exterior wall, so that the maximum length of a particular façade is 120 feet. Such modulation shall be at least 20 feet or deeper and extend through all floors. Other design features will be considered by the Director that effectively break up the scale of the building and add visual interest. The Director may waive this provision for special conditions, such as a parking garage or institutional building if the structure is screened from view or located in a visually obscure location. In order to grant such a waiver, the Director shall find that the building's use and purpose warrant a continuous building perimeter.

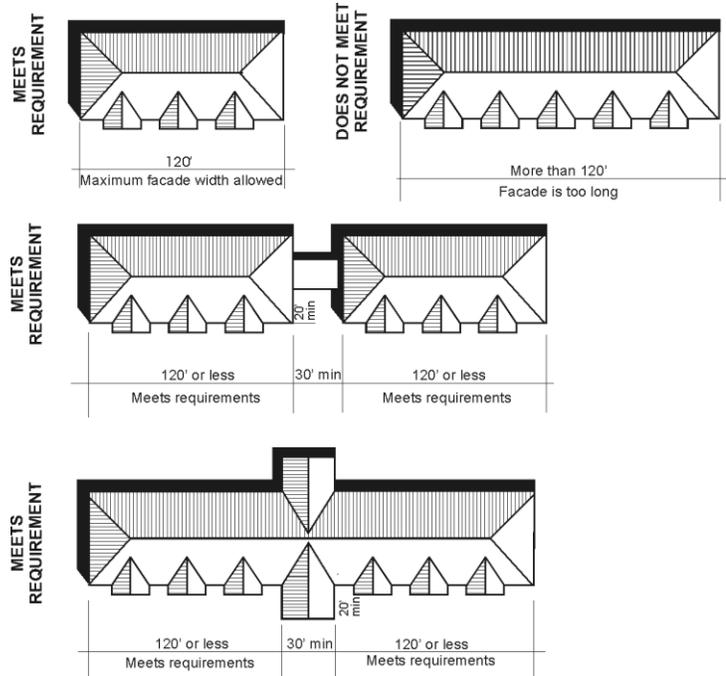
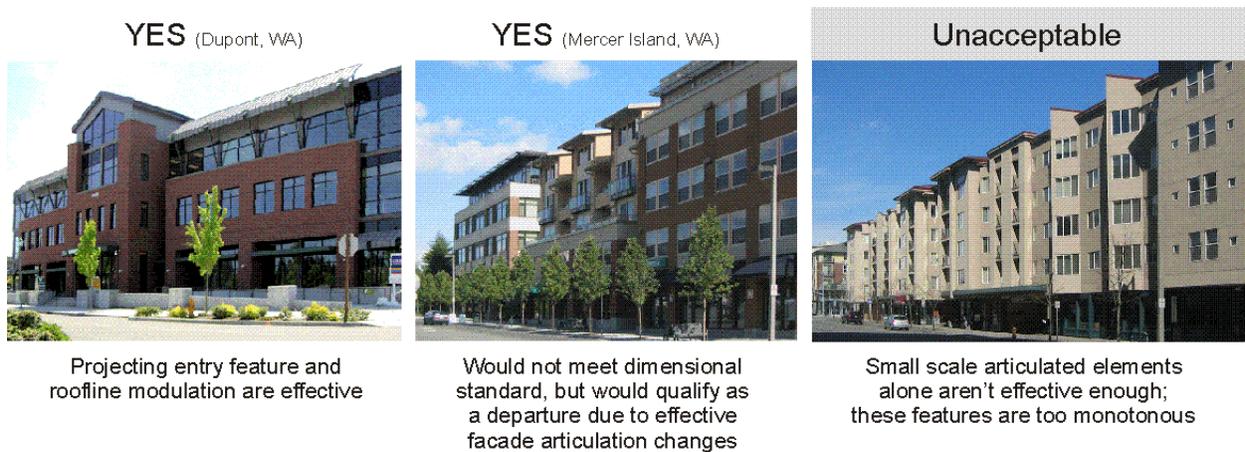


Figure 21B.30.310g. Façade width requirement examples.



YES (Dupont, WA)



Projecting entry feature and roofline modulation are effective

YES (Mercer Island, WA)



Would not meet dimensional standard, but would qualify as a departure due to effective facade articulation changes

Unacceptable



Small scale articulated elements alone aren't effective enough; these features are too monotonous

Figure 21B.30.310h. Acceptable and unacceptable examples of meeting maximum façade width standards.

21B.30.320

Building Design – Details.

(1) Details toolbox.

All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings shall employ at least one detail element from each of the three categories below for each façade facing a street or public space. For example, a large building with multiple storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the standards.

(a) Window and/or entry treatment:

- (i) Display windows divided into a grid of multiple panes;
- (ii) Transom windows;
- (iii) Roll-up windows/doors;
- (iv) Other distinctive window treatment that meets the intent of the standards;
- (v) Recessed entry;
- (vi) Decorative door;
- (vii) Arcade;
- (viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry; and/or
- (ix) Other decorative or specially designed entry treatment that meets the intent of the standards.

(b) Building elements and façade details:

- (i) Custom-designed weather protection element such as a steel or glass canopy, or cloth awning;
- (ii) Decorative, custom hanging sign(s);
- (iii) Decorative building-mounted light fixtures;
- (iv) Bay windows, trellises, towers, and similar elements; and/or
- (v) Other details or elements that meet the intent of these standards, as determined by the Director.

(c) Building materials and other facade elements:

- (i) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework;
- (ii) Artwork on building (such as a mural) or bas-relief sculpture;

- (iii) Decorative kick-plate, pier, belt course, or other similar feature;
- (iv) Hand-crafted material, such as special wrought iron or carved wood; and/or
- (v) Other details that meet the intent of the standards as determined by the Director.

“Custom,” “decorative,” or “hand-crafted” elements referenced above shall be distinctive or “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship as determined by the Director.



Figure 21B.30.320a. Examples of acceptable and unacceptable details.

(2) Window design.

Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or façade treatment that adds a sense of depth to the façade and/or visual interest to the building.

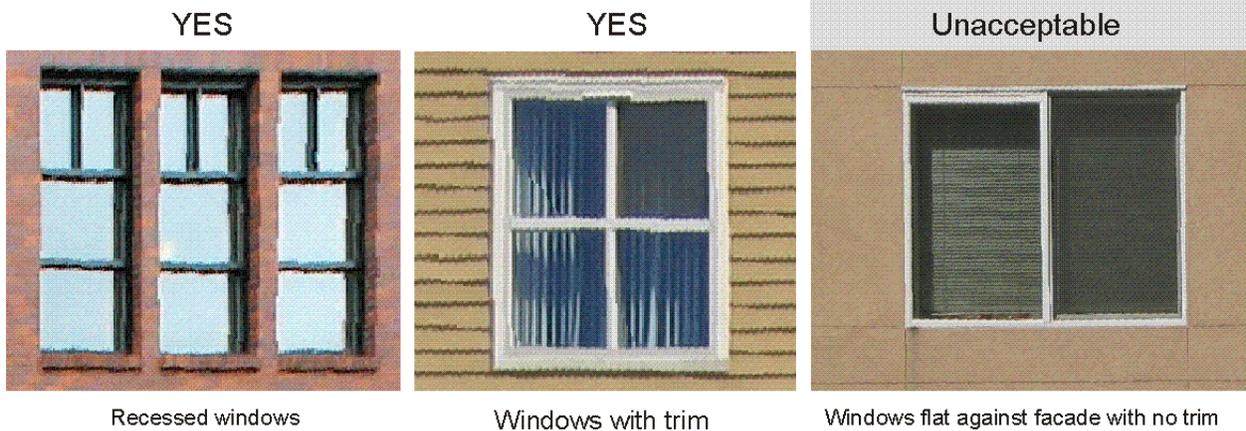


Figure 21B.30.320b. Acceptable and unacceptable window design examples.

(3) Principal building entrances.

The principal building entrances of all commercial, mixed-use, and multifamily buildings shall feature the following improvements, unless the Director determines an alternate solution better provides a safe, comfortable, and inviting entrance:

- (a) Pedestrian covering. Building entrances shall be covered by at least 50 square feet of pedestrian weather protection and be at least six feet wide. Entries are encouraged to satisfy this requirement by being set back into the building façade;
- (b) Lighting. Pedestrian entrances shall be lit to at least four foot-candles as measured on the ground plane for commercial buildings and two foot-candles for residential buildings;
- (c) Building or business name. Primary commercial use entries shall be identified with respect to building and/or business;
- (d) Visibility. Building entrances shall be visible from the roadway and/or major public pedestrian pathway;
- (e) Transparency. Primary commercial use entries shall feature glass doors or glazing near the door so that the visitor can view people opening the door from the other side;
- (f) Security. To the extent feasible, entries shall be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance); and
- (g) Architectural or artwork enhancements. Primary building entrances shall be enhanced by two or more of the following measures, which can be used to concurrently satisfy SMC 21B.30.320(1), Details:
 - (i) Special or ornamental doors, windows, or other architectural elements;
 - (ii) Special paving or materials (e.g., decorative tile work);
 - (iii) Special architectural lighting;
 - (iv) Landscaping;
 - (v) Artwork as approved by the Arts Commission; and/or
 - (vi) Other similar feature approved by the Director.

The Director's decision on the applicability of an element or treatment to meet this requirement is final.

(4) Secondary public access for commercial buildings.

Whereas these standards require businesses on a pedestrian-oriented street within the downtown to front on streets rather than parking lots, a large number of customers use the “secondary” entry off of a parking lot. Such businesses that have secondary public access shall comply with the following measures to enhance secondary public access (applies only to entries used by the public):

- (a) Weather protection at least three feet deep is required over each secondary entry;
- (b) A sign may be applied to the awning provided that the sign complies with other regulations and guidelines;
- (c) There shall be at least two foot-candles illumination on the ground surface;
- (d) One or more of the design elements noted in paragraph (3)(g) above shall be incorporated within or adjacent to the secondary entry; and
- (e) To the extent feasible, entries shall be visible from a public right-of-way and/or high pedestrian traffic area.



Figure 21B.30.320c. Acceptable and unacceptable examples of secondary public access.

21B.30.330

Building Design – Exterior materials and colors.

(1) Complementary and quality materials.

The intent of guidelines in SMC 21B.30.330 herein is that Town Center buildings complement each other in design character and exhibit a high-quality, low-maintenance exterior finish. Generally speaking, materials and colors, except for natural materials such as wood, brick, and stone, should not be employed to call attention to the building. Industrial materials, such as metal manufactured panels, glazing, and concrete, should be finished, detailed, and colored to at least meet industry standards and specifications and should exhibit a high degree of craftsmanship in fabrication and installation. Adhere to the Director's direction regarding materials and colors not covered in this section or where there is a question of quality appropriateness of a proposed material or color.

(2) Metal siding standards.

If metal siding is used, it shall have visible corner moldings and trim and shall not extend lower than two feet above grade. Masonry, concrete, or other durable material shall be incorporated between the siding and the ground plane. Metal siding may be used only in conjunction with other approved materials and may comprise no more than 25 percent of facades facing public rights-of-way or open space. Glazing, awnings, doors, and other features may count as portions of the façade. Pre-formed panels do not count as metal siding. Metal siding shall be factory finished, with a matt, non-reflective surface.

(3) Concrete block standards.

- (a) When used for the primary façade, buildings shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns. Concrete block may comprise no more than 25 percent of a façade facing a public right-of-way or open space.
- (b) Concrete block use on the side of fire walls/zero-lot line walls (when visible from a public street, pedestrian plaza, or parking area) shall include changes in textures and shapes, colors, and/or other masonry materials to add visual interest as determined by the Director.

(4) Standards for stucco or other similar troweled finishes.

- (a) Stucco and similar troweled finishes (including Exterior Insulation and Finish system or "EIFS") shall be trimmed in wood, masonry, or other material and shall be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 25 percent of the façade area facing a public right-of-way or open space;
- (b) Horizontal surfaces exposed to the weather shall be avoided; and
- (c) Stucco, EIFS, and similar surfaces should not extend below two feet above the ground plane. Concrete, masonry, or other durable material shall be used below the two-feet-above-grade line to provide a durable surface where damage is most likely.

(5) Wood products standards.

- (a) Use only exterior-grade wood products;
- (b) Plywood sheathing, “T-111,” and other sheet wood products shall not be used for exterior cladding, except as authorized by the Director. Architectural-grade panels, such as “Hardy Plank,” specifically fabricated and detailed for exterior cladding are generally acceptable;
- (c) Finish wood with exterior-grade sealer, stain, or paint; and
- (d) Detail exposed wood member edges to prevent weathering and deterioration.

(6) Stonework standards.

Stone facing shall be of natural or local stone, not Southwest sandstone or other material not typical of the Pacific Northwest.

(7) Prohibited materials.

The following materials are prohibited (in addition to any prohibited materials noted above):

- (a) Mirrored glass;
- (b) Chain-link fencing (except for temporary fencing and for parks);
- (c) Fiberglass products and similar sheet products; and
- (d) Back-lit vinyl awnings used as signs.

(8) Colors.

- (a) Intent. To encourage a wide range of harmonious building colors that complement the Town Center’s natural landscape and the envisioned diverse architectural character. The predominance of earth tones and background colors for building shells is to increase continuity within an otherwise wide range of building types and styles.
- (b) Acceptable colors. The following percentages are intended as a rough guide. The Director may allow variations that meet the guidelines’ intent.
 - (i) Basic building shell colors. Use any of the following colors, indicated as acceptable in Figure 21B.30.330a, for areas that total more than 20 percent of the building shell that is visible from public (including rights-of-way) or adjacent properties: earth tones (brown, beige, tan, red-brown, or ochre); grey or slate; dark, highly saturated (but not bright) colors (forest green, dark red, maroon, burnt orange, olive, dark brown, or terra cotta); or natural colors of materials such as brick, stone, or stained or sealed wood;
 - (ii) Trim and secondary colors. Use one or a combination of the following colors, indicated as acceptable in Figure 21B.30.330a, for up to 20 percent of the façade surfaces that are visible from public or adjacent properties, excluding glazing and roofs: earth tones (brown, beige, tan, red-brown, or ochre); grey or slate; white or ivory; dark, highly saturated (but not bright) colors (forest green, dark red, maroon, burnt orange, olive, dark brown, or terra cotta); natural colors of materials such as brick, stone, or stained or sealed wood; or black or charcoal;

- (iii) Accent colors. Use any accent color indicated as acceptable in Figure 21B.30.330a for not more than 10 percent of any building façade that is visible from public or adjacent properties: earth tones (brown, beige, tan, red-brown, or ochre); grey or slate; white or ivory; dark, highly saturated (but not bright) colors (forest green, dark red, maroon, burnt orange, olive, dark brown, or terra cotta); natural colors of materials such as brick, stone, or stained or sealed wood; primary and bright colors (such as purple or orange), gold, or metallic; or black or charcoal; and
- (iv) Roof. Use any color indicated as acceptable in Figure 21B.30.330a for roofs visible from the ground level of public or adjacent properties: earth tones (brown, beige, tan, red-brown, or ochre); grey or slate; dark, highly saturated (but not bright) colors (forest green, dark red, maroon, burnt orange, olive, dark brown, or terra cotta); natural colors of materials such as brick, stone, or stained or sealed wood; or black or charcoal.

	Basic Building/ Shell	Trim	Accent	Roof
Earth tones (brown, beige, tan, red-brown, or ochre)	λ	λ	λ	λ
Grey or slate	λ	λ	λ	λ
White or ivory		λ	λ	
Dark, highly saturated (but not bright) colors (forest green, dark red, maroon, burnt orange, olive, dark brown, or terra cotta)	λ	λ	λ	λ
Natural colors of materials such as brick, stone, or stained or sealed wood	λ	λ	λ	λ
Primary or bright colors (such as purple or orange), pastels, gold, or metallic			λ	
Black or charcoal		λ	λ	λ

Figure 21B.30.330a. Building color standard summary matrix.

- (c) Color combinations that are signature elements for corporate businesses are restricted to 10 percent of each building façade as accent colors.

21B.30.340

Building Design – Blank walls.

(1) Blank wall definition.

A wall (including building façades and retaining walls) is considered a blank wall if:

- (a) A ground floor wall or portion of a ground floor wall over six feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door with glazing; or
- (b) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

(2) Blank wall treatments.

Untreated blank walls visible from a public street, park or pedestrian pathway are prohibited. Methods to treat blank walls can include:

- (a) Display windows at least 18 inches deep and integrated into the façade. Tack on display cases don't qualify as a blank wall treatment. Figure 21B.30.100c shows an example of a tack on display case;
- (b) Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 75 percent of the wall's surface within three years;
- (c) Installing a vertical trellis in front of the wall with climbing vines or plant materials; and/or
- (d) Special building detailing that adds visual interest at a pedestrian scale as determined by the Director. Such detailing shall use a variety of surfaces; monotonous designs will not meet the intent of the standards.

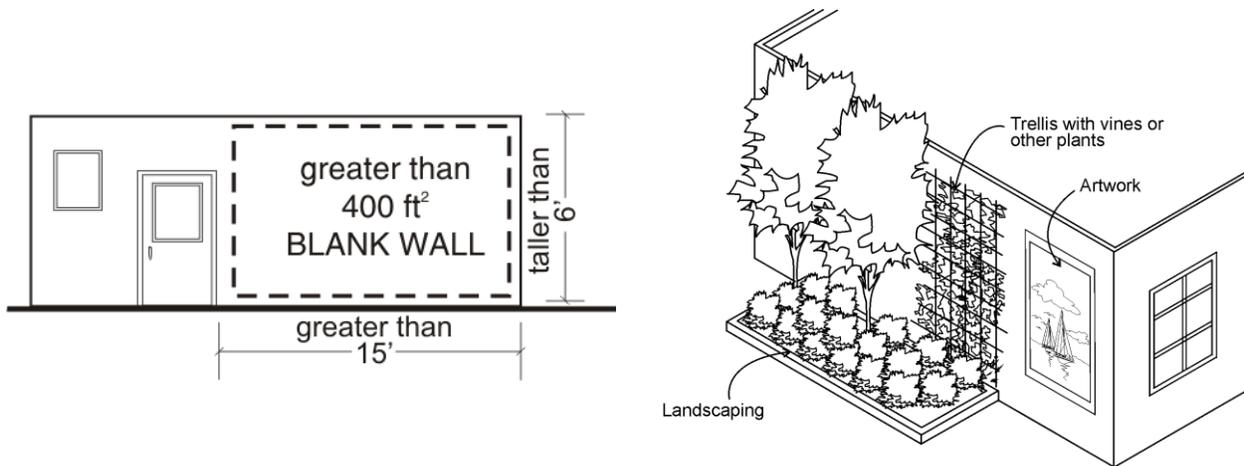


Figure 21B.30.340a. Blank wall definition and examples of acceptable treatments.

21B.30.350

Building Design – Parking garage design.

(1) Parking Garage Design

- (a) Parking garages shall be designed to obscure the view of parked cars at the ground level with parking preferred to the back of buildings or underground.
- (b) Ground-level parking garages facing pedestrian-oriented streets are not allowed. Ground-level parking may be allowed on mixed-use streets if street trees approved by the City are provided.
- (c) Where the garage wall is built to the sidewalk edge, the façade shall incorporate a combination of artwork, grillwork, special building material or treatment/design, and/or other treatments as approved by the City that enhance the pedestrian environment. Ground-level parking garage floors shall conform to Sections SMC 21B.30.310 and .320. Small setbacks with terraced landscaping elements can be particularly effective in softening the appearance of a parking garage and may satisfy this requirement if approved by the Director.
- (d) Upper-level parking garages shall use articulation treatments or landscaped screening that break up the massing of the garage and add visual interest, and obscure the view of parked cars from adjacent properties.

Figure 21B.30.350a below illustrates examples of acceptable parking garage treatments.

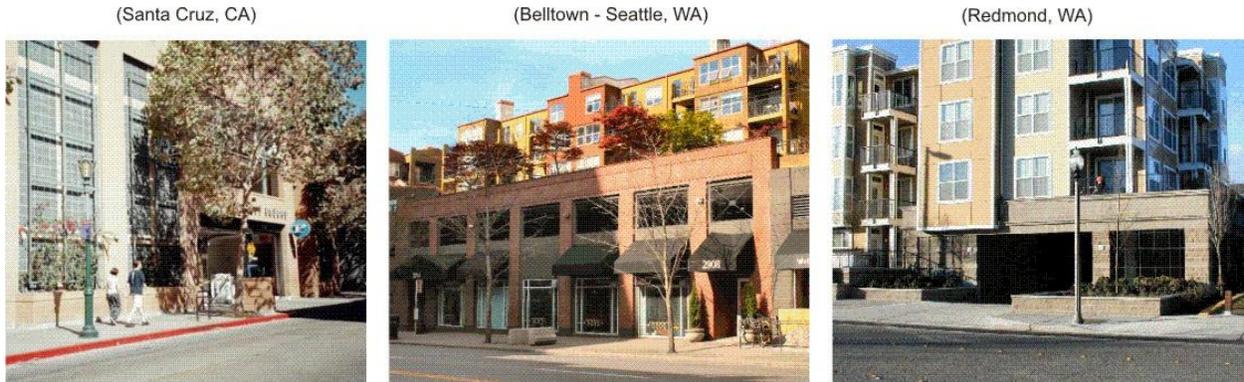


Figure 21B.30.350a. Acceptable parking garage design examples.

PART 4: SINGLE-FAMILY, DUPLEXES, AND COTTAGES

21B.30.400

Single-Family – Subdivision design.

(1) Development of “neighborhoods.”

New detached single-family/duplex subdivisions shall be designed to integrate with the larger mixed-use development and with surrounding properties and neighborhoods. Subdivisions shall be designed so that individual, separately developed projects work together to create distinct neighborhoods, instead of disjointed or isolated enclaves. To accomplish this, such developments shall comply with the following standards:

- (a) Provide for a connected network of streets per SMC 21B.30.110.
- (b) Provide for public open space per SMC 21B.30.160.
- (c) Provide for pedestrian-friendly street design per SMC 21B.30.230.
- (d) Provide for pedestrian-friendly building design that promotes “eyes on the street” and deemphasizes the garage (see SMC 21B.30.410).

(2) Cul-de-sac streets.

The use of cul-de-sac streets is not allowed unless the Director determines there is no other feasible option (for example, the development site is long and narrow and surrounded on three sides by a critical area).

(3) Alleys.

- (a) The use of alleys is encouraged to minimize the appearance of garages from the street. For developments with more than 20 single-family dwelling units, at least 25 percent of the homes should be served by alleys. If a development is to be constructed in phases, then this requirement applies to each phase of construction.
- (b) Alleys shall be designed to incorporate landscaping and lighting elements. Specifically:
 - (i) Landscaping elements may be used as an alternative to fencing to separate private yard space from the alley;
 - (ii) Fences shall be set back at least three feet from the alley (pavement) to provide for landscaping to soften the fence. See Figure 21B.30.400a below for a good example of how landscaping can enhance the design of an alley; and
 - (iii) Garages shall feature building mounted lighting to provide illumination of alleys for safety.



Figure 21B.30.400a. Acceptable and unacceptable alley designs.

(4) Alternative lot configurations.

Encourage alternative lot configurations, including:

- (a) Zero lot line. This is a configuration where the house and/or garage are built up to one of the side property lines, providing the opportunity for more usable side yard space. Standards:
 - (i) Dwelling units and accessory structures may be placed on one interior side property line. The opposite side yard shall be at least ten feet;
 - (ii) Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows; and
 - (iii) Eaves along a zero lot line may project a maximum of 18 inches over the adjacent property line.

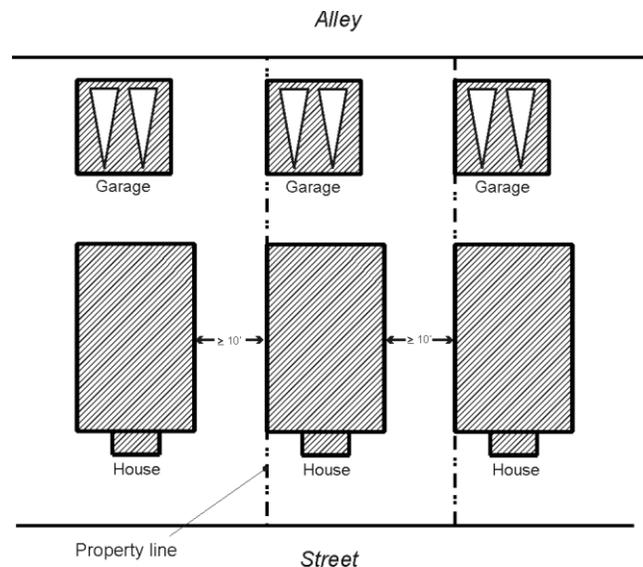


Figure 21B.30.400b. Zero lot line example.

- (b) Courtyard Access Lots. This includes a series of lots clustered around a private internal roadway. Standards:
- (i) Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access);
 - (ii) Maximum length of a courtyard access: One-hundred feet (or deeper if approved by the local fire department);
 - (iii) Surface width of courtyard access: Fifteen feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics); and
 - (iv) An easement of 20 feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and shall be recorded on the final plat.

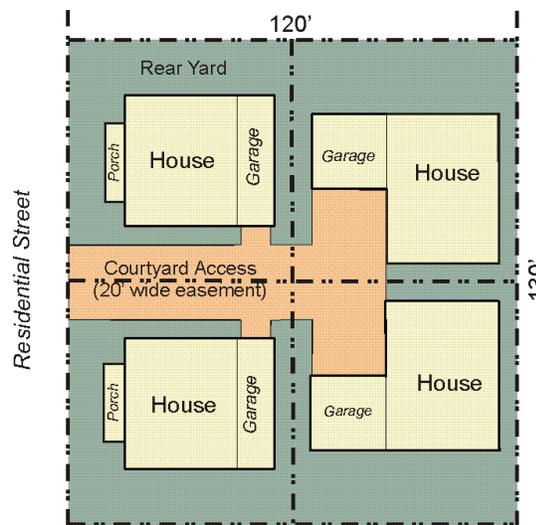


Figure 21B.30.400c. Examples of courtyard access lots.

- (c) Pedestrian-only entry lots. This includes configurations where one or more lots are clustered around a pedestrian easement and/or common open space and do not front on a street. Standards:
- (i) A pedestrian entry easement shall be provided to all homes that do not front on a street, alley, or common open space;
 - (ii) Pedestrian entry easements shall be a minimum of 15 feet wide with a five-foot minimum sidewalk; and
 - (iii) These lots shall contain private detached or shared garages off an alley or other access if approved by Public Works and reviewed for conflicts with existing codes.

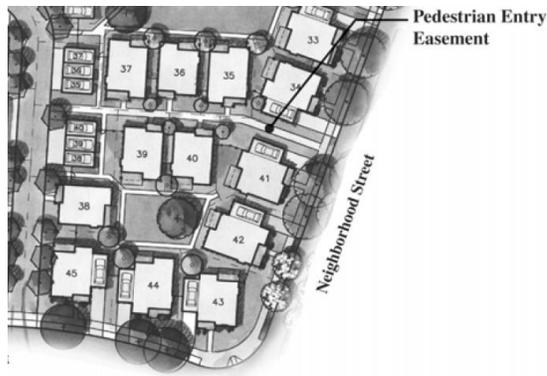


Figure 21B.30.400d. Pedestrian-only entry lot configuration examples (right image is from Issaquah Highlands, WA).

(5) Stormwater management.

All developments shall adhere to sub-basin plans per SMC 21B.30.170.

21B.30.410

Single-Family and Duplexes – Lot and building design.

(1) Intent.

- (a) To enhance the character of the street;
- (b) To deemphasize garages and driveways as major visual elements along the street;
- (c) To provide usable yard space for residents; and
- (d) To emphasize landscaping in residential neighborhoods and minimize impervious surfaces.

(2) Garages placement and design.

- (a) Where lots front on a public street and where vehicular access is from the street, garages or carports shall be set back at least five feet behind the front wall of the house or front edge of an unenclosed porch. On corner lots, this standard shall only apply to the designated front yard;
- (b) The garage face shall occupy no more than 50 percent of the ground-level façade facing the street;
- (c) Where lots abut an alley, the garage or off-street parking area shall take access from the alley, unless precluded by steep topography; and
- (d) Garages facing the street shall have similar materials and building forms as the residence, and the front facades shall be enhanced with building details such as decorative lighting or a trellis.

(3) Driveway standards.

- (a) No more than one driveway per dwelling unit;
- (b) Driveways for individual lots 50 feet or wider may be up to 20 feet in width; and
- (c) Driveways for individual lots less than 50 feet wide may be up to 12 feet in width. Tandem parking configurations may be used to accommodate two-car garages.

(4) Covered entry.

All houses shall provide a covered entry with a minimum dimension of eight feet by six feet. Exceptions may be granted by the Director for the use of regional housing styles that do not traditionally contain such entries. Porches up to 200 square feet may project into the front yard. See SMC 21B.25.190.

(5) Windows on the street.

Transparent windows and/or doors are required on at least 15 percent of the facade (all vertical surfaces facing the street) as determined by the Director.

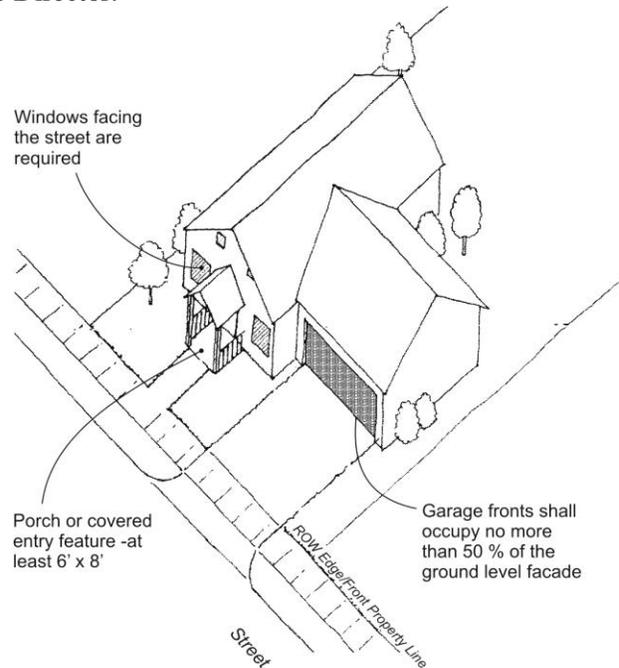


Figure 21B.30.410a. Some single-family design requirements.

(6) Stormwater management.

All developments shall adhere to sub-basin plans per SMC 21B.30.170.

(7) Minimum landscaped open space.

All single family housing lots shall provide landscaped open space at least equal to 40 percent of the lot area. See SMC 21B.30.160(1)(e) and 21B.35 for the definition and provisions for landscaped open space. Critical areas, naturally vegetated areas, and all other landscaped areas shall be counted as landscaped open space provided they are on the applicable lot.

(8) Minimum useable open space.

All residences with garages in the back yard shall provide a contiguous open space equivalent to 10 percent of the lot size. Such open space shall not be located within the front yard. The required open space shall feature a minimum dimension of 15 feet on all sides. For example, a 3,000 square foot lot would require a contiguous open space of at least 300 square feet, or 15 feet by 20 feet in area. Rooftop decks with direct and level access from dwelling units may be used to meet the requirements. Driveways shall not count in the calculations for usable open space. The Director may modify this requirement for angled building orientations, non-rectilinear or constrained (such as lots with steep topography) lots.

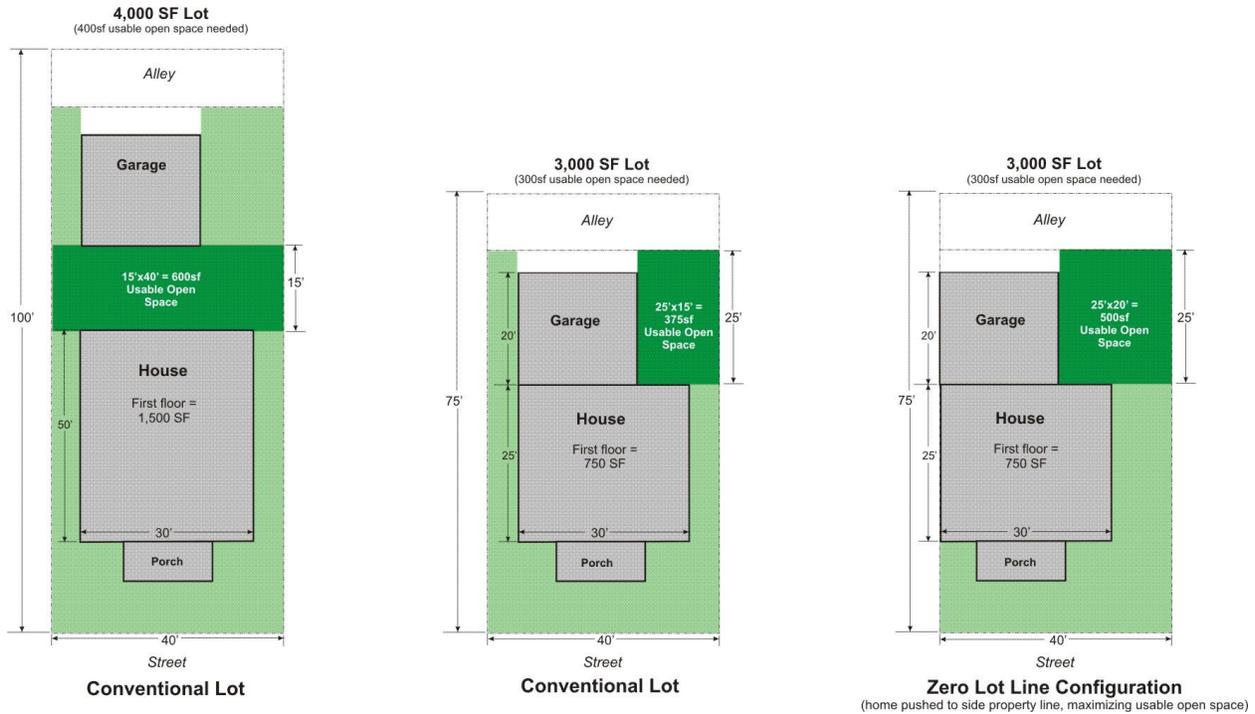


Figure 21B.30.410b. Open space requirements for alley-loaded lots.

(9) Duplex design standards.

Duplexes should be designed similar in nature to single-family homes and shall feature a visible entry and windows facing the street. The visibility of driveways and garages shall be minimized and sufficient private open space provided. Specifically, duplexes shall comply with subsections 21B.30.410 (1) through (6) above with the following exceptions and additional provisions:

- (a) Duplexes may include a 20-foot wide shared driveway or two 12-foot driveways on opposite ends of the lot;
- (b) Separate covered entries for each unit are required;
- (c) Duplexes on corner lots shall place pedestrian entries on opposite streets; and
- (d) At least 10 percent of the street-facing façade shall be windows or other glazing (e.g., door glazing).

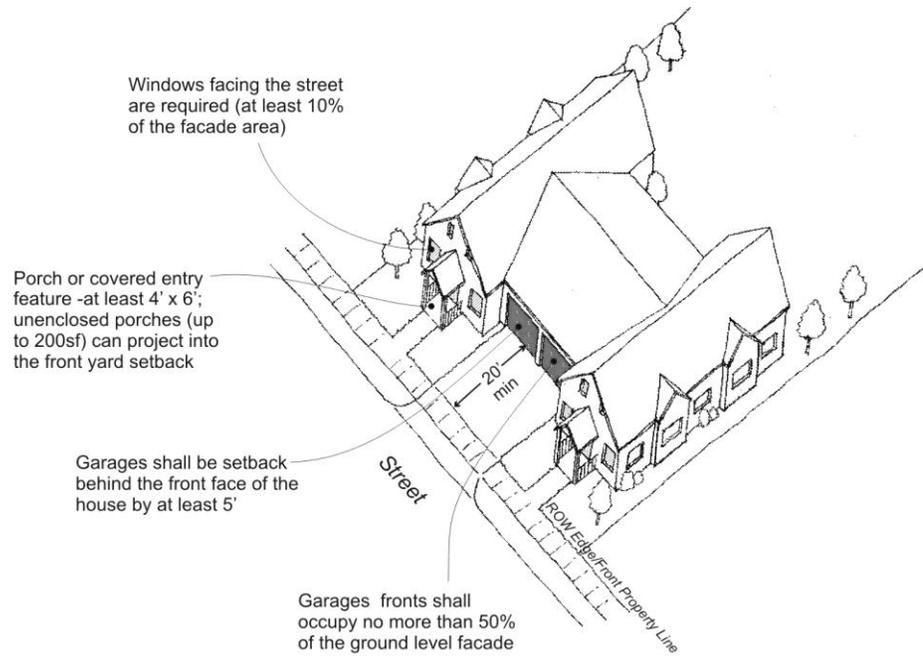


Figure 21B.30.410c. Diagram illustrating some duplex design standards.

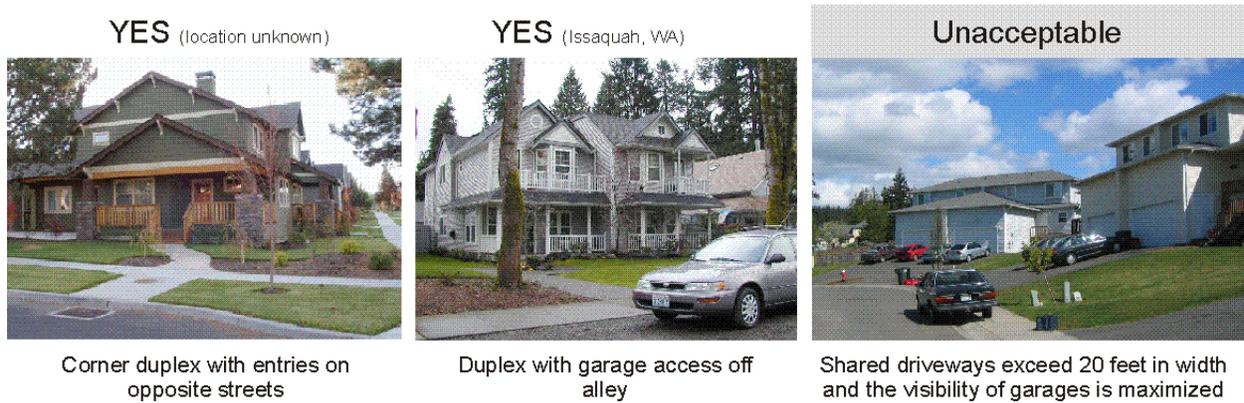


Figure 21B.30.410d. Examples of duplex standards.

21B.30.420

Single-Family – Cottage housing.

(1) Intent.

- (a) To provide an opportunity for small, detached housing types clustered around a common open space;
- (b) To ensure that cottage developments contribute to the overall character of the Town Center;
- (c) To provide for centrally located and functional common open space that fosters a sense of community;
- (d) To provide for semi-private area around individual cottages to enable diversity in landscape design and foster a sense of ownership;
- (e) To minimize visual impacts of parking areas on the street and adjacent properties and the visual setting for the development; and
- (f) To promote conservation of resources by providing for clusters of small dwelling units on a property.

(2) Description.

Cottage housing refers to clusters of small detached dwelling units arranged around a common open space.

(3) Lot configuration.

Cottages may be configured as condominiums or fee-simple lots provided they meet the standards herein.

(4) Density bonus.

Due to the smaller relative size of cottage units, each cottage shall be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of six cottages would be equivalent to three dwelling units.

(5) Table of dimensional standards.

Dimensional standards for cottages are identified below:

Standard	Requirement
Maximum Floor Area	1,200SF
Maximum Floor Area/Ground or Main Floor	800 SF
Minimum Common Space (See Design Standards below for more info)	400 SF/unit
Minimum Private Open Space (See Design Standards below for more info)	200 SF/unit
Maximum Height for Cottages	25' (all parts of the roof above 18' shall be pitched with a minimum roof slope of 6:12)

Standard	Requirement
Maximum Height for Cottage Accessory Structures	18'
Setbacks (to exterior property lines)	Same as Single-Family Detached (except as noted in 21B.30.420(6))
Minimum Landscaped Open Space [see SMC 21B.30.160(1)(e) and 21B.35]	40% of site
Minimum Distance Between Structures (Including accessory structures)	10'
Minimum Parking Spaces per Cottage:	1.5

(6) Units in each cluster.

Cottage housing developments shall contain a minimum of four and a maximum of 12 cottages located in a cluster to encourage a sense of community among the residents. A development site may contain more than one cottage housing development.

(7) Parking and driveway location and design.

- (a) Parking shall be located on the same property as the cottage development;
- (b) Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages. Parking is prohibited in the front and interior setback areas;
- (c) Parking and vehicular areas shall be screened from public street and adjacent residential uses by landscaping or architectural screens. For parking lots adjacent to the street, at least 10 feet of Type III landscaping shall be provided between the sidewalk and the parking area. For parking lots along adjacent residential uses, at least 5 feet of Type I, II, or III shall be required. The Director will consider alternative landscaping techniques provided they effectively mitigate views into the parking area from the street or adjacent residential uses and enhance the visual setting for the development;
- (d) Parking shall be located in clusters of not more than five adjoining uncovered spaces (except where adjacent to an alley). Exceptions will be considered by the Director provided alternative configurations improve the visual setting for development;
- (e) Garages may be attached to individual cottages provided all other standards herein are met and the footprint of the ground floor, including garage, does not exceed 1,000 square feet. Such garages shall be located away from the common open spaces; and
- (f) No more than one driveway per cottage cluster shall be permitted, except where clusters front onto more than one street.

(8) Common open space requirements.

- (a) Shall abut at least 50 percent of the cottages in a cottage housing development;
- (b) Shall have cottages abutting on at least two sides;

- (c) Cottages adjacent to common open space shall be oriented around and have the main entry from the common open space;
- (d) Cottages shall be within 60 feet walking distance of the common open space; and
- (e) Open space shall include at least one courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet.

(9) Required private open space.

Required private open space shall be adjacent to each dwelling unit, for the exclusive use of the cottage resident(s). The space shall be usable (not on a steep slope) and oriented toward the common open space as much as possible, with no dimension less than 10 feet.

(10) Porches.

Cottage facades facing the common open space or common pathway shall feature a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side.

(11) Covered entry and visual interest.

Cottages facing a public street shall provide:

- (a) A covered entry feature (with a minimum dimension of six feet by six feet) visible from the street;
- (b) At least 10 feet of landscaped open space between the residence and the street; and
- (c) At least two architectural details approved by the Director, such as:
 - (i) Decorative lighting;
 - (ii) Decorative trim;
 - (iii) Special door;
 - (iv) Trellis or decorative building element; and/or
 - (v) Bay window.

Alternative design treatments may be considered by the Director provided the design treatments provide visual interest to the pedestrian.

(12) Character and diversity.

Cottages and accessory buildings within a particular cluster shall be designed within the same “family” of architectural styles. Examples elements include:

- (a) Similar building/roof form and pitch;
- (b) Similar siding materials;
- (c) Similar porch detailing; and/or
- (d) Similar window trim;

A diversity of cottages can be achieved within a “family” of styles by:

- (e) Alternating porch styles (such as roof forms);
- (f) Alternating siding details on facades and/or roof gables; and/or
- (g) Different siding color.

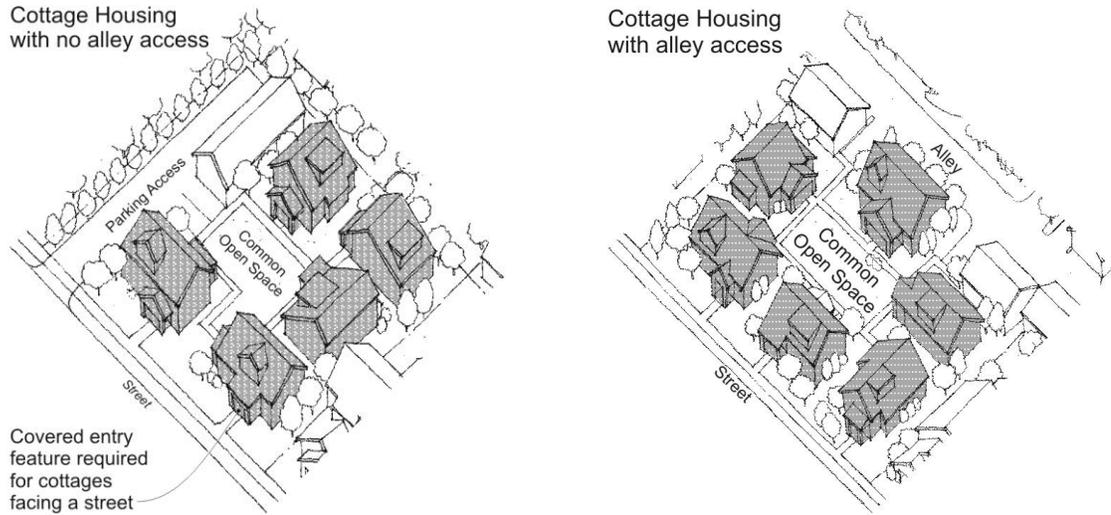


Figure 21B.30.420a. Typical cottage housing layouts.



Figure 21B.30.420b. Cottage housing examples.

(13) ADA Accessibility.

Developments are encouraged to maximize the number of units that are accessible per ADA requirements as provided in the adopted International Building Code.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.35

DEVELOPMENT STANDARDS – LANDSCAPING AND IRRIGATION

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21B.35.010

Purpose.

The purpose of this chapter is to preserve the aesthetic character of the Town Center planning area, to improve the aesthetic and functional quality of the built environment, to promote retention and protection of existing vegetation; to promote water efficiency, to provide a drainage function to manage hydrology closest to the source, to reduce the impacts of development on drainage systems and natural habitats, to increase privacy for residential zones, and to promote native wildlife.

The desired result of landscaping and site design standards is that the Town Center exhibit a predominantly natural landscape character emphasizing mature plants and informal, naturalistic layout. Within this naturalistic backdrop there may be areas of more formal, urban character where the type and intensity of uses or the desire for a more garden-like setting are appropriate.

Another goal of the landscape concept is to improve ecological functions, such as surface water retention, temperature reduction, and habitat enhancement. Landscape schemes that enhance the local ecology are preferred.

- (1) Providing visual relief from large expanses of parking areas and reduction of perceived building scale;
- (2) Enhancing built structures and open spaces;
- (3) Adding visual interest and variety in the Town Center;
- (4) Providing physical separation between residential and nonresidential areas;
- (5) Providing visual screens and barriers as a transition between differing land uses as required in SMC 21B.30.150(4);
- (6) Retaining existing vegetation and significant trees by incorporating them into the site design;
- (7) Providing increased areas of permeable surfaces to allow for:
 - (a) Infiltration of surface water into groundwater resources;
 - (b) Reduction in the quantity of storm water discharge; and
 - (c) Improvement in the quality of storm water discharge;
- (8) Encouraging the use of native plant species by their retention or use in the landscape design;
- (9) Requiring water use efficiency through water budgeting and efficient irrigation design standards;
- (10) Encouraging the use of a diversity of plant species that promote native wildlife habitat.
- (11) Applying bioretention design standards in SMC LID Ordinance 21A.85.040 (7) and King County 2009 Manual.

21B.35.020

Application.

Except for communication facilities regulated pursuant to Chapter 21B.55 SMC, all new development shall be subject to the landscaping provisions of this chapter.

21B.35.030
Landscaping

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

(1) Type I Landscaping Screen.

- (a) Type I landscaping shall function as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas and to screen unwanted views;
- (b) Type I landscaping shall minimally consist of:
 - (i) A mix of primarily evergreen trees, shrubs, perennials, and groundcover generally interspersed throughout the landscape strip and spaced to form a continuous screen;
 - (ii) Between 70 and 90 percent evergreen trees (use of Leyland Cedars is discouraged);
 - (iii) Trees provided at the rate of one per 100 square feet or one per 10 linear feet, whichever is greater, of landscape strip;
 - (iv) Evergreen shrubs or perennials provided at the rate of one per 20 square feet of landscape strip;
 - (v) Perennials;
 - (vi) Groundcover pursuant to SMC 21B.35.080;
 - (vii) Applicants shall demonstrate to the director's satisfaction that the selected plant materials and configuration will be able to completely screen 80 percent of the unwanted views within three years of planting and fully screen the unwanted view within six years. This requirement will account for the size of materials planted and their typical growth rate; and
 - (viii) No plants included in the King County Noxious Weed list.

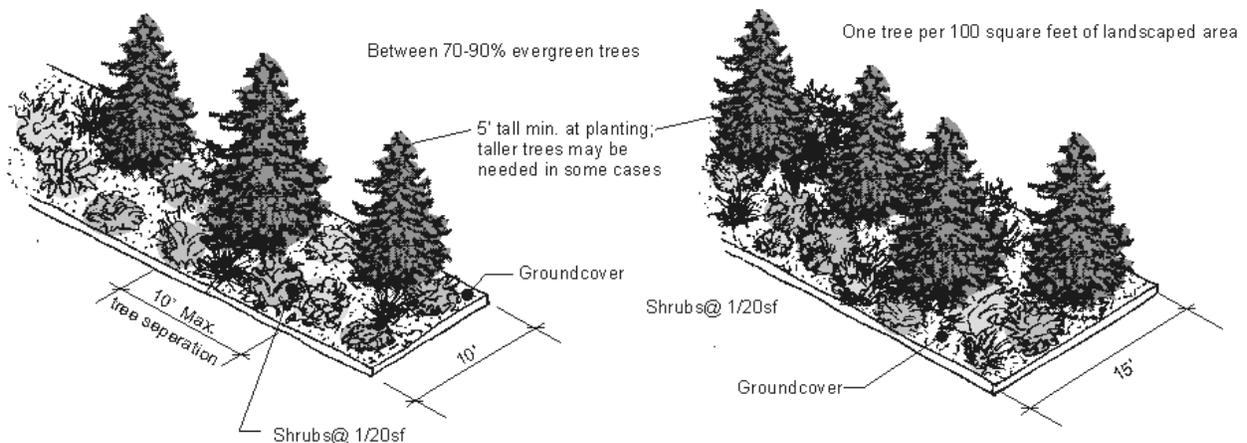


Figure 21B.35.030a. Type I landscaping standards.

(2) Type II Landscaping Screen.

- (a) Type II landscaping is a “filtered screen” that functions as a visual separator. This landscaping is typically found between differing types of residential development, and to screen unwanted views from the pedestrian environment;
- (b) Type II landscaping shall minimally consist of:
 - (i) A mix of evergreen and deciduous trees, shrubs, perennials, and groundcover generally interspersed throughout the landscape strip spaced to create a filtered screen;
 - (ii) At least 50 percent deciduous trees and at least 30 percent evergreen trees (use of Leyland Cedars is discouraged);
 - (iii) Trees provided at the rate of one per 200 square feet or one per 20 linear feet, whichever is greater, of landscape strip;
 - (iv) Shrubs and perennials provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center;
 - (v) Perennials;
 - (vi) Groundcover pursuant to SMC 21B.35.080;
 - (vii) Applicants shall demonstrate to the director’s satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate;
 - (viii) No plants included in the King County Noxious Weed list.

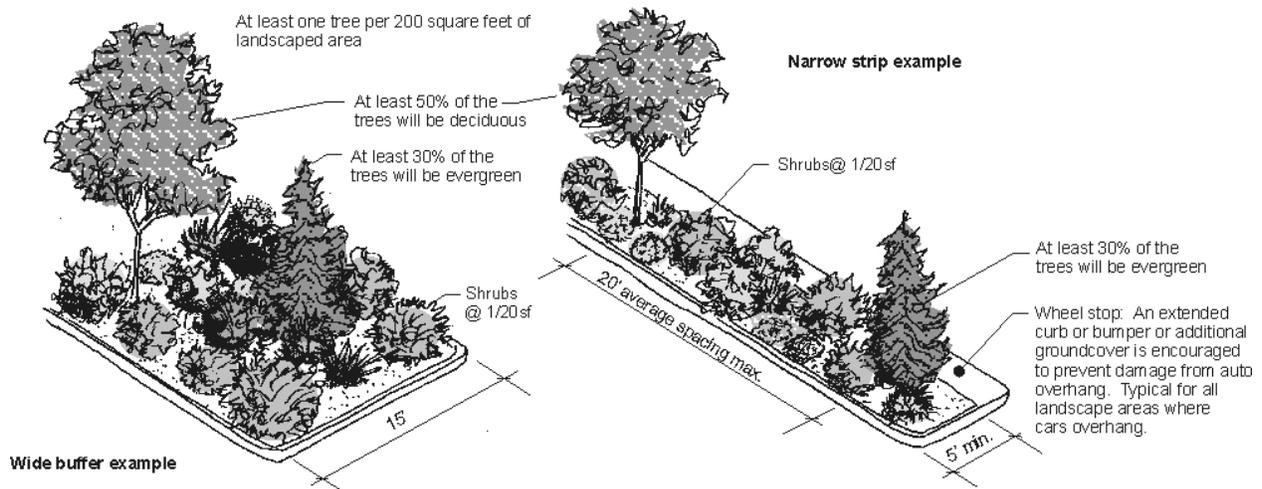


Figure 21B.35.030b. Type II landscaping standards.

- (c) Curb cuts shall be provided where wheel stops or other structural barriers are present to allow surface water to drain to landscaped areas from adjacent impervious surfaces.

(3) Type III Landscaping Screen.

- (a) Type III landscaping is a “see-through screen” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between multifamily developments;
- (b) Type III landscaping shall minimally consist of:
 - (i) A mix of deciduous and evergreen trees generally interspersed throughout the landscape strip and spaced to create a continuous canopy;
 - (ii) At least 70 percent deciduous trees;
 - (iii) Trees provided at the rate of one per 250 square feet or one per 25 linear feet, whichever is greater, of landscape strip and spaced no more than 30 feet apart on center;
 - (iv) Shrubs provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center;
 - (v) Perennials
 - (vi) Groundcover pursuant to SMC 21B.35.080;
 - (vii) Applicants shall demonstrate to the director’s satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate; and
 - (viii) No plants included in the King County Noxious Weed list.

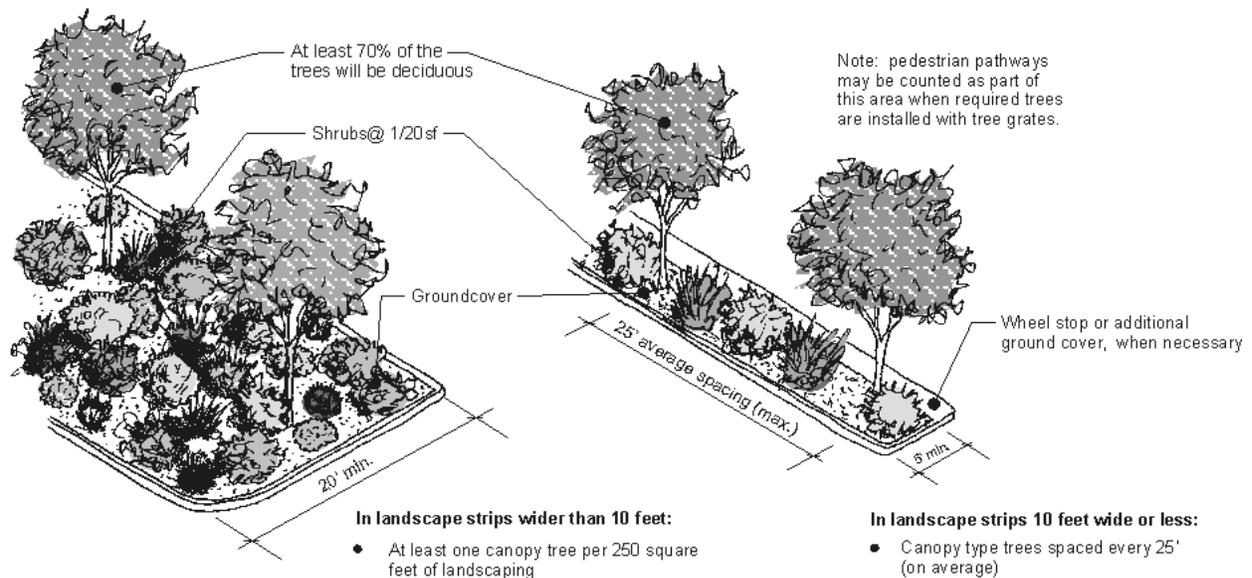


Figure 21B.35.030c. Type III landscaping standards.

4) Type IV Landscaping.

- (a) Type IV landscaping refers to enhanced woodland that functions as a buffer between different intensities of uses. These areas feature existing trees and vegetation, but often need supplemental planting to effectively function as an attractive buffer.
- (b) Type IV landscaping shall minimally consist of:
 - (i) Trees, shrubs, perennials and ground covers that are native to the Puget Sound and are appropriate to the conditions of the site.
 - (ii) Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in three growing seasons;
 - (iii) Minimum 20 feet in width if used as a screen;
 - (vi) Applicants shall demonstrate to the director's satisfaction that the selected plant materials and configuration will meet the intent of the standards within three years of planting. This requirement will account for the size of materials and the growth rate; and
 - (vii) No plants included in the King County Noxious Weed list.

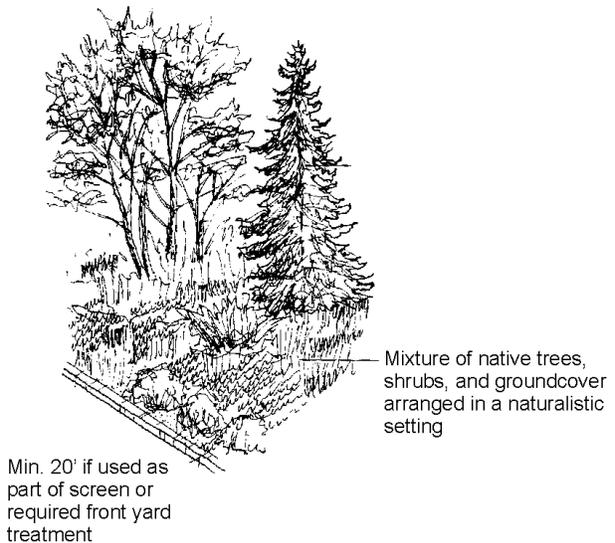


Figure 21B.35.030d. Type IV landscaping standards.

(5) Type V Landscaping.

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

- (b) Type V landscaping may include any combination of plant materials provided the area complies with SMC 21B.35.070 and 21B.35.080.
- (c) No plants included in the King County Noxious Weed list.

(6) **Type VI Landscaping – Bioretention**

- (a) Type VI landscaping refers to vegetated areas that function as bioretention for the treatment of stormwater runoff from hard surfaces. These areas feature vegetation and subsurface drainage features that treat, retain, and infiltrate stormwater runoff.
- (b) Type VI landscaping shall be constructed, planted and maintained in general accordance with the 2005 Puget Sound Action Team Low Impact Development Technical Guidance Manual for Puget Sound, or equivalent. [Reference figure 6.1.2 from 2005 PSAT Manual]
- (c) Type VI landscaping shall minimally consist of:
 - (i) Trees, shrubs, perennials and ground covers tolerant of summer drought, ponding fluctuations and saturated soil conditions for prolonged lengths of time anticipated by the facility design and hydrologic conditions.
 - (ii) Plants should be tolerant of typical pollutants from surrounding surfaces, such as petroleum hydrocarbons, dissolved metals, and fertilizers.
 - (iii) Plantings should consist of native plant types, at least 15% of the plant palette shall be evergreen. Planting and grading for drainage features should be designed be integrated aesthetically with the surrounding landscape and urban design elements.
 - (iv) Visual buffering, sight distances and setbacks should be considered for landscaping adjacent to roadways.
 - (v) The planting and bioretention soil media shall consist of a bioretention soil mix in accordance with the January 2009 WSU Pierce County Extension “Bioretention Soil Mix Review and Recommendations for Western Washington,” or equivalent.
 - (vi) No plants included in the King County Noxious Weed list..

(7) **Type VII Landscaping- Green Roofs**

- (a) Type VII landscaping refers to vegetated roofs, living roofs, eco-roofs and roof-top gardens. These roofs feature vegetation on top of a growing medium with drainage, water storage and root barrier on top of a roofing membrane and structural support.
- (b) Type VII landscaping shall be constructed, planted and maintained in general accordance with the 2005 Puget Sound Action Team Low Impact Development Technical Guidance Manual for Puget Sound, the adopted Sammamish Stormwater Code, or equivalent.
- (c) Type VII landscaping shall minimally consist of:
 - (i) Trees (in the case of roof top gardens only), shrubs, and ground covers adapted to harsh conditions, including seasonal drought, high winds and strong sun exposure. Plants should

be adapted or native to the installation area.

- (ii) With the exception of roof top gardens, plants should have compact forms and require very little maintenance and pruning.

21B.35.055

Landscaping – Drainage.

Detention facilities shall be designed and landscaped as a visual amenity and environmental restoration. (See Figure SMC 21B.30.170a.)

- (1) Revisions to plans or additional landscaping requirements may be required to ensure that the proposed landscaping provides a visual amenity and environmental restoration
- (2) Trails or walkways may be incorporated into the landscaping plan.
- (3) Landscaped areas should be topographically lower than surrounding areas, where possible, in order to facilitate surface water drainage to these areas.

21B.35.060

Landscaping – Surface parking areas.

Parking area landscaping shall be provided within surface parking areas with 10 or more parking stalls for the purpose of providing shade, diminishing the visual impacts of large paved areas, and providing stormwater management. Island and planter strips shall be designed to work as raingardens, sloped grading and curb cuts. Surface parking areas shall be as follows:

- (1) Residential developments with common parking areas shall provide planting areas at the rate of 20 square feet per parking stall;
- (2) Commercial, industrial, or institutional developments shall provide landscaping at a rate of:
 - (a) Twenty square feet per parking stall when 10 to 30 parking stalls are provided; and
 - (b) Twenty-five square feet per parking stall when 31 or more parking stalls are provided;
- (3) Trees shall be provided and distributed throughout the parking area at a rate of:
 - (a) One tree for every five parking stalls for a commercial or industrial development; and
 - (b) One tree for every 10 parking stalls for residential or institutional development;

- (4) The maximum distance between any parking stall and landscaping shall be no more than 100 feet;
- (5) Pavers shall provide pedestrian access adjacent to planters.
- (6) Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang and curb cuts shall be provided in these barriers to allow surface water to flow into landscaped areas.; and
- (7) Parking area landscaping shall consist of:
 - (a) Canopy-type deciduous trees, evergreen trees, evergreen shrubs, perennials, and groundcovers planted in islands or strips;
 - (b) Shrubs planted at a rate of one per 20 square feet of landscaped area and maintained at a height of no more than 42 inches;
 - (c) Plantings contained in planting islands or strips having an area of at least 100 square feet and with a narrow dimension of no less than five feet;
 - (d) Groundcover pursuant to SMC 21B.35.080; and
 - (e) At least 70 percent of trees are deciduous; and
- (8) Landscaped areas serve as stormwater treatment facilities.

21B.35.070

Landscaping – General standards for all landscape areas.

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

- (1) Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).
- (2) All new turf areas, except all-weather, sand-based athletic fields shall:
 - (a) Be augmented with a two-inch layer of stabilized compost material or a four-inch layer of organic material with a minimum of eight percent organic material cultivated a minimum of eight inches deep; or
 - (b) Have an existing organic content of eight percent or more to a depth of six inches as shown in a soil sample analysis. The soil analysis shall include:
 - (i) Determination of soil texture, indicating percentage of organic matter;
 - (ii) An approximated soil infiltration rate (either measured or derived from soil/texture/infiltration rate tables). A range of infiltration rates shall be noted where appropriate; and
 - (iii) Measure pH value.
- (3) Landscape areas, except turf or areas of established groundcover, shall be covered with at least two inches of stabilized compost to minimize evaporation.

- (4) Plants having similar water use characteristics shall be grouped together in distinct hydro zones.
- (5) Plant selection shall consider adaptability to climatic, geologic, and topographical conditions of the site. Preservation of existing vegetation is encouraged.
- (6) Green roof landscaping standards pursuant to SMC 21B.35.050 – Type VII.

21B.35.080

Landscaping – Additional standards for required landscape areas.

In addition to the general standards of SMC 21B.35.070, landscape areas required pursuant to SMC 21B.35.040 through 21B.35.060 shall conform to the following standards:

- (1) No plants included in the King County Noxious Weed list.
- (2) All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the “American Standard for Nursery Stock” manual; provided that existing healthy vegetation used to augment new plantings shall not be required to meet the standards of this manual.
- (3) Single-stemmed trees required pursuant to this chapter shall at the time of planting conform to the following standards:
 - (a) In parking area landscaping and in street rights-of-way:
 - (i) Deciduous trees shall have a minimum caliper of 1.75 inches and a height of 10 feet; and
 - (ii) Coniferous and broadleaf evergreens shall be at least five feet in height;
 - (b) In all other required landscape areas:
 - (i) Deciduous trees shall have a minimum caliper of 1.5 inches and a height of 10 feet; and
 - (ii) Native coniferous and broadleaf evergreen trees shall be at least five feet in height or taller if used as a screen (see SMC 21B.35.030(1) and (2)).
- (4) Multiple-stemmed trees shall be permitted as an option to single-stemmed trees; provided, that such multiple-stemmed trees are:
 - (a) At least six feet in height; and
 - (b) Not allowed within street rights-of-way.
- 5) When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows.
- (6) Shrubs shall be dwarf varieties unless demonstrated that other varieties can thrive if maintained at 42 inches. Shrubs shall also be as follows:
 - (a) At least an AAN container Class No. 2 size at time of planting in Type II, III and parking area landscaping;

- (b) At least 24 inches in height at the time of planting for Type I landscaping; and
 - (c) In order to maintain a height not exceeding 42 inches when located in Type III or parking area landscaping.
- (7) Perennials.
 - (8) Groundcovers shall be planted and spaced to result in total coverage of the majority of the required landscape area within three years.
 - (9) All fences shall be placed on the inward side of any required perimeter landscaping along the street frontage.
 - (10) Required street landscaping may be placed within City of Sammamish street rights-of-way subject to the City of Sammamish public works standards, provided adequate space is maintained along the street line to replant the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way.
 - (11) Required street landscaping may be placed within Washington State rights-of-way subject to permission of the Washington State Department of Transportation.
 - (12) New landscape material provided for vegetation restoration or mitigation requirements and within areas of undisturbed vegetation or within the protected area of significant trees shall give preference to utilizing western Washington native plant species.

21B.35.090

Landscaping – Advisory Tree List.

The department shall, pursuant to Chapter 2.55 SMC, develop and maintain an advisory listing of trees recommended for new plantings. Such list shall describe their general characteristics and suitability, and provide guidelines for their inclusion within required landscape areas. The Department shall maintain an advisory list of trees not to be used.

21B.35.100

Landscaping – Plan design, design review, and installation.

- (1) The landscape plan submitted to the department shall be drawn on the same base map as the development plans and shall identify the following:
 - (a) Total landscape area and separate hydro-zones;
 - (b) Landscape materials botanical/common name and applicable size;
 - (c) Property lines;
 - (d) Impervious surfaces;
 - (e) Natural or manmade water features or bodies;
 - (f) Existing or proposed structures, fences, and retaining walls;
 - (g) Natural features or vegetation left in natural state;

- (h) Designated recreational open space areas;
 - (i) Irrigation plan; and
 - (j) Maintenance plan outlining the general activities and schedules for maintaining landscaping, including litter removal, mulching, weeding, pruning, watering, and lawn care (not required for single-family and townhouse development), including replacement schedule.
- (2) The proposed landscape plan shall be certified by a Washington State registered landscape architect, Washington State certified nurseryman, Washington State certified landscaper, naturalized areas by a qualified ecologist, or other qualified professional as approved by the Director.
 - (3) An affidavit signed by an individual specified in subsection (2) of this section, certifying that the landscaping has been installed consistent with the approved landscaping plan, shall be submitted to the department within 30 days of installation completion, unless the installed landscaping has been inspected and accepted by the department.
 - (4) The required landscaping shall be installed no later than three months after issuance of a certificate of occupancy for the project or project phase. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season. A financial guarantee shall be required prior to issuance of the certificate of occupancy, if landscaping is not installed and inspected prior to occupancy.
 - (5) A tree retention plan (demonstrating compliance with 21B.35.210 SMC) shall be prepared and submitted separately from the proposed landscape plan; provided, that retained trees counted towards site landscaping may be identified on the landscape plan. The tree retention plan shall:
 - (a) Be reviewed by a certified professional to ensure selection of healthy trees pursuant to SMC 21B.35.210(5), Tree retention requirements; and
 - (b) Identify trees scheduled for future removal and/or removed within the past year, to the maximum extent feasible.

21B.35.110

Maintenance.

- (1) All landscaping shall be maintained for the life of the project, including water conservation practices for turf grass such as annual aeration and dethatching, top dressing and over seeding;
- (2) All landscape materials shall be properly pruned by a trained specialist and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;
- (3) With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat, other dead, diseased, damaged or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and
- (4) Landscape areas shall be kept free of trash, mulched, and weeded according to a vegetation maintenance plan submitted to the Director.

21B.35.120

Financial guarantees.

Financial guarantees shall be required consistent with the provisions of SMC Title 27A. This time period may be extended to one year by the director, if necessary to cover a planting and growing season.

21B.35.130

Water use – Applicability of water budget for landscape areas.

Irrigation systems of any type are optional components of a landscape area. However, a water budget for irrigation purposes shall be established for all new development, except for:

- (1) Individually platted single dwelling (attached or detached) residential lots; provided, that developer-installed landscaping in common areas of residential projects is not exempt; and
- (2) Any project with a total landscaped area less than 500 square feet.

21B.35.140

Water use – Irrigation water budget calculated.

- (1) The water budget (WB) allocation shall be calculated using the following formula:

$$WB = (ETO) \times (AF) \times (LA) \times (CF)$$

ETO: Referenced evapotranspiration rate (net seasonal irrigation requirement in inches; see table below)

AF: Adjustment factor value of 0.8 (i.e., $0.5 \times (ETO)/0.625$ irrigation efficiency coefficient)

LA: Landscape area (square feet)

CF: Conversion factor value of 0.62 (ETO inches to gallons per square foot)

	Monthly Net Irrigation Requirement (inches)
January	.00
February	.00
March	.00
April	.00
May	1.59
June	3.13
July	4.46
August	3.51
September	1.77
October	.03
November	.00
December	.00
Season Total	14.49

*These figures are based on a 30-year average of National Weather Service Data and represent the amount of additional irrigation required for turf grass. The figures are adjusted for turf typically used in commercial landscaping.

Figure 21B.35.140a. Reference ETO table: Historical data.

- (2) The City shall periodically undertake an evaluation of the WB calculation formula outlined in subsection (1) of this section. The evaluation shall include a recommendation to retain or modify the adjustment factor or components thereof, and shall be made in consultation with groups including landscape professionals and water purveyors.
- (3) The water budget will be calculated upon the total area of the site in landscape areas and in landscape water features (such as decorative ponds, pools or fountains) that are fed by irrigation water. For the purpose of calculating the water budget, “landscape area” shall mean the entire parcel, less:
 - (a) Sensitive areas and their buffers;
 - (b) The building footprint;
 - (c) Driveways;
 - (d) Paved portions of parking lots; and
 - (e) Hardscapes (e.g., decks, patios, sidewalks, and other nonporous areas).
- (4) Areas such as playgrounds, sport fields, golf courses, school yards, or other recreational spaces where the turf provides a playing surface or serves other recreational purposes may be allowed additional water beyond the calculated water budget. In order to receive additional water for such

turf areas, the applicant shall submit a statement designating such turf areas for recreational purposes and specifying additional water needs above the water budget. This additional water need will be based upon the ETO information for the turf grass species or species mix used in such turf areas.

- (5) Landscape water features shall not use potable water unless the water feature recirculates water used in its operation.
- (6) The irrigation water use may be monitored by the water purveyor after the date of release of the performance bond.
- (7) Alternative water sources such as recycled wastewater or rainwater are encouraged as permitted by the Department of Ecology. Such water sources shall not be subject to the limits of the water budget.

21B.35.150

Water use – Estimated water use calculated.

The estimated water use shall be calculated using the following provisions.

- (1) Estimated water use (EWU) shall be calculated for each hydro zone by using the following formula:

$$EWU = \frac{(ETO) \times (PF) \times (HA) \times (CF)}{IE}$$

ETO: Referenced evapotranspiration rate (net seasonal irrigation requirement in inches. See table in SMC 21B.35.140)

PF: Plant factor value (see subsection (2) of this section)

HA: Hydro zone area (square feet)

CF: Conversion factor value of 0.62 (ETO inches to gallons per square foot)

IE: Irrigation efficiency value

- (2) Plant factor values shall be as follows, but may be adjusted pursuant to subsection (3) of this section:

0 to 0.3 for low water use plants

0.4 to 0.6 for average water use plants

0.7 to 1.0 for high water use plants

- (3) For each hydro zone, plant factor values may be determined and adjusted by the designer (based on professional judgment and applicable reference materials) considering the relevant factors such as:

(a) Water requirements of the various plant species proposed;

(b) Density of the plantings;

- (c) Microclimate of the site; and
- (d) Soil conditions

21B.35.160

Water use – Irrigation efficiency goals and system design standards.

For purposes of this section, irrigation shall include any means of applying water to landscaped areas. All irrigation is at the applicant's option. Manually applied irrigation methods shall comply with subsections (1) and (2) of this section. Irrigation applied through installed irrigation systems shall comply with subsections (1) through (3) of this section:

- (1) Irrigation water shall be applied with goals of avoiding runoff, low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, and impervious surfaces by:
 - (a) Considering soil type and infiltration rates;
 - (b) Using proper irrigation equipment and schedules, including features such as repeat cycles, to closely match application rates with infiltration rates; and
 - (c) Considering special problems posed by irrigation on slopes and in median strips.
- (2) All irrigation water outlets, except those using alternative water sources, shall be downstream of the meter used to measure irrigation water use.
- (3) Irrigation systems shall be subject to the following additional provisions:
 - (a) Systems shall not be located on any:
 - (i) Turfgrass slopes exceeding a slope of three horizontal feet to one vertical foot (3:1); and
 - (ii) Turfgrass portions of median strips less than eight feet width.
 - (b) Systems in landscape strips less than five feet in width shall be designed to ensure that overspray and/or runoff does not occur by use of system design options such as low volume emitters or microspray systems.\
 - (c) Systems shall be designed to be consistent with the requirements of the hydro zone in which they are located.
 - (d) Systems shall be designed with the minimum average irrigation efficiency of 0.625 for spray type and 0.925 for low volume, low pressure emitter type systems.
 - (e) The use of automatic shutoff or override capabilities using rain shutoffs or moisture sensors is required.
 - (f) Systems shall utilize a master control valve connected to an automatic controller.
 - (g) Systems shall make provisions for winterization either by providing:

- (i) Manual drains (automatic drain valves are not permitted at all low points); or
- (ii) Means to blow out lines with pressurized air.
- (h) Separate valves shall be used to irrigate plants with differing water needs.
- (i) Sprinkler heads with consistent application rates shall be selected for proper area coverage, operating pressure, and adjustment capability.
- (j) Backflow preventers are required and maintained.

21B.35.170

Water use – Irrigation system design, design review and audit at installation.

- (1) Irrigation plan design shall be certified by an Irrigation Association (IA) certified designer or a registered landscape architect or professional engineer with irrigation design experience.
- (2) The irrigation system must be audited and accepted at installation by an IA-certified irrigation auditor.

21B.35.180

Water use – Irrigation design plan contents.

Proposed irrigation system design plans shall be drawn on the same base project map as the landscape plan and shall identify:

- (1) Location and size of any proposed separate water meters for the landscape serving commercial, multifamily, school, church, or recreation land uses only;
- (2) Location, type, and size of all components of the irrigation system;
- (3) Static water pressure at the point of connection to the water supply;
- (4) Flow rate (gallons per minute), application rates (inches per hour), and design operating pressure (PSI) for each station; and
- (5) Cross connection prevention and/or back-flow prevention device in accordance with state standards.

21B.35.190

Water use – Irrigation schedules.

Irrigation schedules consistent with the following shall be submitted:

- (1) A recommended irrigation program with monthly irrigation schedules based, at a minimum on average monthly ETO, shall be required for before and after establishment.
- (2) The irrigation schedule shall:
 - (a) Include for each station the run time (in minutes per cycle) and cycles per week;
 - (b) Indicate the amount of applied water (in the applicable billing unit used by a purveyor);

- (c) Incorporate use of evapotranspiration data reflecting local microclimates;
- (d) Be adjusted for additional water need in recreational areas;
- (e) Incorporate additional operating criteria such as avoiding irrigation at times of high temperatures or winds.

21B.35.200

Water use – Irrigation system maintenance.

Irrigation systems shall be maintained and inspected annually to assure proper functioning and in compliance with the calculated water budget for the system. Replacement of components shall be of originally specified parts or materials, or their equivalents.

21B.35.210

Tree retention requirements.

The following tree retention requirements shall be applied in addition to the applicable requirements of Chapters 16.15 and 21B.50 SMC:

- (1) Emergency tree removal to prevent imminent danger or hazard to persons or property shall not be limited by this section or SMC 21B.35.230, Tree protection standards.
- (2) All new development in the TC-B, TC-C, TC-D, and TC-E zones shall retain significant trees subject to the following standards:
 - (a) Within areas unconstrained by environmentally sensitive areas and associated buffers, a minimum of 25 percent of significant trees shall be retained.
 - (b) Within environmentally sensitive areas and associated buffers, significant trees and other vegetation shall be retained subject to the requirements of Chapter 21B.50 SMC; provided, that trees retained within environmentally sensitive areas and associated buffers may be counted for up to 50 percent of the tree retention requirement in subsection (2)(a) of this section.
- (3) Within environmentally sensitive areas and associated buffers in TC-A zones, significant trees and other vegetation shall be retained subject to the requirements of Chapter 21B.50 SMC.
- (4) All clearing and grading of existing undeveloped properties shall retain significant trees until a tree retention plan is approved through a Unified Zone Development Plan (21B.95) .
- (5) Trees identified for retention shall be selected, to the extent feasible, subject to the following criteria:
 - (a) Trees located within healthy, vegetated groups and stands rather than as isolated trees scattered throughout the site;
 - (b) Trees that have a reasonable chance of survival once the site is developed;
 - (c) Trees that will not pose a threat to persons or property;
 - (d) Trees that can be incorporated into required landscaping or can be used to screen the site from adjacent properties;

- (e) Trees adjacent to open space, sensitive area buffers or sensitive area tracts;
 - (f) Trees having a significant land stability function; or
 - (g) Trees that meet the definition of heritage tree.
- (6) Subject to review and approval by the director, up to 50 percent of trees identified for retention may be removed, provided replacement trees shall be required pursuant to SMC 21B.35.240, Tree replacement and enforcement.
- (7) Exceptions to the tree retention standards may be requested and approved by the City subject to the satisfying all of the following criteria:
- (a) Strict compliance with the provisions of this code would prevent reasonable use of the property;
 - (b) Proposed tree removal and proposed replacement is consistent with this section and SMC 21B.35.230, Tree protection standards, Chapters 21B.50 and 16.15 SMC; and
 - (c) Proposed tree replacement is consistent with the requirements of SMC 21B.35.240, Tree replacement and enforcement.

21B.35.230

Tree protection standards.

The following tree protection standards shall apply to trees retained pursuant to SMC 21B.35.210, Tree retention requirements:

- (1) All trees identified for retention shall be identified on project site plans, and shall include a summary of the project specific tree protection measures.
- (2) Trees identified for retention shall be identified on the project site by use of one or more of the following methods:
 - (a) Tree protection barriers shall be installed along the outer edge and completely encompass the dripline of trees identified for retention. Protection barriers shall consist of fencing at least four feet high, constructed of chain link or polyethylene laminar safety fencing or similar material; or
 - (b) Tree protection flagging shall be installed along the outer edge and completely encompass the dripline of trees identified for retention. Flagging should include signs reading “Tree Save Area.”
- (3) All construction activities shall be located outside of the dripline of trees identified for retention.
- (4) Site plans shall be designed to provide long-term protection of trees identified for retention. Site design shall incorporate one of the following to provide protection of retained trees:
 - (a) Curbing or other physical barrier in areas used by vehicular traffic;
 - (b) Fencing around areas adjacent to areas not used by vehicular traffic; or

- (c) Other protection means subject to approval by the director.
- (5) All trees identified for retention may be pruned and otherwise maintained at the property owner's discretion; provided, that no topping of retained trees is permitted and removal of more than 25 percent of existing limbs shall only be permitted under the direction of a certified arborist.

21B.35.240

Tree replacement and enforcement.

This section shall apply in addition to the provisions of SMC Title 23, Code enforcement.

- (1) Any tree removed in violation of SMC 21B.35.210, Tree retention requirement, or any tree removed pursuant to the exception process of SMC 21B.35.210(6), Tree retention requirement, shall be subject to the following replacement requirements:
 - (a) Coniferous trees shall be replaced by coniferous trees native to Washington and deciduous trees shall be replaced by deciduous trees native to Washington;
 - (b) Replacement coniferous trees shall be at least eight (8) feet in height. Replacement deciduous trees shall be at least one and one-half (1.5) inches in diameter (DBH); and
 - (c) Trees shall be replaced subject to the following replacement ratios:
 - (i) Removed trees with a DBH greater than nine (9) inches up to twelve (12) inches shall be replaced by four (4) trees;
 - (ii) Removed trees with a DBH greater than twelve (12) inches up to sixteen (16) inches shall be replaced by six (6) trees; and
 - (iii) Removed trees with a DBH of sixteen (16) inches or more shall be replaced by eight (8) trees.
- (2) Financial guarantees for replacement trees may be required consistent with the provisions of SMC Title 27A.
- (3) At the discretion of the director, each tree removed in violation of this chapter may be considered a separate code enforcement case for the purposes of SMC Title 23, Code Enforcement.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.40

DEVELOPMENT STANDARDS – PARKING AND CIRCULATION

Sections:

- 21B.40.010 Purpose.
- 21B.40.020 Authority and application.
- 21B.40.030 Computation of required off-street parking spaces.
- 21B.40.040 Shared parking requirements.
- 21B.40.050 Exceptions for community residential facilities (CRF) and senior citizen assisted housing.
- 21B.40.060 Parking for the disabled.
- 21B.40.070 Loading space requirements.
- 21B.40.080 Stacking spaces for drive-through facilities.
- 21B.40.090 Transit and rideshare provisions.
- 21B.40.100 Pedestrian and bicycle circulation and access.
- 21B.40.110 Off-street parking plan design standards.
- 21B.40.120 Off-street parking construction standards.
- 21B.40.130 Compact car allowance requirements.
- 21B.40.140 Internal circulation street standards.
- 21B.40.150 Structure Parking Requirements

21B.40.010

Purpose.

The purpose of this chapter is to provide adequate parking for all uses allowed in this title, to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles, and to increase pedestrian mobility in urban areas by:

- (1) Setting minimum off-street parking standards for different land uses that assure safe, convenient and adequately sized parking facilities within activity centers;
- (2) Providing incentives to rideshare through preferred parking arrangements;
- (3) Providing for parking and storage of bicycles; and
- (4) Requiring uses that attract large numbers of employees or customers to provide transit stops.

21B.40.020

Authority and application.

- (1) Before an occupancy permit may be granted for any new or enlarged building or for a change of use in any existing building, the use shall be required to meet the provisions of this chapter.
- (2) If this chapter does not specify a parking requirement for a land use, the Director shall establish the minimum requirement based on a study of anticipated parking demand. Transportation demand management actions taken at the site shall be considered in determining anticipated demand. If the site is located in an activity center or community business center, the minimum requirement shall be set at a level less than the anticipated demand, but at no less than 75 percent of the anticipated demand. In the study the applicant shall provide sufficient information to demonstrate that the

parking demand for a specific land use will be satisfied. Parking studies shall be prepared by a professional engineer with expertise in traffic and parking analyses, or an equally qualified individual as authorized by the Director.

- (3) If the required amount of off-street parking has been proposed to be provided off-site, the applicant shall provide written contracts with affected landowners showing that required off-street parking shall be provided in a manner consistent with the provisions of this chapter. The contracts shall be reviewed by the Director for compliance with this chapter, and if approved, the contracts shall be recorded with the King County records and elections division as a deed restriction on the title to all applicable properties. These deed restrictions may not be revoked or modified without authorization by the Director.

21B.40.030

Computation of required off-street parking spaces.

- (1) Except as modified in SMC 21B.40.070(2) through (4), off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

Land Use	Minimum Parking Spaces Required	
Residential (SMC 21B.20.030(A)):		
Single detached/duplex/townhouse	2.0 per dwelling unit	
Apartment:		
Studio units	1.2 per dwelling unit	
One bedroom units	1.5 per dwelling unit	
Two bedroom units	1.7 per dwelling unit	
Three bedroom units or larger	2.0 per dwelling unit	
Senior citizen assisted	1 per 2 dwelling or sleeping units	
Community residential facilities	1 per 2 bedrooms	
Dormitory, including religious	1 per 2 bedrooms	
Hotel/motel including organizational hotel/lodging	1 per bedroom	
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility	
Recreation/Cultural (SMC 21B.20.040(A)):		
Recreation/culture uses:	1 per 300 square feet	

Land Use	Minimum Parking Spaces Required	
Exceptions:		
Park/playfield	(Director)	
Theater	1 per 3 fixed seats	
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces	
General Services (SMC 21B.20.050(A)):		
General service uses:	1 per 300 square feet	
Exceptions:		
Daycare I	2 per facility	
Daycare II	2 per facility, plus 1 space for each 20 children	
Churches, synagogue, temple	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes	
Outpatient clinic offices	1 per 300 square feet of office, labs and examination rooms	
Nursing and personal care facilities	1 per 4 beds	
Hospital	1 per bed	
Elementary schools	1 per classroom, plus 1 per 50 students	
Secondary schools:		
Middle/junior high schools	1 per classroom, plus 1 per 50 students	
High schools	1 per classroom, plus 1 per 10 students	
High schools with stadiums	Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium	
Vocational schools	1 per classroom, plus 1 per 5 students	
Specialized instruction schools	1 per classroom, plus 1 per 2 students	
Artist studios	0.9 per 1,000 square feet of area used for studios	

Land Use	Minimum Parking Spaces Required	
Government/Business Services (SMC 21B.20.060(A)):		
Government/business services uses:	1 per 300 square feet	
Exceptions:		
Public agency yard	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas	
Public agency archives	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas	
Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas	
Police facility	(Director)	
Fire facility	(Director)	
Office	1 per 300 square feet	
Retail/Wholesale (SMC 21B.20.070(A)):		
Retail trade uses:	1 per 300 square feet	
Exceptions:		
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet	
Restaurants	1 per 100 square feet in dining or lounge areas	
Regional (SMC 21B.20.100(A)):		
Regional uses	(Director)	

(2) It is the City’s intent to provide property owners in the Town Center a wide variety of options for meeting parking requirements, including joint-use parking, off-site parking, on-street parking, parking management/transportation demand management measures, and other techniques that provide adequate access to Town Center uses but minimize the amount of space occupied by parking. An applicant may request a modification of the minimum required number of parking spaces by providing a parking study that demonstrates that parking demand can be met with a reduced parking requirement. In such cases, the Director may approve a reduction of up to 100 percent of the minimum required number of spaces subject to: TOD, TDM or other like strategies. Section 21B.40.040 below includes standards for parking reduction related to joint-use facilities. Other parking reductions may apply as determined by the Director.

(3) When the City has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and

compatible with the limitations of the shell permit. When the range of possible uses result in different parking requirements, the Director shall establish the amount of parking based on a likely range of uses.

- (4) Where other provisions of this code stipulate reduced minimum parking requirements, those provisions shall apply.
- (5) In any development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified.
 - (a) Off-street parking areas shall contain at least one bicycle parking space for every 12 spaces required for motor vehicles except as follows:
 - (i) The Director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.
 - (ii) The Director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination shall include but not be limited to the following uses:
 - (A) Park/playfield;
 - (B) Library/museum/arboretum;
 - (C) Elementary/secondary school;
 - (D) Sports club; or
 - (E) Retail business (when located along a developed bicycle trail or designated bicycle route).
 - (b) Bicycle facilities for patrons shall be located within 100 feet of the building entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement.
 - (c) All bicycle parking and storage shall be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.
 - (d) When more than 10 people are employed on site, enclosed locker-type parking facilities for employees shall be provided. The Director shall allocate the required number of parking spaces between bike rack parking and enclosed locker-type parking facilities.
 - (e) One indoor bicycle storage space shall be provided for every two dwelling units in townhouse and apartment residential uses, unless individual garages are provided for every unit. The Director may reduce the number of bike rack parking spaces if indoor storage facilities are available to all residents.
- (6) On-street parking immediately adjacent to the property may be counted towards the parking requirement.

21B.40.040

Shared parking requirements.

The amount of off-street parking required by SMC 21B.40.030 may be reduced by an amount determined by the Director when shared parking facilities for two or more uses are proposed, provided:

- (1) The total parking area exceeds 5,000 square feet;
- (2) The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no building or use involved is more than 800 feet from the most remote shared facility;
- (3) The amount of the reduction shall not exceed 20 percent for each use, unless:
 - (a) The normal hours of operation for each use are separated by at least one hour; or
 - (b) A parking demand study is prepared by a professional traffic engineer and submitted by the applicant documenting that the hours of actual parking demand for the proposed uses will not conflict and those uses will be served by adequate parking if shared parking reductions are authorized;
 - (c) The Director shall determine the amount of reduction subject to subsection (4) of this section;
- (4) The total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use;
- (5) A covenant or other contract for shared parking between the cooperating property owners is approved by the Director. This covenant or contract must be recorded with King County records and elections division as a deed restriction on both properties and cannot be modified or revoked without the consent of the Director; and
- (6) If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the Director or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter, unless a satisfactory alternative remedy is approved by the Director.

21B.40.050

Exceptions for community residential facilities (CRF) and senior citizen assisted housing.

- (1) The minimum requirement of one off-street parking space per two bedrooms for CRFs and one off-street parking space per two senior citizen assisted housing units may be reduced by up to 50 percent, as determined by the Director based on the following considerations:
 - (a) Availability of private, convenient transportation services to meet the needs of the CRF residents;
 - (b) Accessibility to and frequency of public transportation; and
 - (c) Pedestrian access to health, medical, and shopping facilities.
- (2) If a CRF facility or senior citizen assisted housing is no longer used for such purposes, additional off-street parking spaces shall be required in compliance with this chapter prior to the issuance of a

new certificate of occupancy.

21B.40.060

Parking for the disabled.

Off-street parking and access for physically disabled persons shall be provided in accordance with the regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, and Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Disabled.

21B.40.070

Loading space requirements.

- (1) Every nonresidential building engaged in retail, wholesale, manufacturing, or storage activities, excluding self-service storage facilities, shall provide loading spaces in accordance with the standards listed below:

Gross Floor Area	Required Number of Loading Spaces
10,000 to 40,000 square feet	1
40,001 to 96,000 square feet	2
96,001 to 160,000 square feet	3
160,001 to 196,000 square feet	4
For each additional 70,000 square feet	1 additional

- (2) Every building engaged in hotel, office building, restaurant, hospital, auditorium, convention hall, exhibition hall, sports arena/stadium or other similar use shall provide loading spaces in accordance with the standards listed below:

Gross Floor Area	Required Number of Loading Spaces
40,000 to 120,000 square feet	1
120,001 to 264,000 square feet	2
264,001 to 520,000 square feet	3
520,001 to 784,000 square feet	4
784,001 to 920,000 square feet	5
For each additional 200,000 square feet	1 additional

- (3) For buildings without individual businesses over 20,000 square feet, loading space may be provided by on-street designated loading zones upon approval of the Director.

- (4) Each loading space required by this section shall be a minimum of 10 feet wide, 30 feet long, and

have an unobstructed vertical clearance of 14 feet six inches, and shall be surfaced, improved and maintained as required by this chapter. Loading spaces shall be located so that trucks shall not obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All loading space areas shall be separated from parking areas and shall be designated as truck loading spaces.

- (5) Any loading space located within 100 feet of areas zoned for residential use shall be screened and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may include architectural or structural barriers, beams, walls, or restrictions on the hours of operation.
- (6) Multi-story self-service storage facilities shall provide two loading spaces, and single story facilities one loading space, adjacent to each building entrance that provides common access to interior storage units. Each loading berth shall measure not less than 25 feet by 12 feet with an unobstructed vertical clearance of 14 feet six inches, and shall be surfaced, improved and maintained as required by this chapter. Any floor area additions or structural alterations to a building shall be required to provide loading space or spaces as set forth in this chapter.

21B.40.080

Stacking spaces for drive-through facilities.

Drive-through facilities are not permitted in the Town Center.

21B.40.090

Transit and rideshare provisions.

- (1) All land uses listed in SMC 21B.20.060(A) (government/business services), and in SMC 21B.20.090(A) (manufacturing), hospitals, high schools, vocational schools, universities, and specialized instruction schools shall be required to reserve one parking space of every 20 required spaces for rideshare parking as follows:
 - (a) The parking spaces shall be located closer to the primary employee entrance than any other employee parking except disabled;
 - (b) Reserved areas shall have markings and signs indicating that the space is reserved; and
 - (c) Parking in reserved areas shall be limited to vanpools and carpools established through rideshare programs by public agencies and to vehicles meeting minimum rideshare qualifications set by the employer.
- (2) The Director may reduce the number of required off-street parking spaces when one or more scheduled transit routes provide service within 660 feet of the site. The amount of reduction shall be based on the number of scheduled transit runs between 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. each business day up to a maximum reduction as follows:
 - (a) Four percent for each run serving land uses in SMC 21B.20.060(A) (government/business services) and SMC 21B.20.090(A) (manufacturing) up to a maximum of 40 percent;
 - (b) Two percent for each run serving land uses in SMC 21B.20.040(A) (recreation/culture), 21B.20.050(A) (general services) and 21B.20.060 (A) (retail/wholesale) up to a maximum of 20 percent; and
- (3) All uses that are located on an existing transit route and are required under the computation for required off-street parking spaces in SMC 21B.40.030(1) to provide more than 200 parking spaces may be required to provide transit shelters, bus turnout lanes or other transit improvements as a condition of permit approval. Uses that reduce required parking under subsection (2) of this section

shall provide transit shelters if transit routes adjoin the site.

21B.40.100

Pedestrian and bicycle circulation and access.

(See Section 21B.030.)

21B.40.110

Off-street parking plan design standards.

- (1) Off-street parking areas shall not be located more than 1,000 feet from the building they are required to serve for all uses except those specified below; where the off-street parking areas do not abut the buildings they serve, the required maximum distance shall be measured from the nearest building entrance that the parking area serves:
 - (a) For all other residential dwellings at least a portion of parking areas shall be located within 150 feet from the building(s) they are required to serve;
 - (b) Parking lots shall be so arranged as to permit the internal circulation of vehicles between parking aisles without re-entering adjoining public streets; and
 - (c) Parking for the disabled shall be provided in accordance with SMC 21B.40.060.
- (2) The minimum parking space and aisle dimensions for the most common parking angles are shown on the chart below. For parking angles other than those shown on the chart, the minimum parking space and aisle dimensions shall be determined by the Director. Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and two-way aisles shall be at least 20 feet wide. If dead-end aisles are used in the parking layout, they shall be constructed as two-way aisles. Parking plans for angle parking shall use space widths no less than eight feet six inches for a standard parking space design and eight feet for a compact car parking space design.

MINIMUM PARKING STALL AND AISLE DIMENSIONS

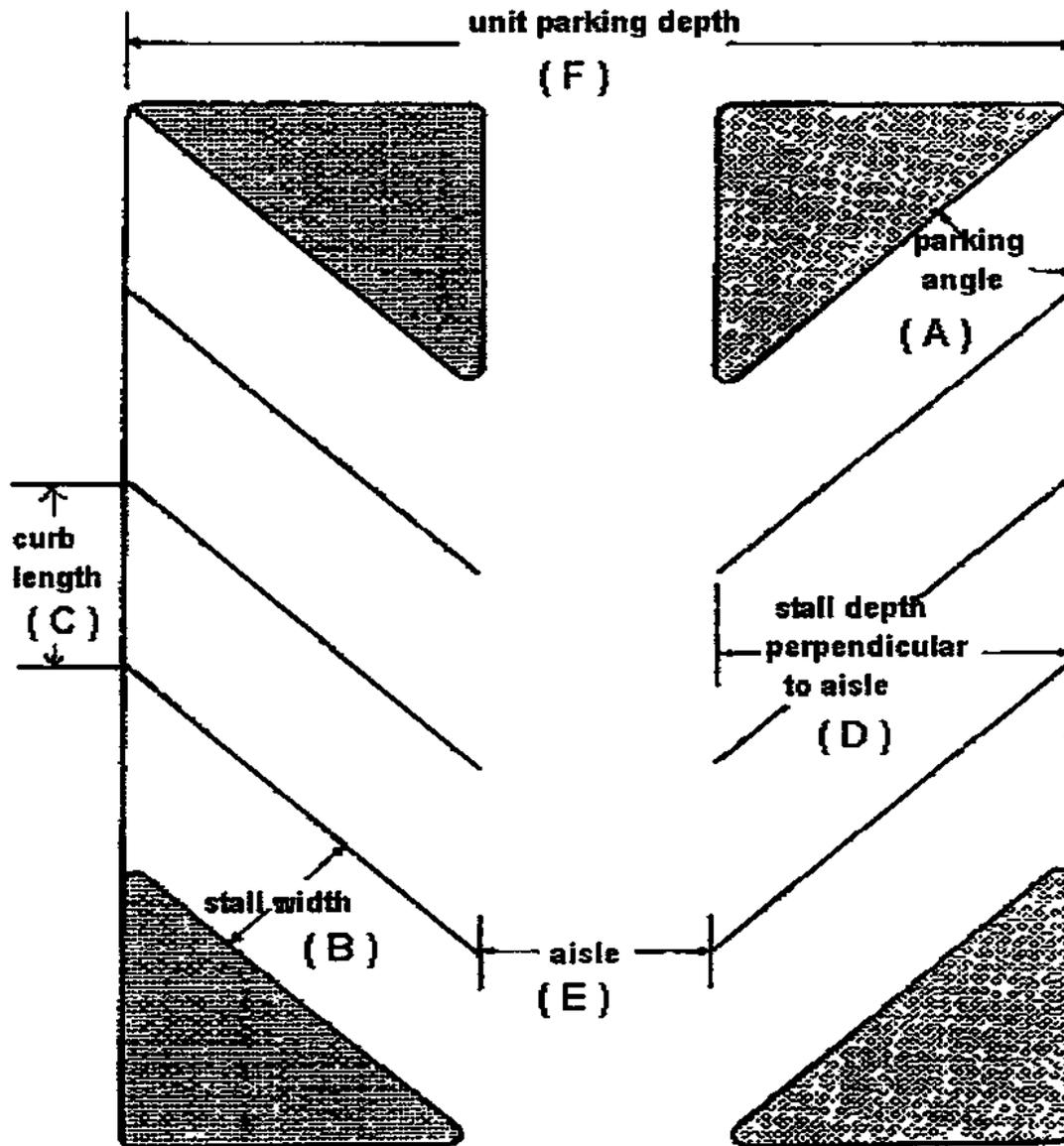
A Parking Angle	B Stall Width		C Curb Length	D Stall Depth	E		F	
					Aisle One-Way	Width Two-Way	Unit One-Way	Depth Two-Way
0	Min	8.0*	20.0*	8.0	12.0	20.0	**	**
		8.5	22.5	8.5	12.0	20.0	29.0	37.0
	Desired	9.0	22.5	9.0	12.0	20.0	30.0	38.0
30	Min	8.0*	16.0*	15.0	10.0	20.0	**	**
		8.5	17.0	16.5	10.0	20.0	42.0	53.0
	Desired	9.0	18.0	17.0	10.0	20.0	44.0	54.0
45	Min	8.0*	11.5*	17.0*	12.0	20.0	**	**
		8.5	12.0		12.0	20.0	50.0	58.0
	Desired	9.0	12.5		12.0	20.0	51.0	59.0
60	Min	8.0*	9.6*	18.0	18.0	20.0	**	**
		8.5	10.0	20.0	18.0	20.0	58.0	60.0
	Desired	9.0	10.5	21.0	18.0	20.0	60.0	62.0

A	B		C	D	E		F	
Parking Angle	Stall Width		Curb Length	Stall Depth	Aisle One-Way	Width Two-Way	Unit One-Way	Depth Two-Way
90	Min	8.0*	8.0*	16.0*	24.0	24.0	**	**
	Desired	8.5	8.5	18.0	24.0	24.0	60.0	60.0
		9.0	9.0	18.0	24.0	24.0	60.0	60.0

*For compact stalls only.

**Variable with compact and standard combinations.

NOMENCLATURE OF OFF-STREET PARKING AREA



- (3) Any parking spaces abutting a required landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area. The additional width shall be separated from the adjacent parking space by a parking space division stripe.
- (4) The parking space depth may be reduced when vehicles overhang a walkway or landscaping under the following conditions:
 - (a) Wheelstops or curbs are installed;
 - (b) The remaining walkway provides a minimum of 48 inches of unimpeded passageway for pedestrians;
 - (c) The amount of space depth reduction is limited to a maximum of 18 inches; and
 - (d) Landscaping is designed in accordance with SMC 21B.35.060(5).
- (5) Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located and constructed in accordance with the provisions of the City of Sammamish public works standards as adopted by Chapter 14.01 SMC. Driveways for single detached dwellings, no more than 20 feet in width, may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 15 percent of the required landscaping or setback area is eliminated by the driveway. Joint use driveways may be located within required landscaping or setback areas. Driveways for all other developments may cross or be located within required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 10 percent of the required landscaping is displaced by the driveway and the driveway is located no closer than five feet from any property line except where intersecting the street.
- (6) Parking spaces required per this title shall be located as follows:
 - (a) For single detached dwelling units and duplexes, see SMC 21B.410 for requirements;
 - (b) For cottage housing, see SMC 21B.420 for requirements; and
 - (c) For all other development, see SMC 21B.100 for requirements.
- (7) Lighting shall be provided for safety of traffic and pedestrian circulation on the site. It shall be designed to minimize direct illumination of abutting properties and adjacent streets. The Director shall have the authority to waive the requirement to provide lighting.
- (8) Tandem or end-to-end parking is allowed in residential developments. Apartment/townhouse developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.
- (9) All vehicle parking and storage for single detached dwellings must be in a garage, carport or on an approved surface.
- (10) The total number of vehicles parked or stored outside of a building on a single-family lot in the TC-A or TC-B zones, excluding recreational vehicles and trailers, shall not exceed two vehicles on lots 12,500 square feet or less and three vehicles on lots greater than 12,500 square feet.
- (11) Vanpool/carpool parking areas shall meet the following minimum design standards:

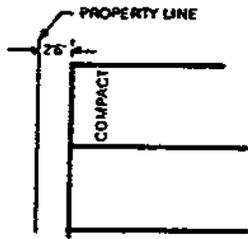
- (a) A minimum vertical clearance of seven feet three inches shall be provided to accommodate van vehicles if designated vanpool/carpool parking spaces are located in a parking structure; and
 - (b) A minimum turning radius of 26 feet four inches with a minimum turning diameter (curb to curb) of 52 feet five inches shall be provided from parking aisles to adjacent carpool/vanpool parking spaces.
- (12) Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of SMC 21A.60.070.
 - (13) No dead-end alley may provide access to more than eight off-street parking spaces.
 - (14) Any parking stalls located in enclosed buildings shall be totally within the enclosed building.

21B.40.120

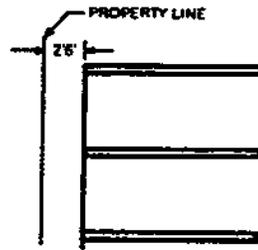
Off-street parking construction standards.

- (1) Off-street parking areas shall have dust-free, all-weather surfacing.
- (2) If the Director determines that permeable pavements will provide a significant water quality or surface water management benefit, then all paved surfaces shall be permeable according to the current City standards.
- (3) Barrier wheel stops that are not integral with a curb, walkway, or other structure are not permitted.
- (4) Grading work for parking areas shall meet the requirements of Chapter 16.15 SMC. Drainage and erosion/sedimentation control facilities shall be provided in accordance with Chapter 9.04 KCC as adopted by Chapter 15.05 SMC.
- (5) Asphalt or concrete surfaced parking areas shall have parking spaces marked by surface paint lines or suitable substitute traffic marking material in accordance with the Washington State Department of Transportation Standards. Wheel stops integral with a curb or other structure are required where a parked vehicle would encroach on adjacent property, pedestrian access or circulation areas, right-of-way or landscaped areas. Typically approved markings and wheel stop locations are illustrated below.

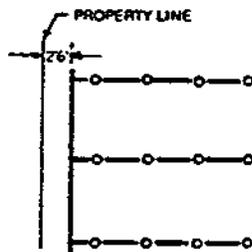
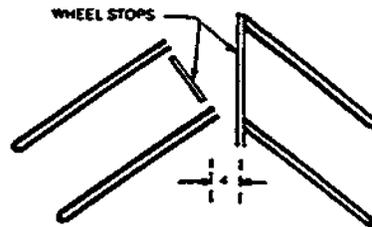
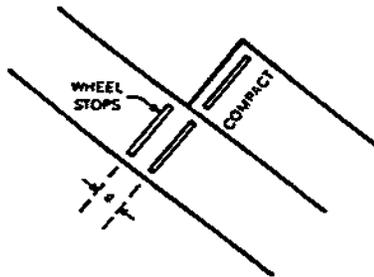
STALL MARKINGS AND WHEEL STOP LOCATIONS



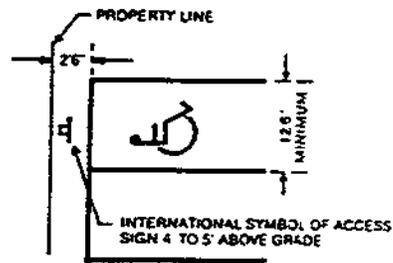
COMPACT MARKING



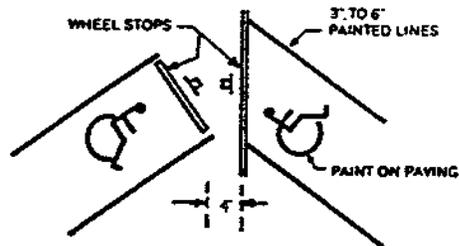
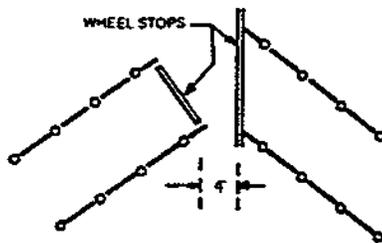
PAINTED HORSESHOE MARKING



METAL OR PLASTIC TRAFFIC MARKING



HANDICAP MARKING



21B.40.130

Compact car allowance requirements.

In any development containing more than 20 parking spaces, up to 50 percent of the total number of spaces may be sized to accommodate compact cars, subject to the following:

- (1) Each space shall be clearly identified as a compact car space by painting the word "COMPACT" in capital letters, a minimum of eight inches high, on the pavement at the base of the parking space and centered between the striping;
- (2) Aisle widths shall conform to the standards set for standard size cars; and

- (3) Apartment developments with less than 20 parking spaces may designate up to 40 percent of the required parking spaces as compact spaces.

21B.40.140

Internal circulation street standards.

Internal access streets to off-street parking areas shall conform with the surfacing and design requirements for private commercial streets set forth in the City of Sammamish public works standards as adopted by Chapter 14.01 SMC unless the Director determines an alternate design is appropriate.

21B.40.150

Structured parking requirements

- (1) Intent: It is the City's intent that surface parking in the Town Center be minimized in order to:
 - (a) Reduce the amount of land occupied by parking;
 - (b) Reduce negative impacts to visual quality and pedestrian access; and
 - (c) Reduce costs and impacts associated with surface water run-off facilities.

To that end the City will encourage appropriate reductions in parking requirements and take steps to provide transportation to and within the Town Center that reduce automobile trips and subsequent need for parking. At the same time the City shall encourage that structured parking be constructed in lieu of surface parking accessory to a development. Structured parking is pursued not only to reduce the surface parking footprint, but also as a means to reduce the cost and impacts of storm water treatment facilities through green roofs and water collection and re-use, provide the potential for electric plug-in parking and to take advantage of sloped topography on many sites.

The long term goal is that 80 percent of parking for off-street residential and commercial uses be structured, reflecting the envisioned compact and intensive (but smaller scale) land uses in the Town Center. The City recognizes that achieving this goal will require a strategic, incremental approach over time to avoid short-term disincentives to development. In addition to the requirements in subsection (2) below, the City may consider partnering with private entities to create a system of parking garages located strategically throughout the mixed use zones in the Town Center. Appropriate actions may include providing grant funds, public financing mechanisms and planning and design services, and coordinating various parties in public parking projects.

- (2) At least 80 percent of all required off-street parking for residential uses (except for cottage housing) and for commercial uses or development requiring more than 90 off-street stalls shall be structured (either above, at, or below grade) as opposed to surface parking (on pavement at grade without other uses constructed above the parking level). The City may waive or reduce this requirement for one or more of the following conditions:
 - (a) The proponent can demonstrate to the Director's satisfaction that such a parking structure prevents the project from being economically "feasible", as defined in SMC 21B.15. To do that the proponent must show through a pro-forma that the costs associated with parking increase over-all project costs above that which can be supported by market rate rents or sales.
 - (b) The parking configuration is such that it can be converted into structured parking at a later date to provide additional parking for development. The City may require that the proponent agree to make the land on which the parking is situated available to the City for garage

construction under mutually agreeable terms.

- (c) The parcel configuration or dimensions do not allow structured parking.
 - (d) There is an agreement with the City that the proponent will construct structured parking to accommodate any subsequent development or redevelopment. The proponent must show how this will be achieved within a specified timeframe.
 - (e) Other conditions deemed acceptable to the City that are consistent with the intent stated in (1) above.
- (3) Single use structured parking shall be required to utilize multiple stormwater mitigation techniques consistent with the Town Center Stormwater Master Plan.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.40

DEVELOPMENT STANDARDS – PARKING AND CIRCULATION

Sections:

- 21B.40.010 Purpose.
- 21B.40.020 Authority and application.
- 21B.40.030 Computation of required off-street parking spaces.
- 21B.40.040 Shared parking requirements.
- 21B.40.050 Exceptions for community residential facilities (CRF) and senior citizen assisted housing.
- 21B.40.060 Parking for the disabled.
- 21B.40.070 Loading space requirements.
- 21B.40.080 Stacking spaces for drive-through facilities.
- 21B.40.090 Transit and rideshare provisions.
- 21B.40.100 Pedestrian and bicycle circulation and access.
- 21B.40.110 Off-street parking plan design standards.
- 21B.40.120 Off-street parking construction standards.
- 21B.40.130 Compact car allowance requirements.
- 21B.40.140 Internal circulation street standards.
- 21B.40.150 Structure Parking Requirements

21B.40.010

Purpose.

The purpose of this chapter is to provide adequate parking for all uses allowed in this title, to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles, and to increase pedestrian mobility in urban areas by:

- (1) Setting minimum off-street parking standards for different land uses that assure safe, convenient and adequately sized parking facilities within activity centers;
- (2) Providing incentives to rideshare through preferred parking arrangements;
- (3) Providing for parking and storage of bicycles; and
- (4) Requiring uses that attract large numbers of employees or customers to provide transit stops.

21B.40.020

Authority and application.

- (1) Before an occupancy permit may be granted for any new or enlarged building or for a change of use in any existing building, the use shall be required to meet the provisions of this chapter.
- (2) If this chapter does not specify a parking requirement for a land use, the Director shall establish the minimum requirement based on a study of anticipated parking demand. Transportation demand management actions taken at the site shall be considered in determining anticipated demand. If the site is located in an activity center or community business center, the minimum requirement shall be set at a level less than the anticipated demand, but at no less than 75 percent of the anticipated demand. In the study the applicant shall provide sufficient information to demonstrate that the

parking demand for a specific land use will be satisfied. Parking studies shall be prepared by a professional engineer with expertise in traffic and parking analyses, or an equally qualified individual as authorized by the Director.

- (3) If the required amount of off-street parking has been proposed to be provided off-site, the applicant shall provide written contracts with affected landowners showing that required off-street parking shall be provided in a manner consistent with the provisions of this chapter. The contracts shall be reviewed by the Director for compliance with this chapter, and if approved, the contracts shall be recorded with the King County records and elections division as a deed restriction on the title to all applicable properties. These deed restrictions may not be revoked or modified without authorization by the Director.

21B.40.030

Computation of required off-street parking spaces.

- (1) Except as modified in SMC 21B.40.070(2) through (4), off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

Land Use	Minimum Parking Spaces Required	
Residential (SMC 21B.20.030(A)):		
Single detached/duplex/townhouse	2.0 per dwelling unit	
Apartment:		
Studio units	1.2 per dwelling unit	
One bedroom units	1.5 per dwelling unit	
Two bedroom units	1.7 per dwelling unit	
Three bedroom units or larger	2.0 per dwelling unit	
Senior citizen assisted	1 per 2 dwelling or sleeping units	
Community residential facilities	1 per 2 bedrooms	
Dormitory, including religious	1 per 2 bedrooms	
Hotel/motel including organizational hotel/lodging	1 per bedroom	
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility	
Recreation/Cultural (SMC 21B.20.040(A)):		
Recreation/culture uses:	1 per 300 square feet	

Land Use	Minimum Parking Spaces Required	
Exceptions:		
Park/playfield	(Director)	
Theater	1 per 3 fixed seats	
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces	
General Services (SMC 21B.20.050(A)):		
General service uses:	1 per 300 square feet	
Exceptions:		
Daycare I	2 per facility	
Daycare II	2 per facility, plus 1 space for each 20 children	
Churches, synagogue, temple	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes	
Outpatient clinic offices	1 per 300 square feet of office, labs and examination rooms	
Nursing and personal care facilities	1 per 4 beds	
Hospital	1 per bed	
Elementary schools	1 per classroom, plus 1 per 50 students	
Secondary schools:		
Middle/junior high schools	1 per classroom, plus 1 per 50 students	
High schools	1 per classroom, plus 1 per 10 students	
High schools with stadiums	Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium	
Vocational schools	1 per classroom, plus 1 per 5 students	
Specialized instruction schools	1 per classroom, plus 1 per 2 students	
Artist studios	0.9 per 1,000 square feet of area used for studios	

Land Use	Minimum Parking Spaces Required	
Government/Business Services (SMC 21B.20.060(A)):		
Government/business services uses:	1 per 300 square feet	
Exceptions:		
Public agency yard	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas	
Public agency archives	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas	
Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas	
Police facility	(Director)	
Fire facility	(Director)	
Office	1 per 300 square feet	
Retail/Wholesale (SMC 21B.20.070(A)):		
Retail trade uses:	1 per 300 square feet	
Exceptions:		
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet	
Restaurants	1 per 100 square feet in dining or lounge areas	
Regional (SMC 21B.20.100(A)):		
Regional uses	(Director)	

(2) It is the City’s intent to provide property owners in the Town Center a wide variety of options for meeting parking requirements, including joint-use parking, off-site parking, on-street parking, parking management/transportation demand management measures, and other techniques that provide adequate access to Town Center uses but minimize the amount of space occupied by parking. An applicant may request a modification of the minimum required number of parking spaces by providing a parking study that demonstrates that parking demand can be met with a reduced parking requirement. In such cases, the Director may approve a reduction of up to 100 percent of the minimum required number of spaces subject to: TOD, TDM or other like strategies. Section 21B.40.040 below includes standards for parking reduction related to joint-use facilities. Other parking reductions may apply as determined by the Director.

(3) When the City has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and

compatible with the limitations of the shell permit. When the range of possible uses result in different parking requirements, the Director shall establish the amount of parking based on a likely range of uses.

- (4) Where other provisions of this code stipulate reduced minimum parking requirements, those provisions shall apply.
- (5) In any development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified.
 - (a) Off-street parking areas shall contain at least one bicycle parking space for every 12 spaces required for motor vehicles except as follows:
 - (i) The Director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.
 - (ii) The Director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination shall include but not be limited to the following uses:
 - (A) Park/playfield;
 - (B) Library/museum/arboretum;
 - (C) Elementary/secondary school;
 - (D) Sports club; or
 - (E) Retail business (when located along a developed bicycle trail or designated bicycle route).
 - (b) Bicycle facilities for patrons shall be located within 100 feet of the building entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement.
 - (c) All bicycle parking and storage shall be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.
 - (d) When more than 10 people are employed on site, enclosed locker-type parking facilities for employees shall be provided. The Director shall allocate the required number of parking spaces between bike rack parking and enclosed locker-type parking facilities.
 - (e) One indoor bicycle storage space shall be provided for every two dwelling units in townhouse and apartment residential uses, unless individual garages are provided for every unit. The Director may reduce the number of bike rack parking spaces if indoor storage facilities are available to all residents.
- (6) On-street parking immediately adjacent to the property may be counted towards the parking requirement.

21B.40.040

Shared parking requirements.

The amount of off-street parking required by SMC 21B.40.030 may be reduced by an amount determined by the Director when shared parking facilities for two or more uses are proposed, provided:

- (1) The total parking area exceeds 5,000 square feet;
- (2) The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no building or use involved is more than 800 feet from the most remote shared facility;
- (3) The amount of the reduction shall not exceed 20 percent for each use, unless:
 - (a) The normal hours of operation for each use are separated by at least one hour; or
 - (b) A parking demand study is prepared by a professional traffic engineer and submitted by the applicant documenting that the hours of actual parking demand for the proposed uses will not conflict and those uses will be served by adequate parking if shared parking reductions are authorized;
 - (c) The Director shall determine the amount of reduction subject to subsection (4) of this section;
- (4) The total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use;
- (5) A covenant or other contract for shared parking between the cooperating property owners is approved by the Director. This covenant or contract must be recorded with King County records and elections division as a deed restriction on both properties and cannot be modified or revoked without the consent of the Director; and
- (6) If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the Director or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter, unless a satisfactory alternative remedy is approved by the Director.

21B.40.050

Exceptions for community residential facilities (CRF) and senior citizen assisted housing.

- (1) The minimum requirement of one off-street parking space per two bedrooms for CRFs and one off-street parking space per two senior citizen assisted housing units may be reduced by up to 50 percent, as determined by the Director based on the following considerations:
 - (a) Availability of private, convenient transportation services to meet the needs of the CRF residents;
 - (b) Accessibility to and frequency of public transportation; and
 - (c) Pedestrian access to health, medical, and shopping facilities.
- (2) If a CRF facility or senior citizen assisted housing is no longer used for such purposes, additional off-street parking spaces shall be required in compliance with this chapter prior to the issuance of a

new certificate of occupancy.

21B.40.060

Parking for the disabled.

Off-street parking and access for physically disabled persons shall be provided in accordance with the regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, and Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Disabled.

21B.40.070

Loading space requirements.

- (1) Every nonresidential building engaged in retail, wholesale, manufacturing, or storage activities, excluding self-service storage facilities, shall provide loading spaces in accordance with the standards listed below:

Gross Floor Area	Required Number of Loading Spaces
10,000 to 40,000 square feet	1
40,001 to 96,000 square feet	2
96,001 to 160,000 square feet	3
160,001 to 196,000 square feet	4
For each additional 70,000 square feet	1 additional

- (2) Every building engaged in hotel, office building, restaurant, hospital, auditorium, convention hall, exhibition hall, sports arena/stadium or other similar use shall provide loading spaces in accordance with the standards listed below:

Gross Floor Area	Required Number of Loading Spaces
40,000 to 120,000 square feet	1
120,001 to 264,000 square feet	2
264,001 to 520,000 square feet	3
520,001 to 784,000 square feet	4
784,001 to 920,000 square feet	5
For each additional 200,000 square feet	1 additional

- (3) For buildings without individual businesses over 20,000 square feet, loading space may be provided by on-street designated loading zones upon approval of the Director.
- (4) Each loading space required by this section shall be a minimum of 10 feet wide, 30 feet long, and

have an unobstructed vertical clearance of 14 feet six inches, and shall be surfaced, improved and maintained as required by this chapter. Loading spaces shall be located so that trucks shall not obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All loading space areas shall be separated from parking areas and shall be designated as truck loading spaces.

- (5) Any loading space located within 100 feet of areas zoned for residential use shall be screened and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may include architectural or structural barriers, beams, walls, or restrictions on the hours of operation.
- (6) Multi-story self-service storage facilities shall provide two loading spaces, and single story facilities one loading space, adjacent to each building entrance that provides common access to interior storage units. Each loading berth shall measure not less than 25 feet by 12 feet with an unobstructed vertical clearance of 14 feet six inches, and shall be surfaced, improved and maintained as required by this chapter. Any floor area additions or structural alterations to a building shall be required to provide loading space or spaces as set forth in this chapter.

21B.40.080

Stacking spaces for drive-through facilities.

Drive-through facilities are not permitted in the Town Center.

21B.40.090

Transit and rideshare provisions.

- (1) All land uses listed in SMC 21B.20.060(A) (government/business services), and in SMC 21B.20.090(A) (manufacturing), hospitals, high schools, vocational schools, universities, and specialized instruction schools shall be required to reserve one parking space of every 20 required spaces for rideshare parking as follows:
 - (a) The parking spaces shall be located closer to the primary employee entrance than any other employee parking except disabled;
 - (b) Reserved areas shall have markings and signs indicating that the space is reserved; and
 - (c) Parking in reserved areas shall be limited to vanpools and carpools established through rideshare programs by public agencies and to vehicles meeting minimum rideshare qualifications set by the employer.
- (2) The Director may reduce the number of required off-street parking spaces when one or more scheduled transit routes provide service within 660 feet of the site. The amount of reduction shall be based on the number of scheduled transit runs between 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. each business day up to a maximum reduction as follows:
 - (a) Four percent for each run serving land uses in SMC 21B.20.060(A) (government/business services) and SMC 21B.20.090(A) (manufacturing) up to a maximum of 40 percent;
 - (b) Two percent for each run serving land uses in SMC 21B.20.040(A) (recreation/culture), 21B.20.050(A) (general services) and 21B.20.060 (A) (retail/wholesale) up to a maximum of 20 percent; and
- (3) All uses that are located on an existing transit route and are required under the computation for required off-street parking spaces in SMC 21B.40.030(1) to provide more than 200 parking spaces may be required to provide transit shelters, bus turnout lanes or other transit improvements as a condition of permit approval. Uses that reduce required parking under subsection (2) of this section

shall provide transit shelters if transit routes adjoin the site.

21B.40.100

Pedestrian and bicycle circulation and access.

(See Section 21B.030.)

21B.40.110

Off-street parking plan design standards.

- (1) Off-street parking areas shall not be located more than 1,000 feet from the building they are required to serve for all uses except those specified below; where the off-street parking areas do not abut the buildings they serve, the required maximum distance shall be measured from the nearest building entrance that the parking area serves:
 - (a) For all other residential dwellings at least a portion of parking areas shall be located within 150 feet from the building(s) they are required to serve;
 - (b) Parking lots shall be so arranged as to permit the internal circulation of vehicles between parking aisles without re-entering adjoining public streets; and
 - (c) Parking for the disabled shall be provided in accordance with SMC 21B.40.060.
- (2) The minimum parking space and aisle dimensions for the most common parking angles are shown on the chart below. For parking angles other than those shown on the chart, the minimum parking space and aisle dimensions shall be determined by the Director. Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and two-way aisles shall be at least 20 feet wide. If dead-end aisles are used in the parking layout, they shall be constructed as two-way aisles. Parking plans for angle parking shall use space widths no less than eight feet six inches for a standard parking space design and eight feet for a compact car parking space design.

MINIMUM PARKING STALL AND AISLE DIMENSIONS

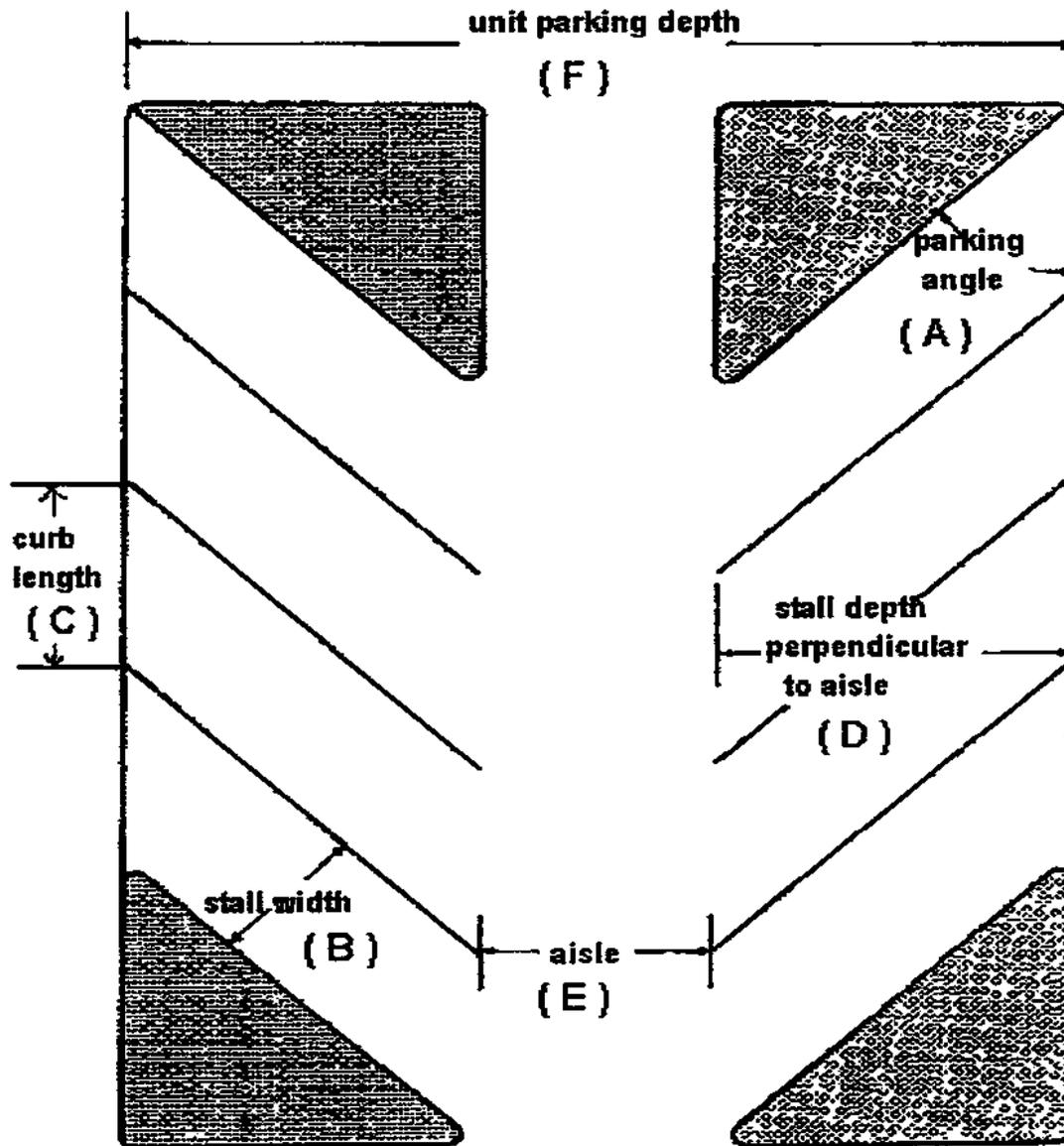
A Parking Angle	B Stall Width		C Curb Length	D Stall Depth	E		F	
					Aisle One-Way	Width Two-Way	Unit One-Way	Depth Two-Way
0	Min	8.0*	20.0*	8.0	12.0	20.0	**	**
		8.5	22.5	8.5	12.0	20.0	29.0	37.0
	Desired	9.0	22.5	9.0	12.0	20.0	30.0	38.0
30	Min	8.0*	16.0*	15.0	10.0	20.0	**	**
		8.5	17.0	16.5	10.0	20.0	42.0	53.0
	Desired	9.0	18.0	17.0	10.0	20.0	44.0	54.0
45	Min	8.0*	11.5*	17.0*	12.0	20.0	**	**
		8.5	12.0		12.0	20.0	50.0	58.0
	Desired	9.0	12.5		12.0	20.0	51.0	59.0
60	Min	8.0*	9.6*	18.0	18.0	20.0	**	**
		8.5	10.0	20.0	18.0	20.0	58.0	60.0
	Desired	9.0	10.5	21.0	18.0	20.0	60.0	62.0

A	B		C	D	E		F	
Parking Angle	Stall Width		Curb Length	Stall Depth	Aisle One-Way	Width Two-Way	Unit One-Way	Depth Two-Way
90	Min	8.0*	8.0*	16.0*	24.0	24.0	**	**
	Desired	8.5	8.5	18.0	24.0	24.0	60.0	60.0
		9.0	9.0	18.0	24.0	24.0	60.0	60.0

*For compact stalls only.

**Variable with compact and standard combinations.

NOMENCLATURE OF OFF-STREET PARKING AREA



- (3) Any parking spaces abutting a required landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area. The additional width shall be separated from the adjacent parking space by a parking space division stripe.
- (4) The parking space depth may be reduced when vehicles overhang a walkway or landscaping under the following conditions:
 - (a) Wheelstops or curbs are installed;
 - (b) The remaining walkway provides a minimum of 48 inches of unimpeded passageway for pedestrians;
 - (c) The amount of space depth reduction is limited to a maximum of 18 inches; and
 - (d) Landscaping is designed in accordance with SMC 21B.35.060(5).
- (5) Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located and constructed in accordance with the provisions of the City of Sammamish public works standards as adopted by Chapter 14.01 SMC. Driveways for single detached dwellings, no more than 20 feet in width, may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 15 percent of the required landscaping or setback area is eliminated by the driveway. Joint use driveways may be located within required landscaping or setback areas. Driveways for all other developments may cross or be located within required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 10 percent of the required landscaping is displaced by the driveway and the driveway is located no closer than five feet from any property line except where intersecting the street.
- (6) Parking spaces required per this title shall be located as follows:
 - (a) For single detached dwelling units and duplexes, see SMC 21B.410 for requirements;
 - (b) For cottage housing, see SMC 21B.420 for requirements; and
 - (c) For all other development, see SMC 21B.100 for requirements.
- (7) Lighting shall be provided for safety of traffic and pedestrian circulation on the site. It shall be designed to minimize direct illumination of abutting properties and adjacent streets. The Director shall have the authority to waive the requirement to provide lighting.
- (8) Tandem or end-to-end parking is allowed in residential developments. Apartment/townhouse developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.
- (9) All vehicle parking and storage for single detached dwellings must be in a garage, carport or on an approved surface.
- (10) The total number of vehicles parked or stored outside of a building on a single-family lot in the TC-A or TC-B zones, excluding recreational vehicles and trailers, shall not exceed two vehicles on lots 12,500 square feet or less and three vehicles on lots greater than 12,500 square feet.
- (11) Vanpool/carpool parking areas shall meet the following minimum design standards:

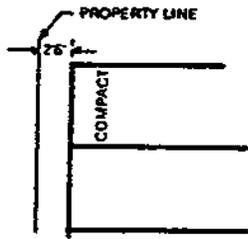
- (a) A minimum vertical clearance of seven feet three inches shall be provided to accommodate van vehicles if designated vanpool/carpool parking spaces are located in a parking structure; and
 - (b) A minimum turning radius of 26 feet four inches with a minimum turning diameter (curb to curb) of 52 feet five inches shall be provided from parking aisles to adjacent carpool/vanpool parking spaces.
- (12) Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of SMC 21A.60.070.
 - (13) No dead-end alley may provide access to more than eight off-street parking spaces.
 - (14) Any parking stalls located in enclosed buildings shall be totally within the enclosed building.

21B.40.120

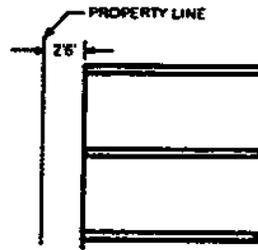
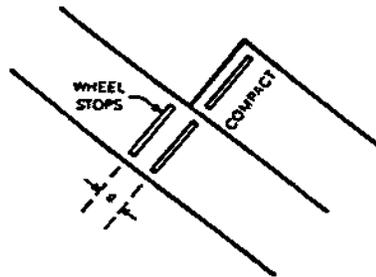
Off-street parking construction standards.

- (1) Off-street parking areas shall have dust-free, all-weather surfacing.
- (2) If the Director determines that permeable pavements will provide a significant water quality or surface water management benefit, then all paved surfaces shall be permeable according to the current City standards.
- (3) Barrier wheel stops that are not integral with a curb, walkway, or other structure are not permitted.
- (4) Grading work for parking areas shall meet the requirements of Chapter 16.15 SMC. Drainage and erosion/sedimentation control facilities shall be provided in accordance with Chapter 9.04 KCC as adopted by Chapter 15.05 SMC.
- (5) Asphalt or concrete surfaced parking areas shall have parking spaces marked by surface paint lines or suitable substitute traffic marking material in accordance with the Washington State Department of Transportation Standards. Wheel stops integral with a curb or other structure are required where a parked vehicle would encroach on adjacent property, pedestrian access or circulation areas, right-of-way or landscaped areas. Typically approved markings and wheel stop locations are illustrated below.

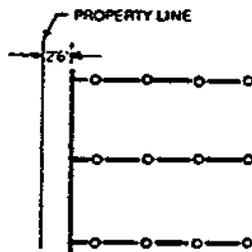
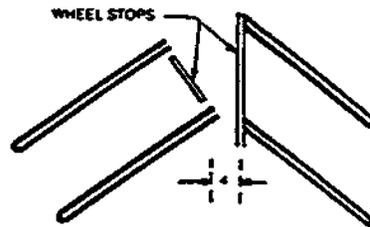
STALL MARKINGS AND WHEEL STOP LOCATIONS



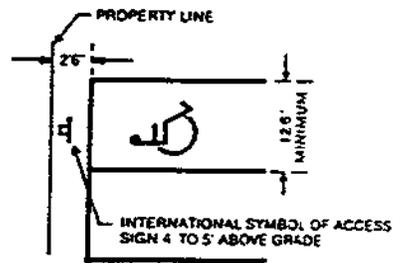
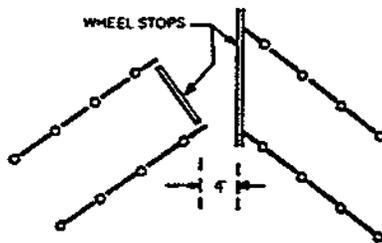
COMPACT MARKING



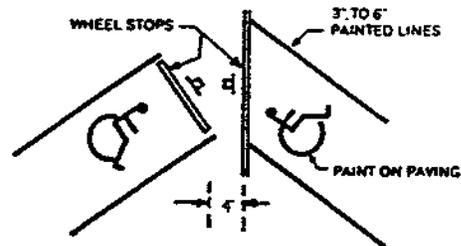
PAINTED HORSESHOE MARKING



METAL OR PLASTIC TRAFFIC MARKING



HANDICAP MARKING



21B.40.130

Compact car allowance requirements.

In any development containing more than 20 parking spaces, up to 50 percent of the total number of spaces may be sized to accommodate compact cars, subject to the following:

- (1) Each space shall be clearly identified as a compact car space by painting the word "COMPACT" in capital letters, a minimum of eight inches high, on the pavement at the base of the parking space and centered between the striping;
- (2) Aisle widths shall conform to the standards set for standard size cars; and

- (3) Apartment developments with less than 20 parking spaces may designate up to 40 percent of the required parking spaces as compact spaces.

21B.40.140

Internal circulation street standards.

Internal access streets to off-street parking areas shall conform with the surfacing and design requirements for private commercial streets set forth in the City of Sammamish public works standards as adopted by Chapter 14.01 SMC unless the Director determines an alternate design is appropriate.

21B.40.150

Structured parking requirements

- (1) Intent: It is the City's intent that surface parking in the Town Center be minimized in order to:
 - (a) Reduce the amount of land occupied by parking;
 - (b) Reduce negative impacts to visual quality and pedestrian access; and
 - (c) Reduce costs and impacts associated with surface water run-off facilities.

To that end the City will encourage appropriate reductions in parking requirements and take steps to provide transportation to and within the Town Center that reduce automobile trips and subsequent need for parking. At the same time the City shall encourage that structured parking be constructed in lieu of surface parking accessory to a development. Structured parking is pursued not only to reduce the surface parking footprint, but also as a means to reduce the cost and impacts of storm water treatment facilities through green roofs and water collection and re-use, provide the potential for electric plug-in parking and to take advantage of sloped topography on many sites.

The long term goal is that 80 percent of parking for off-street residential and commercial uses be structured, reflecting the envisioned compact and intensive (but smaller scale) land uses in the Town Center. The City recognizes that achieving this goal will require a strategic, incremental approach over time to avoid short-term disincentives to development. In addition to the requirements in subsection (2) below, the City may consider partnering with private entities to create a system of parking garages located strategically throughout the mixed use zones in the Town Center. Appropriate actions may include providing grant funds, public financing mechanisms and planning and design services, and coordinating various parties in public parking projects.

- (2) At least 80 percent of all required off-street parking for residential uses (except for cottage housing) and for commercial uses or development requiring more than 90 off-street stalls shall be structured (either above, at, or below grade) as opposed to surface parking (on pavement at grade without other uses constructed above the parking level). The City may waive or reduce this requirement for one or more of the following conditions:
 - (a) The proponent can demonstrate to the Director's satisfaction that such a parking structure prevents the project from being economically "feasible", as defined in SMC 21B.15. To do that the proponent must show through a pro-forma that the costs associated with parking increase over-all project costs above that which can be supported by market rate rents or sales.
 - (b) The parking configuration is such that it can be converted into structured parking at a later date to provide additional parking for development. The City may require that the proponent agree to make the land on which the parking is situated available to the City for garage

construction under mutually agreeable terms.

- (c) The parcel configuration or dimensions do not allow structured parking.
 - (d) There is an agreement with the City that the proponent will construct structured parking to accommodate any subsequent development or redevelopment. The proponent must show how this will be achieved within a specified timeframe.
 - (e) Other conditions deemed acceptable to the City that are consistent with the intent stated in (1) above.
- (3) Single use structured parking shall be required to utilize multiple stormwater mitigation techniques consistent with the Town Center Stormwater Master Plan.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.45

SIGNAGE

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21B.45.010

Purpose and intent.

The purpose of the Town Center sign code chapter is to:

- (1) Promote signs within the Town Center that contribute to the character of Town Center, are integrated with natural surroundings and landscaping, and exhibit an intimate human scale;
- (2) Provide necessary signage to support central gathering places, increase social interaction, and encourages walk ability;
- (3) Support a full range of signs necessary to support commercial services in the Town Center;
- (4) Regulate signs in a manner that is timely, flexible, predictable, fair to all and that result in superior development; and,
- (5) Create a “sense of place” reflected in the Town Center signs.

21B.45.020

Applicability.

Except as provided for in SMC 21B.45.060 – Exempt Signs, all signs shall be subject to the design provisions of this chapter; provided, that specific sign standards and design requirements may be further established through a Unified Zone Development Plan or building permit review and shall be determined during the applicable review process.

21B.45.030

Permit required.

- (1) Except as otherwise permitted by this chapter, no sign shall be erected, altered, or relocated without approval by the Director.
- (2) No building permit shall be required for repainting in like colors, cleaning, or other normal maintenance and repair of a sign, including replacement of portions of the sign that do not alter the size or structure of the sign or compliance with the design standards.

21B.45.040

Application information.

The applicant shall have the burden of demonstrating that a proposed sign(s) complies with this chapter as follows:

- (1) All new signs requiring a permit or approval pursuant to SMC 21B.45.030 – shall provide, in a form established by the City, at a minimum an accurate plan with complete dimensions, location, size, color, shape, materials, type of illumination, size and style of lettering, copy design and the proposed manner of installation. Additional information may be required as reasonably necessary for approval by the Director.
- (2) The size and location of every existing sign on the premises shall be noted on the application form.

- (3) If a unified site development plan was previously approved by the City and included sign approvals, an applicant whose sign conforms to that plan may refer to it in the application and may omit detailed drawings unless specifically requested to provide them.
- (4) If compatibility and design review is required, the applicant shall submit a compatibility analysis addressing the design criteria enumerated in SMC 21B.45.140 – Compatibility and design review.

21B.45.050

Prohibited signs.

Except as indicated by this chapter, the following signs or displays are prohibited:

- (1) Any sign that is otherwise allowed, but does not comply with the provisions of this chapter;
- (2) Signs attached to a fence;
- (3) Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination may be confused with traffic control signs or signals;
- (4) Temporary signs except as specifically allowed in SMC 21B.45.150;
- (5) Except as specifically allowed, signs located in the public right-of-way, or within travel lanes or sidewalks, or attached to traffic control signs, utility or signal poles;
- (6) Changing message center signs or signs containing moving graphics, text, or video, or that are flashing, moving, rotating, animated, or inflated, except as allowed pursuant to 21B.45.130 – Community bulletin board signs or as part of the pilot program established pursuant to Ordinance O2009-266;
- (7) A sign that extends higher than the peak of the roof, ridge line, parapet of a building to which it is attached;
- (8) Visible ballast boxes or other sign equipment;
- (9) Posters, pennants, strings of lights, moving / flashing / blinking lights, balloons, searchlights, exposed electrical conduits, and other displays of a carnival nature, except on a limited basis as seasonal decorations or as provided for in SMC 21B.45.150 as grand opening displays;
- (10) Box or cabinet signs;
- (11) Pole mounted freestanding signs;
- (12) Roof mounted signs; and,
- (13) Billboards.

21B.45.060

Exempt signs.

The following signs or displays are exempted from the regulations under this chapter:

- (1) Historic site markers or plaques, and address numbers;

- (2) Signs required by law, including but not limited to:
 - (a) Official or legal notices issued and posted by any public agency or court; or
 - (b) Traffic directional or warning signs;
- (3) Plaques, tablets, or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are non-illuminated, and which do not exceed four square feet in surface area;
- (4) Incidental signs, which shall not exceed two square feet in surface area; provided, that said size limitation shall not apply to signs providing directions, warnings, or information when established and maintained by a public agency;
- (5) State or federal flags;
- (6) Religious symbols; and
- (7) The flag of a commercial institution, provided no more than one flag is permitted per business premises; and further provided the flag does not exceed 20 square feet in surface area.

21B.45.070

Interpretation of tables and design standards.

- (1) SMC 21B.45.080 determines whether a specific sign type is allowed in a zone district. The zone district and the public right-of-way are identified in the vertical column and the specific sign type is located on the horizontal row of these tables.
- (2) If no symbol appears in the box at the intersection of the column and the row, the sign type is not allowed in that district, except for certain signs allowed pursuant to SMC 21B.45.150 – Temporary Signs.
- (3) All reviews are administrative and shall be conducted by the Director of Community Development, subject to the review requirements identified below.
- (4) If the number “1” appears in the box at the intersection of the column and the row, the sign type is allowed in that district subject to the sign design standards specified in SMC 21B.45.110, 21B.45.120, and the general requirements of the code.
- (5) If the number “2” appears in the box at the intersection of the column and the row, the sign type is allowed subject to the sign design standards, general requirements, and the compatibility and design review specified in SMC 21B.45.140.

21B.45.080

Table of allowed sign types and design review.

(1) Table of allowed sign types and design review for Town Center zones.

Sign Types	TOWN CENTER ZONES					
	ROW	TC-A	TC-B	TC-C	TC-D	TC-E
Building Mounted Signs:						
Blade	2(a)	1	2	2	2	2
Opaque / Painted		2	2	2	2	2
Channel Letter / Shadow		2	2			
Hanging		1	2			
Marquee / Awning		2	2			
Window		1	2			
Freestanding Signs:						
Community Banner	1					
Directional (Pedestrian)	2	1	1	1	1	1
Directional (Vehicle)	2	1	1	1	1	1
Monument		2 (b)	2	2	2	2
Changing Message Center					2(c)	

(2) Sign conditions.

- (a) Only allowed as part of a unified zone application approved pursuant SMC 21B.95 and provided that no sign shall extend into the vehicle travel lanes.
- (b) Only allowed in the TC-A5 and in the TC-A4 zone.
- (c) Also subject to the Community Bulletin Board standards of SMC 21B.45.130

21B.45.090

Review and modifications to standards.

(1) All sign permits shall be approved administratively as part of building permit review, subject to the permit review requirements of SMC 20.05, provided that:

- (a) Signs subject to the level 1 sign review shall be reviewed for compliance with SMC 21B.45 but shall not be subject to the provisions of 21B.45.140 – Compatibility and design review;

- (b) Signs subject to the level 2 review requirements shall be reviewed for compliance with the SMC 21B.45, including the provisions of 21B.45.140 - Compatibility and design review;
- (2) Sign design may be reviewed and approved as part of a unified site development plan review consistent with SMC 21B.95, provided:
 - (a) Specific sign designs approved as part of a unified site development plan will require a building permit, but will not require additional design review at the time of building permit application when in accordance with the approved unified site development plan; or
 - (b) Additional design standards and guidelines may be adopted through the review process, subject to specific design review of signs at the time of building permit application. Additional design standards and guidelines adopted through the review process shall govern all subsequent sign design reviews including replacement signs.
- (3) The Director may approve applicant proposed modifications of up to 50% of the sign area, height, width, and other dimensional standards as part of the level 2 design and compatibility review process (SMC 21B.45.140), provided that any such approval shall be based upon an overall sign concept that is integrated with the building and is consistent with the purpose of the design and compatibility review section (SMC 21B.45.140). The Director shall not approve applicant proposed modifications to the number of signs allowed, illumination standards, the types of signs allowed, or sign modifications that would result in a sign that is not designed consistent with this purpose of this chapter; and,
- (4) Applicants proposing a sign that would normally be subject to the level 1 basic sign review may choose to request a level 2 design sign review in order to take advantage of the Director's ability to modify sign standards.

21B.45.100

Measurement methods.

- (1) Sign area shall be calculated by measuring the smallest single rectangle that will enclose the combined letters, graphics, and symbols.
- (2) Sign maximum height:
 - (a) For a freestanding sign, the vertical distance measured from the curb grade of the nearest street to the highest point of the sign or sign structure; and
 - (b) For a building mounted sign, the vertical distance measured from the building grade to the highest point of the sign or structure designed to support a sign.
- (3) Sign clearance is measured from the surface of the ground to the lowest portion of the sign structure.
- (4) Area of building façade is calculated by multiplying the width of the building or tenant space associated with the commercial use, by the height of the building or tenant space.
- (5) The lineal feet of building façade is calculated by measuring the width of the building or tenant space associated with the commercial use. Building modulation(s) are not included in the lineal feet of building façade.

21B.45.110

General sign design standards.

Pictures and figures included in each section below are intended to illustrate part or all of the design requirements and limitations discussed in the subsection containing each picture. Care has been taken to ensure that the pictures are consistent with the standards. However, where the picture includes features that are not consistent with design standards contained within the written standard, the written standard prevails.

(1) General Requirements.

- (a) All signs shall be constructed primarily of non-reflective materials;
- (b) Building mounted sign frames and other support structures shall be concealed or integrated into the building's architectural character in terms of form, color, and materials such that they are not easily visible;
- (c) Building mounted signs must be in proportion to the size and design of the architectural features of the building façade (see pictures contained in SMC 21B.45.140 – Compatibility and design review);
- (d) All signs, except directional signs and community banners, shall be on-premises signs;
- (e) Maximum height for building mounted signs shall not extend above the highest exterior wall upon which the sign is located, provided that blade signs shall not exceed the roofline of the building along the façade that the blade sign is attached to;
- (f) Total sign area for primary and secondary wall signs associated with uses occupying the ground level of a building shall not exceed 10 percent of the ground level building façade associated with the sign, provided that no single sign shall exceed an area of 24 square feet;
- (g) Total sign area for primary and secondary wall signs associated with uses that do not occupy the ground level of a building (e.g. the use is on the second, third story) shall not exceed 5 percent of the building façade associated with the use, provided that no single sign shall exceed an area of 20 square feet;
- (h) Tenants are allowed one primary sign regulated by this chapter per building façade that contains a public entry (open during all business hours), up to a maximum of two facades;
- (i) Tenants are allowed three secondary signs regulated by this chapter per building façade that contains a public entry (open during all business hours);
- (j) Wall sign width shall not exceed a width of $\frac{2}{3}$ of the lineal width of the building façade associated with the sign;
- (k) Signs shall not cover windows, building trim, or architectural ornamentation;



No (Sign too high, internal illumination)

Figure 21B.45.110a. Acceptable and unacceptable sign examples.

(2) Illumination.

Signs may be illuminated as follows:

- (a) Illumination shall be limited to indirect lighting unless otherwise specifically allowed by the specific sign type design standards, provided that no sign may be both internally and indirectly illuminated;
- (b) Indirect sign illumination shall be no further away from the sign than the height of the sign;
- (c) Externally illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way;
- (d) External sign light fixtures shall complement the design of the sign and building façades or structures associated with the sign;
- (e) External sign lighting shall be “full cutoff” and shall not result in direct illumination of the sky and adjacent properties and structures, and shall be designed to minimize reflected glare to adjacent properties and structures;
- (f) Sign illumination shall automatically turn off within one (1) hour of the close of the business, use, or activity; and,
- (g) Additional illumination standards may be contained in SMC 21B.45.120 - Design standards for specific sign types, or adopted through the approval of a unified zone application pursuant to SMC 21B.95.



Yes



Yes



No (internal illumination, glare to adjacent properties)



Yes



Yes



No (Fixtures do not complement design of building)

Figure 21B.45.110b. Acceptable and unacceptable sign examples.

(3) Location.

All signs shall be located as follows:

(a) Building mounted signs:

- (i) Shall be attached to the building façade of the business or commercial enterprise they are advertising;
- (ii) Shall be located on the same floor as the business or commercial enterprise they are advertising, provided that businesses that occupy more than one floor shall place the sign on the lowest floor occupied by the business;
- (iii) Shall not exceed a height of 15 feet above grade if associated with a business located on the bottom floor of a building;
- (iv) Shall not conflict with the ability to view any other sign associated with the building to which the sign is attached;
- (v) Shall not conflict with vehicle travel lanes if blade or hanging signs extend into the street right-of-way as otherwise allowed by the City; and,
- (vi) May extend over the sidewalk if they are hanging or blade signs otherwise approved by the City.

- (b) Free standing signs:
 - (i) May be located on private property with the consent of the private property owner, unless otherwise allowed in this chapter;
 - (ii) May be located in the public right of way subject to the table of allowed sign types and design review (SMC 21B.45.080) and with the written approval by the City of Sammamish;
 - (iii) Located on private property shall be no further than 5 feet from the street; and,
 - (iv) Shall not obstruct sight distances as prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21A.25.220, Sight distance requirements.

(4) Sign standards along 228th Avenue SE.

- (a) The only signs visible from 228th Avenue SE shall be either monument signs no taller than six feet above grade or wall signs less than 30 square feet or 18 inches multiplied by the length of the front façade measured parallel to 228th Avenue SE (whichever is smaller);
- (b) Except for wall signs on pedestrian-oriented facades built up to the sidewalk, all signs visible from 228th Avenue SE are limited to signs that advertise a commercial node or group of businesses rather than a single business; and
- (c) For other design standards, see SMC Chapter 21B.30.

21B.45.120

Design standards for specific sign types.

Pictures and figures included in each section below are intended to illustrate part or all of the design requirements and limitations discussed in the subsection containing each picture. Care has been taken to ensure that the pictures are consistent with the standards. However where the picture includes features that are not consistent with design standards contained within the written standard, the written standard prevails.

(1) Blade and hanging signs.

Blade signs may be allowed as noted in SMC 21B.45.080, provided that blade signs:

- (a) Shall provide a minimum clearance of 8 feet;
- (b) With horizontally oriented text or graphics shall not project or be located more than 5 feet from the building façade;
- (c) With vertically oriented text or graphics shall not project more than 3 feet from the building façade;
- (d) Shall be limited to 2 square feet of sign area per each 10 lineal feet of applicable building frontage;
- (e) Buildings that contain multiple tenants shall use a similar shape and mounting technique to hanging or blade signs;

- (f) Sign text and graphics may use neon lettering, subject to provisions of section 2 of 21B.45.110 and further provided that neon signs shall not be visible from 228th Avenue; and,
- (g) May be opaque signs containing internal illumination consistent with SMC 21B.45.110.



Yes



Yes



No (exceeds height)



Yes



Yes (Opaque sign)



No (exceeds height, cabinet sign)

Figure 21B.45.120a. Acceptable and unacceptable blade and hanging signs.

(2) Channel letter, opaque, painted, and shadow signs.

Channel letter, opaque, painted, and shadow signs may be allowed as noted in SMC 21B.45.080, provided that:

- (a) Channel letter, opaque, painted, or shadow signs that are also wall signs shall be attached directly to the building façade, such that there is a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials;
- (b) Channel letter and shadow signs shall only be wall signs. Opaque and painted signs may be wall signs, hanging, or blade signs;
- (c) Lettering on opaque signs may be internally illuminated where the light only shines through the letters;
- (d) Buildings that contain multiple tenants shall use a consistent sign design in terms of lettering, size, color, and style;
- (e) Shadow signs may be illuminated by reflected lighting against the building façade located behind the sign letters or graphics;
- (f) Channel letter signs shall be open, such that internal neon lighting is visible;
- (g) Painted signs may be illuminated by indirect fully cutoff lighting;
- (h) Wall sign lettering and graphics shall not exceed a maximum height of 2 feet;



Yes



Yes



No (Inconsistent sign design, lettering, graphics)

Figure 21B.45.120b. Acceptable and unacceptable sign examples.



Yes



Yes

Figure 21B.45.120c. Acceptable and unacceptable sign examples.

(3) Marquee / awning signs.

Marquee / awning signs may be allowed as noted in SMC 21B.45.080, provided that:

- (a) The sign shall provide a minimum clearance of 8 feet;
- (b) The face of the sign (lettering and graphics) on a marquee or awning shall be on a parallel plane to the building facade;
- (c) The awning or marquee supporting the sign shall extend at least 3 feet from the face of the building, shall be located over a pedestrian walkway or sidewalk, and shall be designed to provide protection from the weather, in addition to supporting the sign;
- (d) Sign may be comprised of channel lettering, opaque, or shadow signs;
- (e) Sign lettering and graphics shall not exceed 2 feet in height;
- (f) Sign width shall be limited to no more than 2/3 of the width of the awning width; and
- (g) Marquee signs may be placed on the front, above, or below the marquee associated with the sign;
- (h) Marquee and awning signs may be externally illuminated;



Yes



Yes



No (internally illuminated, cabinet box sign)



Yes



Yes



No (awning over landscaping)



Yes



Yes



No (sign face not parallel to building)

Figure 21B.45.120d. Acceptable and unacceptable marquee/awning signs.

(4) Window signs.

Window signs may be allowed as noted in SMC 21B.45.080, provided that:

- (a) Permanent and temporary window signs are limited to a maximum of 25% of the window area in addition to the size limitations of subsection “1.” above;
- (b) Signs shall be constructed of neon, stained glass, gold leaf, cut vinyl, or etched glass;
- (c) Signs shall not be illuminated, except that a single internally lit neon or stained glass window sign is allowed;



Yes



Yes



No (More than 25% of window, painted signs)

Figure 21B.45.120e. Acceptable and unacceptable window signs.

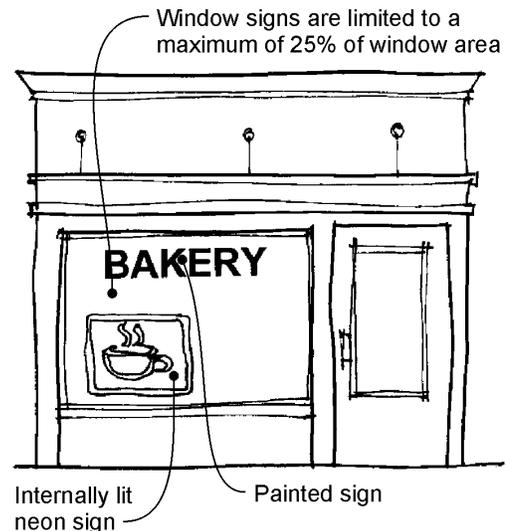


Figure 21B.45.120f. Window sign example.

(5) Monument signs.

Monument signs may be allowed as noted in SMC 21AB.45.080, and provided that:

- (a) One monument sign is allowed per commercial, institutional, or mixed use building subject to the following:
 - (i) The sign may be up to 6 feet tall;

- (ii) Monument signs for individual businesses should include the street address number with six-inch minimum lettering that is clearly readable from the street;
- (iii) Lettering style, form, size, dimension, and color shall be consistent on signs identifying multiple tenants;
- (b) One monument sign is allowed associated with a single family subdivision or multifamily residential development, provided the sign shall not exceed a height of 48 inches;
- (c) Monument signs may only be indirectly illuminated;
- (d) Monument signs shall be designed incorporating natural materials (e.g. granite or basalt stone facing, wood, landscaping), muted colors, and design styles characteristic to the Northwest;
- (e) The total sign area contained within a monument sign shall not exceed 24 square feet;

(6) Directional signs.

Directional signs may be allowed as noted in SMC 21B.45.080, provided that:

- (a) Pedestrian Oriented Directional:
 - (i) Signs shall be located within 10 feet of the intersection of two or more pedestrian sidewalks or paths;
 - (ii) Signs shall not exceed a height of 8 feet;
 - (iii) Sign lettering and graphics shall not exceed a height of 2 inches;
- (b) Vehicle Oriented Directional:
 - (i) Signs shall be located within 20 feet of one of the following intersections:
 - a. SE 4th Street and 228th Avenue SE;
 - b. SE 8th and 228th Avenue SE; and
 - c. As otherwise identified through a unified zone application.
 - (ii) Signs shall not exceed a height of 8 feet;
 - (iii) Sign lettering and graphics shall not exceed a height of 10 inches; and
 - (iv) All signs located on a street corner or driveway shall conform with Chapter 14.01 SMC, Public Works Standards and SMC 21B.25.200, Sight distance requirements.



Yes



Yes



No (Too tall)

Figure 21B.45.120g. Acceptable and unacceptable directional signs.

21B.45.130

Community bulletin board signs.

One community bulletin board sign is permitted within the Sammamish Commons Comprehensive Plan designated center with the following limitations:

- (1) A community bulletin board sign, which may be a changing message center sign, may not exceed 32 square feet and is only permitted at City Hall.

21B.45.140

Compatibility and design review.

The goal of this section is:

- (1) To encourage interesting, creative, and unique sign design that is consistent with the character of the Town Center;
- (2) To encourage signs that are timeless, create an intimate pedestrian environment, and incorporate natural materials (e.g. granite or basalt stone, wood, landscaping) or colors (muted earthen tones) associated with the Northwest; and,
- (3) To ensure that signs are part of, and consistent with, the overall design approach of a project.

The pictures and figures contained at the end of this section are intended to illustrate signs that meet these design goals. The following criteria are the parameters that will be used for reviewing signs for compatibility and design to achieve the goals listed above and the purpose of this chapter; these criteria are in addition to the sign design standards contained within SMC 21B.45.110 and 21B.45.120:

- (4) Architectural compatibility: The signs shall be compatible in size, proportion, shape, character, and quality of design with the exterior architecture of the premises and other structures in the immediate area.
- (5) Simplicity: To the extent feasible, the sign should be graphic and with limited use of words, with the design emphasis on simplicity of style. A simple design or abstract graphic design is preferred. Similarly, a simple sign frame and supporting structure is preferred.
- (6) Target Audience: Only one sign per building façade should be designed for vehicle and pedestrian use. Signs that are targeted primarily to serve pedestrians are generally preferred over signs targeted for both pedestrian and vehicle audiences.
- (7) Identification: A commercial sign should be designed for the primary purpose of identifying a business or office.
- (8) Fewer signs: In the use of the total sign allowance at a particular premise, the use of a minimum number of signs is preferred to the use of many signs, so that a cluttered effect is avoided.
- (9) Shape, size, and orientation: The shape of a sign should not conflict with the architectural lines of its setting. Signs should be directed toward the passing motorist or pedestrian. No sign should be designed to be readable or to attract motorists from a great distance.
- (10) Illumination and colors: A sign must not overpower its surroundings through hue, saturation, or brilliance or close combination of incompatible colors. Sources of illuminations shall be screened from public view and shall be designed to avoid glare onto a street or adjacent property.
- (11) Landscaping: Signs shall be placed with consideration for existing and future growth of trees and other landscaping. A monument sign reviewed under this section must be placed in a landscaped area or planter, with landscaping maintained.
- (12) Compatibility with adjacent uses: The design, illumination, and location of a sign shall not impair the visibility or the design quality of existing, conforming signs, adjacent buildings, or adjacent uses.



Figure 21B.45.140a. Acceptable sign examples.



Figure 21B.45.140b. Acceptable sign examples.



Figure 21B.45.140c. Acceptable sign examples.

21B.45.150

Temporary signs.

The following temporary signs or displays are permitted and except as required by the International Building Code, Chapter 16.20 SMC, Construction Administrative Code, or as otherwise required in this chapter, do not require building permits:

(1) Grand opening displays.

- (a) Signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to one month to announce the opening of a new enterprise or the opening of an enterprise under new management; and
- (b) All grand opening displays shall be removed upon the expiration of 30 consecutive days;

(2) Construction signs.

- (a) Construction signs identifying architects, engineers, planners, contractors, or other individuals or firms involved with the construction of a building and announcing the character of the building or the purpose for which the building is intended may be displayed;
- (b) One non-illuminated, double-faced sign is permitted for each public street upon which the project fronts;
- (c) No sign shall exceed 32 square feet in surface area or 10 feet in height, or be located closer than 30 feet from the property line of the adjoining property; and
- (d) Construction signs must be removed by the date of first occupancy of the premises or one year after placement of the sign, whichever occurs first;

(3) Political signs.

Political signs are allowed, subject to the following requirements:

- (a) Location.

- (i) Political signs may be displayed on private property with the consent of the property owner;
 - (ii) Political signs may be displayed within public easements or streets; provided, that signs shall not be located within the center median of principal, minor, and collector arterials (as defined) or within roundabouts, traffic circles, or islands;
 - (iii) Political signs located pursuant to subsection (3)(a)(i) or (ii) of this section shall not obstruct sight distances as prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21A.25.220, Sight distance requirements.
- (b) Specifications.
- (i) Political signs located on private property may have a maximum sign area of up to 32 square feet;
 - (ii) Freestanding political signs on private property may be up to eight feet tall;
 - (iii) Political signs located on or within public easements or streets may have a maximum sign area of up to four square feet and may be up to three feet tall above grade;
 - (iv) Political signs located within 15 feet of a street corner or driveway, as further identified in Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21A.25.220, Sight distance requirements, shall be further limited in sign area and height as necessary to satisfy sight distance limitations;
- (c) Removal.
- (i) Political signs shall be removed within seven days following the election;
 - (ii) Property owners shall be responsible for the removal of political signs located on private property;
 - (iii) The campaign officer or responsible official shall be responsible for the removal of political signs located on or within public easements or streets;

(4) Real estate signs.

All temporary real estate signs may be single or double-faced signs:

- (a) Signs advertising an individual residential unit for sale or rent are allowed without city permits, subject to the following:
 - (i) Location.
 - a. One on-site sign per street frontage;
 - b. One off-site sign is allowed on private property or in city street right-of-way between the effective date of Ordinance O2009-XXX (adopting ordinance) and December 31, 2010, subject to the following:
 - 1. The individual residential unit or property for sale or rent is not located adjacent to a public street;

2. The off-site sign is located on private property or city street right-of-way, adjacent to the intersection of the primary vehicle entrance to the property and the closest public street;
 3. When more than three (3) off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame to accommodate multiple signs; and,
 4. Off-site real estate signage displayed on private property shall be with the consent of the property owner.
 5. Signs located in the city street right-of-way shall be located outside of the improved portion of the right-of-way (behind the sidewalk, roadway shoulder, drainage ditch etc, whichever is furthest from the traveled roadway), and may be removed by the city if determined to be a hazard or if the placement is otherwise in conflict with the public use of the right-of-way.
- c. All signs located on a street corner or driveway shall conform with Chapter 14.01 SMC, Public Works Standards and SMC 21B.25.200, Sight distance requirements.

(ii) Specifications.

- a. On-site signs shall not exceed eight square feet in area;
- b. On-site signs shall not exceed six feet in height;
- c. Individual off-site signs shall not exceed an area of four square feet;
- d. Frames installed to hold multiple real estate signs shall not exceed a height of six feet;
- e. Off-site signs located on a frame shall be designed to allow for a minimum of six (6) signs to be hung, in a stacked fashion;
- f. Real estate offices or individual realtors that are advertising the sale or lease of more than one property at a corner shall be limited to one sign; and,
- g. Off-site signs located on a frame, shall individually not exceed a height of one and a half feet, a width of two feet, and an area of three square feet.

(iii) Removal.

- a. Signs shall be removed within five days after closing of the sale, lease or rental of the property.
- (b) Portable off-premises residential directional signs announcing directions to an open house at a specified residence that is offered for sale or rent shall not exceed six square feet in area for each sign, and shall not exceed 42 inches in height. Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent and may be located on the right-of-way outside of vehicular and bicycle lanes.

- (c) On-site commercial (nonresidential) or industrial property for sale or rent signs shall be limited to one sign per street frontage, and shall not exceed 32 square feet in area. The sign shall not exceed 12 feet in height. The sign shall be removed within five days after closing of the sale, lease or rental of the property. A building permit is required and shall be issued for a one-year period. The permit is renewable for one-year increments up to a maximum of three years.
- (d) On-site residential development for sale or rent signs shall be limited to one sign per development. The sign shall not exceed 32 square feet in area, and shall not exceed 12 feet in height. A building permit is required and shall be issued for a one-year period. The permit is renewable annually for up to a maximum of three years.
- (e) Off-site directional signs for residential developments shall be limited to six signs. Each sign shall not exceed 16 square feet in area, and shall include only the name of and directions to the residential development. The sign(s) shall be placed a maximum of two road miles from the nearest residential development entrance. No two signs for one residential development shall be located closer than 500 feet from one another on the same street. A single building permit is required for all signs and shall be issued for a one-year period. The permit number and the permit expiration date must be clearly displayed on the face of each sign. The permit is renewable for one-year increments up to a maximum of three years; provided, that extensions will only be granted if the sign permit applicant has complied with the applicable regulations.
- (f) Residential on-premises informational signs shall be limited to one sign per feature, including but not limited to signs for information centers, model homes, parking areas or announcing features such as parks, playgrounds, or trails. Each sign shall not exceed 16 square feet in area, and shall not exceed six feet in height;

(5) Community event signs.

Community event signs are allowed, subject to the following requirements:

- (a) Location.
 - (i) Community event signs may be displayed on private property with the consent of the property owner.
 - (ii) Community event signs may be displayed within public easements or streets; provided, that:
 - a. Signs shall be A-frame signs as specified in subsection (5)(b) of this section; and
 - b. Signs shall not be located within the center median of principal, minor, and collector arterials (as defined) or within roundabouts, traffic circles or islands.
 - (iii) Community event signs located pursuant to subsection (5)(a)(i) or (ii) of this section shall not obstruct sight distances as prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21A.25.220, Sight distance requirements.
 - (iv) The Director, in consultation with the City Engineer, and following review of applicable state and City codes, may approve temporary sign placement in the public right-of-way on hardscape areas (i.e., concrete pads or other sidewalk areas not used for pedestrian travel); provided, that sign location does not conflict with subsection

(5)(a)(i) or (ii) of this section.

(b) Specifications.

- (i) Community event signs on private property may have a maximum sign area of 32 square feet;
- (ii) Community event signs on public easements or streets shall be "A-frame" signs that shall not exceed six square feet in area for each sign, and shall not exceed 42 inches in height;
- (iii) Community event signs located within 15 feet of a street corner or driveway, as further identified in Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21A.25.220, Sight distance requirements, shall be further limited in sign area and height as necessary to satisfy sight distance limitations; and
- (iv) Community event signs shall be stationary and shall not be illuminated.

(c) Removal.

- (i) Community event signs shall be removed within seven days following the end of the community fair, festival, or event; provided, that the signs shall not be displayed for more than a total of 21 calendar days; and
- (ii) Sign removal shall be the responsibility of the event sponsor;

(6) Community banners sign.

Community banners are allowed subject to the following provisions:

- (a) Community banners shall only be located on public banner poles erected by the City for that use;
- (b) Letters on the sign shall not be less than 12 inches in height except for lettering associated with sponsor logos;
- (c) Banners shall not be illuminated or have any attention-getting lights; and
- (d) Sponsor logos shall be limited to the name and corporate symbol of the sponsor;

(7) Pedestal signs.

Temporary pedestal signs are allowed in the TC-A and TC-B zones, subject to the following provisions:

- (a) The sign shall be placed such that there is a minimum of a 6 foot wide pedestrian access around the sign;
- (b) The sign shall not exceed a height of 6 feet;
- (c) The sign face shall not exceed an area of 3 square feet;
- (d) Sign lettering and graphics shall not exceed a height of 4 inches;

- (e) The frames and other support structures shall be consistent with the building’s architectural character in terms of form, color, and materials such that there is a consistent design theme;



Yes

Yes

No (not a pedestal sign)

Figure 21B.45.150a. Acceptable and unacceptable pedestal signs.

21B.45.160

Compliance clause.

Legally established signs that do not conform to the design standards of SMC 21B.45.110 – Sign Design Standards or 21B.45.120 – Design standards for specific sign types, shall be brought into compliance when there is a change in use associated with the sign or when the sign is entirely removed or replaced.

21B.45.170

Electronic reader board pilot program adopted.

The provisions of Title 21A, Chapter 45, Article II shall apply to the Town Center subarea, including sections SMC 21A.45.130 through 21A.45.180.

21B.45.180

Definitions – pictures contained in the sign definition section are intended to provide examples of the sign described.

- (1) “Sign” means any medium, device, structure, fixture, or placard, including any necessary supporting structure and component parts, that is visible from a public right-of-way or surrounding properties, and uses graphics, symbols, or written copy to convey a message, attract attention to, or advertise a product, place, activity, business, event, good, service, or land use.
- (2) "Sign, awning / marquee" means a sign painted on or attached directly to and supported by an awning or marquee. An awning may be constructed of rigid or non-rigid materials and may be retractable or non-retractable. A marquee is a roof like shelter, as of glass, projecting above an outer door and over a sidewalk or a terrace, which may be attached to a building or be freestanding.
- (3) “Sign, blade” means a small, pedestrian-oriented building mounted sign that is attached to and supported by the exterior wall of a building with the exposed face of the sign on a plane perpendicular to the wall of the building, projecting more than one foot from the wall of a building and vertical to the ground.



Figure 21B.45.180a. Blade sign examples.

- (4) “Sign, box / cabinet” means a building mounted sign that is attached to and supported by the exterior wall of a building with the exposed face of the sign on a plane parallel to the wall of the building and where the sign or individual letters are contained within a box or cabinet and are internally illuminated.



Figure 21B.45.180b. Cabinet sign examples.

- (5) “Sign, building mounted” means a sign that is attached directly to a building or indirectly attached to a building by a support structure. Building mounted signs may include, but are not limited to wall, hanging, blade, awning, marquee, opaque, channel, painted, shadow, and window signs.

- (6) “Sign, changing message” means a sign that contains electronically controlled digital or illuminated text, or a sign that contains text that can be manually changed.



Figure 21B.45.180c. Changing message sign examples.

- (7) "Sign, channel letter" means a wall sign that is comprised of lettering that is attached to and supported by the exterior wall of a building or a structure with the exposed face of the lettering or graphics on a plane parallel to the wall of the building, and where the letters contain an open channel into which neon lighting is inserted.



Figure 21B.45.180d. Channel letter sign examples.

- (8) "Sign, community banner" means a temporary sign, located on City banner poles, which advertises an event that would provide civic, cultural, educational, philanthropic, or service opportunities hosted or promoted by the City or a community group that is not-for-profit or nonprofit and nonpolitical with an IRS designation of Section 501(c) or (d).
- (9) "Sign, community event" means a temporary sign announcing or promoting a nonprofit or not-for-profit sponsored community fair, festival, event (community events include but are not limited to regularly scheduled events or meetings by churches, homeowners' associations and other community groups).
- (10) "Sign, directional" means a sign that is primarily designed to guide or direct pedestrian or vehicular traffic to an area, business, place, or convenience, and may include incidental graphics such as trade names and trademarks.



Figure 21B.45.180e. Directional sign examples.

- (11) "Sign, hanging" means a small, pedestrian-oriented sign that is hung beneath an awning, canopy, or marquee sign or other structure.



Figure 21B.45.180f. Hanging sign examples.

- (12) "Sign, incidental" means a sign, emblem or decal designed to inform the public of goods, facilities, or services available on the premises, and may include but not be limited to signs designating:
- (a) Restrooms;
 - (b) Hours of operation;
 - (c) Acceptable credit cards;
 - (d) Property ownership or management;
 - (e) Phone booths; and
 - (f) Recycling containers.
- (13) "Sign, freestanding" means a sign standing directly upon the ground or having one or more supports standing directly upon the ground, and being detached from any building or fence.
- (14) "Sign, fuel price" means a sign utilized to advertise the price of gasoline and/or diesel fuel.
- (15) "Sign, logo" means a sign, graphic representation, or symbol of a company name, trademark, abbreviation, uniquely designed for ready recognition. A logo sign may be a wall sign or a freestanding sign.
- (16) "Sign, monument" means a freestanding sign that is above ground level and is anchored to the ground by a solid base, with no open space between the sign and the ground.
- (17) "Sign, opaque" means a building mounted sign that is attached to and supported by the exterior wall of a building or a structure where the surface of the sign is generally comprised of two or more opaque materials on the same plane. Where internally illuminated, the opaque material that comprises the lettering of the sign may be a translucent such that it allows limited light to shine through the sign letters.



Figure 21B.45.180g. Opaque sign examples.

- (18) “Sign, painted” means a sign, mural or graphic design painted directly onto a building façade or onto a flat wood or metal surface that is then attached to the building façade.

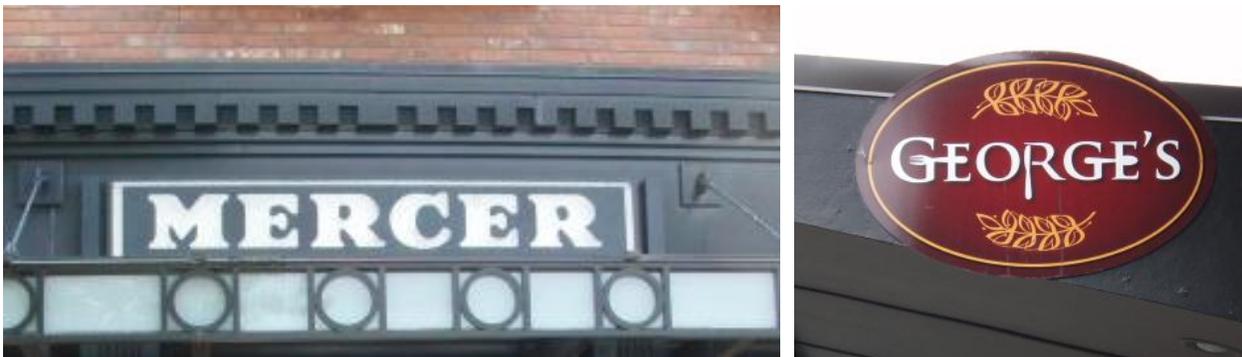


Figure 21B.45.180h. Painted sign examples.

- (19) "Sign, permanent residential development identification" means a permanent monument or wall sign identifying the residential development upon which the sign is located.
- (20) “Sign, pedestal” means a temporary, pedestrian-oriented, sign placed atop a pedestal that is affixed to a heavy horizontal base.



Figure 21B.45.180i. Pedestal sign examples.

- (21) "Sign, political" means a sign advertising a candidate or candidates for public elective office, or a political party, or signs urging a particular vote on a public issue decided by ballot.
- (22) "Sign, primary" means a painted, opaque, awning, marquee, or channel letter sign that is designed to be the primary source of business identification to both pedestrian and vehicular traffic.
- (23) "Sign, secondary" means a window, logo, blade, or hanging sign that generally contains secondary, pedestrian oriented business identification, business product information, or hours of operation.
- (24) "Sign, shadow" means a wall sign comprised of individual letters or graphics that is attached to and supported by the exterior wall of a building with the exposed face of the sign lettering or graphics on a plane parallel to the wall of the building, where the surface of the sign is generally comprised of a completely opaque material. The sign lettering or graphics are separated from the building façade such that during daylight hours the lettering generates a shadow on the building façade.



Figure 21B.45.180j. Shadow sign examples.

- (25) "Sign, temporary" means a sign that is designed to be displayed for a limited amount of time and is not permanently placed or affixed such as to prevent its removal;
- (26) "Sign, window" means a sign that is constructed of neon, stained glass, gold leaf, cut vinyl, etched glass, or similar material in a window.

(27) "Sign, wall" means any sign painted on, or attached directly to and supported by, the wall of a building or structure. All wall signs are building mounted signs. Wall signs may include, but are not limited to window, opaque, shadow, painted, channel letter, and logo signs.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.75

AFFORDABLE HOUSING

21B.75.010	Purpose and Intent
21B.75.020	Basic Density Provisions
21B.75.030	Modifications to Dimensional Standards
21B.75.040	Alternative Compliance
21B.75.050	Implementation Provisions
21B.75.060	Definitions

21B.75.010

Purpose and Intent

The incentives and regulations offered in this chapter are used by the City as one means of meeting its commitment to encourage housing affordable to all economic groups, and to meet its regional share of affordable housing requirements. The purpose of this section is to: (1) Implement through regulations the responsibility of the City under State law to provide for housing opportunities for all economic segments of the community, (2) Help address the shortage of housing in the City for persons of low- and moderate-income, (3) Preserve land for affordable housing as the City continues to grow, (4) Promote development of housing that would not otherwise be built in the City, (5) Create affordable housing opportunities as a result of increased development capacity in the Town Center planning area, (6) Offer additional incentives to encourage construction of Affordable Housing Units in Town Center; and (7) Encourage developments that include affordable housing and that combine local incentives provided by the City with resources available from other public and private sources.

21B.75.020

Basic Density Provisions

(1) Baseline Affordable Housing.

In any residential development (e.g., multiple family developments (rental or ownership), single family subdivisions, mixed-use developments) not less than ten percent of the allocated residential density dwelling units pursuant to SMC 21B.25.030 must be Affordable Housing Units. The Affordable Housing Units will have occupancy requirements and affordability levels as defined in SMC 21B.75.060. For any site, this requirement applies to the residential units provided up to the base number of allowed units. No additional residential or commercial density beyond the base number of allowed units will be provided to meet this ten percent affordable unit requirement. Those projects providing additional affordable units may receive additional density as provided in Section titled Residential Bonus Unit/Additional Affordable Housing of SMC 21B.75.020 and as provided for in SMC 21B.25.040. (Note: that in some cases, applicants may receive additional residential unit allocations based on TDR purchases and / or site amenities). This program is intended to increase the actual supply of Affordable Housing, so the primary objective is to obtain housing units within the development in preference to an alternative approach, except as otherwise provided for in Section 21B.75.040 of this chapter.

(2) Affordable Housing Units and Allocated Residential Density.

Required affordable housing units pursuant to subsection (1) above, shall be counted as one-half a dwelling unit for the purpose of calculating allocated residential density pursuant to SMC 21B.25.030. For example, a residential development that requires six affordable housing units would calculate the affordable housing units to be equivalent to three dwelling units for the purpose of calculating allocated residential density pursuant to SMC 21B.25.030. Affordable housing units built for the purposes of increasing site density above the allocated residential density, shall be counted as one dwelling unit for the purposes of calculating maximum residential density pursuant to SMC 21B.25.030.

(3) Residential Bonus Units / Additional Affordable Housing.

The Town Center Plan includes the allocation of 344 Residential Bonus Units (427 total units once the discounted affordable housing units are added per paragraph 2 above) specified in SMC 21B.25.025. Allocation of Residential Bonus Units is based on the following criteria:

An individual project can receive three Residential Bonus Units for each Affordable Housing Unit provided above the minimum ten percent required pursuant SMC 21B.75.020. The Affordable Housing Units will have occupancy requirements and affordability levels as defined in SMC 21B.25.040.

Example: If a property has a base density of 50 units, and an applicant requested nine Residential Bonus Units, three of the Bonus Residential Units would have to be Affordable Units. The development would have a total of 59 units of which eight would be Affordable Units (five affordable units of the base 50 units, plus three of the nine Bonus Residential Units).

(4) Alternative Calculation of Affordability.

An applicant may propose alternative affordability levels for the Affordable Housing Units. The percentage of required Affordable Units and the ratio of bonus units (or bonus floor area) per Affordable Housing Unit for alternative affordability levels will be as follows:

Affordability Level	Percent Affordable Units for Baseline Requirement	Residential Bonus Units to Affordable Units Ratio
50% of median income	4%	3.3 to 1
60% of median income	5%	3.2 to 1
70% of median income	6.5%	3.1 to 1
80% of median income	10%	3 to 1

Note: Depending on the level of affordability provided, the Affordable Housing Units may not be eligible for the impact fee waivers described in SMC Sections 14 and 14A.

(5) Rounding.

For developments with more than ten residential units, the number of required Affordable Housing Units is determined by rounding fractional numbers up to the nearest whole number from (0.5).

(6) Minimum Threshold.

For any residential development consisting of less than ten units, the affordability requirements may be satisfied through the payment to the City of an in-lieu fee.

- (a) Amount. The in-lieu fee to be paid for each affordable dwelling unit shall be determined by the Director and shall equal an amount sufficient to create an amount of affordable housing equal to or greater than what would have otherwise been provided if the affordable housing had been provided on-site.
- (b) Timing of Payment. In lieu-fees shall be paid at the time a building permit is issued for the development.
- (c) Alternative to Cash. At the discretion of the City council [or director], where a developer is authorized to pay a fee in-lieu of development, an irrevocable dedication of land or other non-monetary contribution of a value not less than the sum of the otherwise required in-lieu fee may be accepted as an alternative to paying the in-lieu fee if it is determined that the non-monetary contribution will be effectual in furthering the goals and policies of the housing element and this chapter. The valuation of any land offered in-lieu shall be determined by an (MAI) appraisal made by an agent agreed upon by the City. Costs associated with the appraisal shall be borne by the developer.
- (d) Deposit of Fees: All in-lieu fees collected hereunder shall be deposited in a housing trust fund. The fund shall be administered by the City and shall be used only for the purpose of providing funding assistance for the provision of affordable housing and reasonable costs of administration consistent with the policies and programs contained in the housing element of the general plan.
- (e) Use of Fees. The location of affordable housing funded wholly or in part with cash payments shall be prioritized in the following order: (1) within the Sammamish Town Center; (2) in the City within 0.5 mile of transit service; and (3) If no local project, resources may be redirected to ARCH Housing Trust Fund.

21B.75.030

Modifications to Dimensional Standards

The following requirements of the Town Center development code may be modified to accommodate Residential Bonus Units. These modifications may not be used to accommodate the units resulting from the base density:

(1) Parking Requirement.

An applicant may request a modification of the minimum required number of parking spaces by providing a study that substantiates parking demand can be met with a reduced parking requirement in a manner consistent with the goals and policies of the applicable regional transportation plan. Said study shall be prepared by a qualified professional transportation planner or engineer approved by the Director.

(2) Structure Height.

Maximum height for structures containing Affordable Housing Units may be increased by one story in the TC-A and TC-B zones consistent with setback requirements in SMC Chapter 21B.30. Maximum structure height may not be modified through this provision for any portion of a structure that is adjoining a TC-C, D or E zone.

21B.75.040

Alternative Compliance

(1) General.

The Director may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods if they meet the following requirements.

- (a) The project proponent may propose an off-site alternative, and must demonstrate that any alternative compliance method achieves a result equal to or better than providing affordable housing onsite.
- (b) Affordable Housing Units provided through the alternative compliance method must be based on providing the same type of units as the units in the project which give rise to the requirement.
- (c) Off-site Affordable Housing Units may be provided offsite if the location chosen does not lead to undue concentration of affordable housing in any particular area of the Town Center.
- (d) Priority is for the project to be located within the Town Center Plan Area. However, the Director may approve a project located outside the Town Center Plan Area if it can demonstrate the location has access to commercial uses, transit, and does not result in an undue concentration of affordable housing,

(2) Alternative compliance requirements.

- (a) The proposal by the project proponent must demonstrate that the affordable units provided off-site will be completed before or within the same time period as the development generating the affordable housing requirement, or such other assurances as approved by the Director.
- (b) Alternative compliance is not allowed for affordable housing associated with Residential Bonus Units.
- (c) Any single family development containing between 10 and 14 units may meet their affordable housing requirement through the alternative compliance provisions of this section, so long as their proposal meets the all other provisions of this section.
- (d) Applications for alternative compliance shall be submitted at the time of application, and must be approved prior to issuance of any building permit. The proposal must describe a specific location, type, and amount of affordable housing and how and when it will be developed. Any proposal for providing off-site affordable housing must also address the timing for providing the off-site housing, which, unless otherwise approved by the City, shall be built simultaneously with or prior to the construction of housing for the subject property. For projects approved for off-site affordable housing, there will be a recorded agreement on both the “sending” property and the “receiving” property. The covenant on the sending site will be released once the affordable housing is completed on the receiving property.

21B.75.050

Implementation Provisions.

(1) Applicability.

These requirements and incentives in this chapter are applicable in the Town Center zones.

(2) Affordable unit requirements.

The following requirements shall be met for all affordable units:

- (a) **Duration:** housing shall serve only income-eligible households for a minimum period of 50 years from the later of the date when the Affordability Agreement between the housing owner and the City, as referenced in SMC 21B.75.050 is recorded, or the date when the affordable housing becomes available for occupancy as determined by the City.
- (b) **Designation of Affordable Housing Units:** Prior to the issuance of any permit(s), the City shall review and approve the location and unit mix of the Affordable Housing Units consistent with the following standards:
 - (i) **Location.** The location of the Affordable Housing Units shall be approved by the City, with the intent that they generally be intermingled with all other dwelling units in the development.
 - (ii) **Tenure.** The tenure of the Affordable Housing Units (ownership or rental) shall be the same as the tenure for the rest of the housing units in the development.
 - (iii) **Size (bedroom):** The Affordable Housing Units shall consist of a range of number of bedrooms that are comparable to units in the overall development.
 - (iv) **Size – (square footage)** The size of the Affordable Housing Units, if smaller than the other units with the same number of bedrooms in the development, must be approved by the Director. If there is a proposal that the affordable units be smaller than the market rate units, in no case shall the Affordable Housing Units be less than 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1,000 square feet for a three bedroom unit.
- (c) **Design.** The exterior design of the Affordable Housing Units must be compatible and comparable with the rest of the dwelling units in the development and must comply with design standards specified in SMC Chapter 21B.30. The interior finish and quality of construction of the Affordable Housing Units shall at a minimum be comparable to entry level rental or ownership housing in the City.
- (d) **Timing/Phasing.** The Affordable Housing Units shall be available for occupancy in a time frame comparable to the availability of the rest of the dwelling units in the development.

(3) Affordability agreement.

Prior to issuing any building permit, an agreement in a form approved by the Director that addresses price restrictions, homebuyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the Affordable Housing Units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property.

(4) Monitoring and fee.

The City reserves the right to establish in the Affordability Agreement referred to in SMC 21B.75.050, monitoring fees for the Affordable Housing Unit, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of

documents to maintain compliance with income and affordability restrictions of the Affordability Agreement.

(5) Administrative official.

The Director shall be responsible for administration of this section. The Director may adopt administrative procedures for implementation of this section.

21B.75.060

Definitions

(1) Affordable Housing Unit.

Housing reserved for occupancy by eligible households and affordable to Moderate Income Households, adjusted for household size, and no more than thirty percent percent of the monthly household income is paid for monthly housing expenses.

Pursuant to the authority of RCW 36.70A.540, the City finds that the higher income levels specified in the definition of Affordable Housing in SMC 21B.75.060 rather than those stated in the definition of “low-income households” in RCW 36.70A.540, are needed to address local housing market conditions in the City.

(2) Moderate Income Household.

Moderate Income Household means a household whose gross income of all permanent household members over the age of 18 is equal to or less than 80 percent of the King County Median Income, adjusted for household size.

(3) Low Income Household.

Low Income Household means a household whose gross income of all permanent household members over the age of 18 is equal to or less than 50 percent of the King County Median Income, adjusted for household size.

(4) Median Income.

Median Income means the median income for the Seattle MSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended. or if programs under said Section 8(f)(3) are terminated, median income determined under the method used by the Secretary prior to such termination. (ARCH) In the event that HUD no longer publishes median income figures for the Seattle MSA or King County, the City may use any other method for determining the King County median income, adjusted for household size.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.85

DEVELOPMENT STANDARDS – INTERIM STORMWATER STANDARDS

Sections:

- 21B.85.010 - Purpose
- 21B.85.020 - Applicability
- 21B.85.030 - Town Center Interim Stormwater Standards Adopted
- 21B.85.040 - Review and Appeal

21B.85.010 – Purpose and Intent.

Low impact development (LID) is an approach to land use planning and project design that seeks to:

- (1) Increase the ability of a developed site to effectively emulate predevelopment hydrologic conditions, including without limitation, stormwater retention, water quality treatment, and infiltration functions;
- (2) Minimize overland stormwater runoff from a developed site;
- (3) Maximize the retention of trees, native vegetation, understory plants, and native soils;
- (4) Minimize soil disturbance;
- (5) Minimize the conversion of site surfaces from vegetated to non-vegetated surfaces; and
- (6) Maximize the quantity and use of appropriate native plants on site.

The purpose of this chapter is to require that development proposals within the Town Center subarea fully incorporate the Interim Stormwater Standards and Low Impact Development into all aspects of project design.

21B.85.020 – Applicability.

- (1) The provisions of this chapter shall apply to all land uses in the City of Sammamish Town Center zones, and all persons within the Town Center shall comply with the requirements of this chapter.
- (2) The City shall not approve any permit or otherwise issue any authorization to alter the condition of any land, water or vegetation or to construct or alter any structure or improvement without first assuring compliance with the requirements of this chapter.
- (3) Approval of a development proposal pursuant to the provisions of this chapter does not discharge the obligation of the applicant to comply with the provisions of this chapter.

21B.85.030 – Town Center Interim Stormwater Standards Adopted.

- (1) The City hereby adopts by reference the stormwater standards and specifications set forth in Appendix G of the document entitled “Town Center Stormwater Comprehensive Plan” as adopted by Resolution R2010-_____.
- (2) The City is hereby authorized, subject to the review provisions of 21B.85.040, to modify the Stormwater requirements, standards, and specifications.

21B.85.040 – Review and Appeal.

- (1) Process. The use of the stormwater standards and specifications, along with applicable Low Impact Development design shall be reviewed concurrently with a primary proposal to consider the proposed site plan and methods used to earn the incentives as follows:
 - (a) For the purpose of this section, a "primary proposal" is defined as a proposed unified zone development plan, subdivision, binding site plan, conditional use permit, or commercial site development permit;
 - (b) The applicant shall identify the primary proposal's Low Impact Development improvements at the time of application;
 - (c) When the primary proposal requires a public hearing under this Title or SMC Title 19 or 20, the public hearing on the primary proposal shall serve as the hearing on the stormwater standards and specifications and applicable Low Impact Development improvements proposed, and the reviewing authority shall make a consolidated decision on the proposed development;
 - (d) When the primary proposal does not require a public hearing under this Title or SMC Title 19 or 20, the stormwater standards and specifications, and applicable Low Impact Development improvements, shall be subject to the decision criteria for conditional use permits outlined in Chapter 21A.100 SMC and to the procedures set forth in SMC Title 20;
- (2) Review. In evaluating a primary proposal and associated stormwater standards and specifications, and applicable Low Impact Development improvements, the City shall have the authority to request additional technical information prepared by a certified professional to:
 - (a) Determine whether the development proposal is consistent with this chapter;
 - (b) Determine if a proposed approach is consistent with the standards of the King County Surface Water Design Manual, City of Sammamish Stormwater Comprehensive Plan, or the Low Impact Development Technical Guidance Manual for Puget Sound, or other suitable reference, as determined by the director;
 - (c) Determine whether the proposed combination of techniques adequately work together toward meeting the goals of this chapter;
 - (d) Determine if the monitoring plans and bonding measures proposed by the applicant are sufficient to protect the public benefit, health, safety, and welfare, consistent with this chapter; and
 - (e) Determine that the proposed LID approaches shall function as intended.
- (3) Health and Safety. Approval of all proposed stormwater design and required Low Impact Development improvements shall be subject to the review of the City to determine that the proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest.
- (4) Modification or Elimination of Requirements. Compliance with the adopted stormwater standards and specifications, and applicable Low Impact Development improvements shall be required to the maximum extent practically feasible. The City is authorized to approve the modification or elimination of stormwater standards and / or Low Impact Development improvement requirements, standards, and specifications set forth in

Appendix G of the document entitled “Town Center Stormwater Comprehensive Plan” as adopted by Resolution R2010-_____ as follows:

- (a) The burden of proving that a proposed modification or waiver of stormwater standards and specifications, or Low Impact Development requirements, meets the criteria enumerated in this section shall be on the applicant. Absence of such proof shall be grounds for denial of the request;
 - (b) All requests to modify or eliminate required stormwater standards or specifications, or Low Impact Development improvements shall be based upon site specific analysis of the feasibility of required improvements, standards and specifications. Such analysis shall include evaluation of site and vicinity soils, hydrology, and other factors, as determined by the City, affecting the successful design of the stormwater or Low Impact Development improvements.
 - (c) In approving a modification or waiver to the stormwater standards or specifications, or Low Impact Development improvements, the City may consider the purpose, effectiveness, engineering feasibility, commercial availability of technology, best management practices, safety and cost of the proposal.
- (5) Adjustments.
- (a) Minor. Minor changes to proposed stormwater standards and specifications or Low Impact Development improvements may be authorized by the City following approval of the primary proposal. Minor changes include, but are not limited to changes related to improvement sizing, location, and components.
 - (b) Major. Major changes to proposed stormwater standards or specifications, or Low Impact Development improvements may not be authorized by the City following approval of the primary proposal. Major changes shall require re-submittal of the land use applications associated with the primary proposal. Major changes include, but are not limited to, elimination of proposed Low Impact Development improvements and changes to site layout that preclude the success of approved Low Impact Development improvements.
- (6) Appeals.
- Any person or agency aggrieved by an act or decision of the City pursuant to this title may appeal said act or decision to the City of Sammamish pursuant to the appeal provisions for the underlying development permit application as contained in Chapter 20.05 SMC

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.95

UNIFIED ZONE DEVELOPMENT PLANS

Sections:

- 21B.95.010 Purpose.
- 21B.95.020 Applicability.
- 21B.95.030 Application process.
- 21B.95.040 Application of development standards.
- 21B.95.050 Unified Zone Development Principles
- 21B.95.060 Criteria for approval.
- 21B.95.070 UZDP plan outcome
- 21B.95.080 Financial guarantees.
- 21B.95.90 Limitation of permit approval.
- 21B.95.100 Modification to an approved permit.
- 21B.95.110 Administrative rules.

21B.95.010 Purpose.

The purpose of this chapter is to establish a review process for a Unified Zone Development Plan (UZDP) approval process under which a property owner, or group of property owners may pursue development in the Town Center-A zones. The purpose of this process is to ensure that development in these zones proceeds in an orderly fashion with coordinated infrastructure and open space, appropriate intensities of uses and mutually compatible development in accordance with the adopted Sammamish Town Center Plan. Upon City approval of a UZDP a property owner, or group of property owners, may proceed with obtaining the required permits for individual parcel development. A second purpose is to provide both the City and property owners more certainty regarding the requirements, conditions and means to support new development.

21B.95.020 Applicability.

- (1) An approved UZDP is required for all development in Town Center-A zones and as otherwise required in SMC 21B.20 in order to:
 - (a) Establish the level and intensity of new commercial and residential development;
 - (b) Provide for coordinated infrastructure such as roads and utilities and public open space;
 - (c) Define street types and orientation to street of new development; and
 - (d) General location of buildings and site improvements and provision of open space, parking, environmental restoration and non-motorized circulation.
- (2) An application for UZDP may be submitted for:
 - (a) The first UZDP application in each TC-A zone, a property or collection of properties that comprises at least 40 percent of the applicable TC-A zone;
 - (b) A property for which the proposed development can be achieved without compromising options for circulation, infrastructure and open space improvements on surrounding properties.

The proposal must comply with the City's adopted Town Center Infrastructure Plan and must accommodate a portion of the zone's infrastructure, as determined by the Director; or

- (c) Properties directly adjacent to the applicable TC-A zone may be included in the UZDP area provided they are part of a plan that includes properties in the TC-A zone. A TC-B property may include up to 10 percent of a UZDP's commercial development application for contiguous TC-A zone development. The Director may place special constraints and/or increase the percentage of commercial development allowed on an applicable TC-B property to 20 percent in order to meet the intent of the Town Center Plan and SMC Title 21B. All residential uses in a TC-B zone remain subject to the defined density and dimensions for a TC-B zone (set forth in SMC Chapter 21B.25).

Specifically, in all cases, the applicant will need to demonstrate that infrastructure and circulation systems can be constructed to serve other properties in the area in a manner consistent with the City's plans and standards and the adopted Town Center Infrastructure Plan.

21B.95.030

Application process

Pursuant to related standards in SMC Chapter 20.05.

- (1) Preapplication meeting for City staff to determine applicability of 21B.95.020.
- (2) Application submittal per 21B.95.040 and SMC Chapter 20.05.
- (3) Staff will review, send out the notice of application, provide comments, and the City will conduct Open House per SMC 20.05.
- (4) Staff will continue review as needed to ensure the UZDP meets the applicable standards.
- (5) Director will render decision based on 21B.95.060.
- (6) Appeal process will be per SMC Chapter 20.05 Type 2 Land Use Decision Type.

21B.95.040

Plan application requirements.

- (1) The applicant must submit to the City for approval documents and a plan or plans with the following information.
 - (a) Infrastructure plans indicating:
 - (i) Location, configuration and type of streets as classified by the City's street design standards;
 - (ii) Location, configuration and relevant performance criteria for utilities including water, waste management, water treatment and electrical power. The Director may require that the Applicant explore alternate infrastructure options;
 - (iii) Methods for managing storm water in accordance with the City's standards and sub-basin planning;
 - (iv) Provision of public and private open space including that required for SMC 21B.30.160;
 - (v) Location and configuration of non-motorized circulation network, including connections to adjacent properties and public rights-of-way;
 - (vi) Location and configuration of parking, including structured and surface parking;
 - (vii) Retention and enhancement of natural areas and extent of grading;

- (viii) The street-front orientation requirements for each street as described in section 21B.30.100; and
 - (ix) Location size, height and orientation of buildings and other structures;
 - (b) Proposed quantities and general location of land uses, including residential dwelling units, affordable housing units/provisions, and commercial floor areas. Additional allocation of development capacity and mechanism for achieving additional development (e.g.: affordable housing incentives, TDR credits, and additional site improvements) will be identified during the UZDP process;
 - (c) A proposed phasing plan identifying the general order of development parcels or improvements but not necessarily specific dates or time frame;
 - (d) A three dimensional visualization of proposal for public information suitable for public display and web sites.
 - (e) Other conditions and proposal description as requested by the Director.
- (2) The documents and plans must be in sufficient detail for the City to determine that the UZDP planning principles in Section 21B.95.050 are met and that future permit applications are consistent with the approved UZDP.
 - (3) Applications in the TC-A-1 zone must comply with the Town Center Infrastructure Plan requirements. (Exhibit to this section).

Unified Zone Development Application will be processed pursuant to SMC Chapter 20.05.

**21B.95.050
Unified Zone Development principles**

The City of Sammamish will use the following principles and criteria in the review of UZDP’s for applicable Town Center-A zones as noted in section 21B.95.060, below. The principles address fundamental site planning objectives from the Town Center Plan.

The principles employ the word “should” as a directive for specific elements and characteristics. The term “should” is taken to mean “is required unless the City determines that there is a compelling reason to the contrary, based on the objectives and policies of the adopted Town Center Plan.” The intent of this language is to allow the City and proponent the flexibility to achieve the Town Center Plan’s and these principles’ objectives through other means than those specified below. The UZDP proponent shall be required to demonstrate that the following are met to the City’s satisfaction.

(1) Pedestrian Circulation

- (a) Town Center Mixed Use Nodes should incorporate a network of pedestrian and bicycle connections including sidewalks, trails, pathways and open spaces that link all public open spaces, commercial businesses, residential areas and near-by center-wide or City-wide trails;
- (b) The pedestrian and bicycle network should conform to the adopted Town Center Infrastructure Plan (for the TC-A-1 zone) and the intent of the Town Center Open Space Strategy – Parks, open Spaces and Trails concept illustrated in Figure 35 and Conceptual; Sammamish Town Center Street Layout, Figures 32 and 33 of the Town Center Plan, although the actual configuration of trails and connections may vary;
- (c) The pedestrian and bicycle network should feature pedestrian amenities and landscaping; and
- (d) The pedestrian and bicycle network must conform to Americans with Disability (ADA) Standards and should incorporate Crime Prevention through Environmental Design (CPTED)

Guidelines.

(2) Vehicle Circulation

- (a) Town Center mixed use nodes should feature a network of vehicle access roads and drives that conforms to the intent of the Town Center Transportation Section and the Conceptual; Sammamish Town Center Street Layout, Figures 32 and 33 of the Town Center Plan, although the actual street and vehicular access may vary from those shown in the figures. For the TC-A-1 zone, the adopted Town Center Infrastructure plan takes precedence over the specific sections and visualizations shown in the Town Center Plan;
- (b) The proponent must demonstrate how the vehicular access network can potentially connect to adjacent areas in the Town Center so that access is provided to those properties;
- (c) The vehicular access network should provide more than one route in or out of a site within the mixed use node to provide improved emergency vehicle access and ease local congestion;
- (d) The vehicular access network should include street trees, landscaping and streetscape elements. Primary circulation routes for through traffic should be routed around high pedestrian areas and not impact central open spaces; and
- (e) The use of innovative street and access configurations (such as “woonerfs” which mix low speed local vehicular traffic with pedestrians) is encouraged where it furthers the objectives of the Town Center Plan and is consistent with the Town Center Infrastructure Plan.

(3) Parking and Access

- (a) Fulfill the intent of parking standards in Sammamish Development Code Title 21B, especially Chapter 21B.40;
- (b) Locate parking, especially non-structured parking, at the periphery of the mixed use nodes; and
- (c) Exploit joint use parking opportunities wherever possible.

(4) Open Spaces

- (a) TC-A-1, A-2, and A-3 zones should have at least one central open space that acts as a public gathering space and that also includes a significant landscaping element. The central open space may be in the form of a “town square”, “village green”, central plaza or other form but should be ringed with “active edges” (pedestrian oriented buildings, uses or features that encourage human activity). The central open spaces should encourage a variety of activities such as picnicking, informal and organized gathering, performances, and passive and active recreation (e.g.: small sports court or children’s play area). The open space must be universally accessible (meet or exceed ADA standards) and should incorporate CPTED guidelines. The central open spaces should also feature:
 - (i) Site furniture, special paving and amenities;
 - (ii) Lighting to encourage evening activities and provide security;
 - (iii) Art or other features to provide a distinct design identity;
 - (iv) As a general rule, 1 linear foot of seating per 30 square feet of plaza area (not including green space or landscaping); and
 - (v) Areas that are in full sunlight during most of the day;

- (b) Public open spaces should not be adjacent to parking, blank walls or spaces or uses without human activity or amenity;
- (c) The central open space for TC-A-1 zone should connect directly to the Sammamish Commons, incorporate Low Impact Development/storm water management elements based on the watershed sub basin plan recommendations and take the form of a “Green Spine” or other configuration that accomplishes similar objectives. See figure 38 in the Town Center Plan;
- (d) The central open space for TC-A-2 zone should connect directly to the wetland/stream corridor in that area;
- (e) The central open space for TC-A-3 zone should be configured so that it focuses land development and human activity in that area;
- (f) Each mixed use node should feature a hierarchy of other open spaces connected by the pedestrian network. Open spaces can be in the form of landscaped linear corridors, natural areas, gardens, residential courts and small parks or play areas. See Town Center Plan Open Space Policy OS-1; and
- (g) Open space in the TC-A-1 zone must meet the intent of the adopted Town Center Infrastructure Plan.

(5) Natural Systems and Environmental Quality

- (a) Mixed use node UZDP’s should incorporate and implement storm water management recommendations from sub-basin plans. Where called for, a regional storm water management system should be implemented;
- (b) The project proponent should indicate how low impact development techniques are incorporated into the UZDP. (See Town Center Plan Goal NS-1 and supporting policies); and
- (c) The mixed use node development should incorporate natural areas such as wetlands, stream corridors, wildlife corridors and stands of mature trees as amenities into the mixed use nodes where possible. Opportunities for natural system restoration should be exploited. (See figure 54 of the Town Center Plan.)

(6) Building Scale and Compatibility

- (a) Building location, orientation, scale and massing should be configured to minimize impacts to surrounding residential areas and public facilities; and
- (b) Mixed use node UZDP’s should include some building organization or unifying design concept to unify the node and provide a distinctive development character. This might be accomplished, for example, through orientation of buildings around open space or other feature, use of axial symmetry, vistas, topography, etc., or a hierarchy of building massing (such as a stepped up “wedding cake” formation).

(7) Affordable Housing

Consistent with Chapter 21B.75 that provide regulatory guidance for compliance with Affordable Housing requirements, the Director may review innovative and creative approaches to Affordable Housing that fulfill the requirements of Chapter 21B.75.

(8) Incorporation of Efficient Infrastructure Systems

Incorporate, where it can be demonstrated to be effective, innovative infrastructure systems such as water capture and reuse, solid waste management systems, waste water treatment, etc. If applicable, the Applicant may be required to demonstrate that alternate infrastructure systems have been

explored. The Director may require that the applicant consult with utilities providers to identify possible solutions to the provision of infrastructure services.

21B.95.060
Criteria for approval

The City will evaluate UZDP applications and approve them only if they meet the following criteria.

- (1) The applicable procedural and technical requirements of this Title 21B and Title 21A of the SMC;
- (2) Adherence to Unified Zone Development Planning Principles, SMC 21B.95.050;
- (3) The City's roadway standards: infrastructure plans (including the adopted Town Center Infrastructure Plan for the TC A-1 zone), storm water management plans, the City's parks, open space and trails plans and other public plans and requirements; and
- (4) The goals and policies of Town Center Plan.

21B.95.070
UZD Plan outcome.

Outcomes: The approved UZDP will result in an agreement between the applicant and the City describing the terms under which permits will be reviewed. Development permit applications will also be reviewed for conformance to other provisions of the Sammamish Municipal Code. The requirements stated in the UZDP must address the parameters and conditions stated in SMC 21B.95.040.

21B.95.080
Financial guarantees.

Performance guarantees consistent with the provisions of SMC Title 27A may be required to assure that development occurs according to the approved plan.

21B.95.90
Limitation of plan approval.

- (1) A UZDP approved without a phasing plan shall be null and void if the applicant fails to file a complete building permit application(s) for all buildings within three years of the approval date, or by a date specified by the Director, and fails to have all valid building permits issued within four years of the UZDP approval date; or
- (2) A UZDP approved with a phasing plan shall be null and void if the applicant fails to meet the conditions and time schedules specified in the approved phasing plan. (Ord. O2003-132 § 14)

21B.95.100
Modification to an approved plan.

- (1) The Director will determine whether a subsequent development permit is in compliance with the applicable UZDP by determining if the application deviates from the UDZP. If the application proposal meets or exceeds the UZDP's conformance to the criteria of SMC 21B.95.060 above and supports coordinated infrastructure construction and compatible development, the application will be considered to be in conformance with the UZDP;
- (2) In addition, the Director will review the application to insure that the application proposal does not:
 - (a) Increase the building floor area by more than 10 percent or exceed planning thresholds set by the Town Center Plan, as amended by the City Council;
 - (b) Increase the number of dwelling units or the amount of commercial floor area;

- (c) Increase the total impervious surface area identified in the UZDP;
 - (d) Result in an insufficient amount of parking and/or loading;
 - (e) Result in incompatible uses locating in close proximity;
 - (f) Significantly increase the traffic impacts of peak-hour trips to and from the site; and
 - (g) Significantly increase the quantity of imported or exported materials or increase the area of site disturbance; and
- (3) Modifications that exceed the conditions of approval as stated in this section and require a new review as determined by the Director shall only be accomplished by applying for a new UZDP for the entire site. The new application shall be reviewed according to the laws and rules in effect at the time of application.

21B.95.110
Administrative rules.

The Director may promulgate administrative rules and regulations pursuant to Chapter 2.55 SMC, to implement the provisions and requirements of this chapter.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.95

UNIFIED ZONE DEVELOPMENT PLANS

Sections:

- 21B.95.010 Purpose.
- 21B.95.020 Applicability.
- 21B.95.030 Application process.
- 21B.95.040 Application of development standards.
- 21B.95.050 Unified Zone Development Principles
- 21B.95.060 Criteria for approval.
- 21B.95.070 UZDP plan outcome
- 21B.95.080 Financial guarantees.
- 21B.95.90 Limitation of permit approval.
- 21B.95.100 Modification to an approved permit.
- 21B.95.110 Administrative rules.

21B.95.010 Purpose.

The purpose of this chapter is to establish a review process for a Unified Zone Development Plan (UZDP) approval process under which a property owner, or group of property owners may pursue development in the Town Center-A zones. The purpose of this process is to ensure that development in these zones proceeds in an orderly fashion with coordinated infrastructure and open space, appropriate intensities of uses and mutually compatible development in accordance with the adopted Sammamish Town Center Plan. Upon City approval of a UZDP a property owner, or group of property owners, may proceed with obtaining the required permits for individual parcel development. A second purpose is to provide both the City and property owners more certainty regarding the requirements, conditions and means to support new development.

21B.95.020 Applicability.

- (1) An approved UZDP is required for all development in Town Center-A zones and as otherwise required in SMC 21B.20 in order to:
 - (a) Establish the level and intensity of new commercial and residential development;
 - (b) Provide for coordinated infrastructure such as roads and utilities and public open space;
 - (c) Define street types and orientation to street of new development; and
 - (d) General location of buildings and site improvements and provision of open space, parking, environmental restoration and non-motorized circulation.
- (2) An application for UZDP may be submitted for:
 - (a) The first UZDP application in each TC-A zone, a property or collection of properties that comprises at least 40 percent of the applicable TC-A zone;
 - (b) A property for which the proposed development can be achieved without compromising options for circulation, infrastructure and open space improvements on surrounding properties.

The proposal must comply with the City's adopted Town Center Infrastructure Plan and must accommodate a portion of the zone's infrastructure, as determined by the Director; or

- (c) Properties directly adjacent to the applicable TC-A zone may be included in the UZDP area provided they are part of a plan that includes properties in the TC-A zone. A TC-B property may include up to 10 percent of a UZDP's commercial development application for contiguous TC-A zone development. The Director may place special constraints and/or increase the percentage of commercial development allowed on an applicable TC-B property to 20 percent in order to meet the intent of the Town Center Plan and SMC Title 21B. All residential uses in a TC-B zone remain subject to the defined density and dimensions for a TC-B zone (set forth in SMC Chapter 21B.25).

Specifically, in all cases, the applicant will need to demonstrate that infrastructure and circulation systems can be constructed to serve other properties in the area in a manner consistent with the City's plans and standards and the adopted Town Center Infrastructure Plan.

21B.95.030

Application process

Pursuant to related standards in SMC Chapter 20.05.

- (1) Preapplication meeting for City staff to determine applicability of 21B.95.020.
- (2) Application submittal per 21B.95.040 and SMC Chapter 20.05.
- (3) Staff will review, send out the notice of application, provide comments, and the City will conduct Open House per SMC 20.05.
- (4) Staff will continue review as needed to ensure the UZDP meets the applicable standards.
- (5) Director will render decision based on 21B.95.060.
- (6) Appeal process will be per SMC Chapter 20.05 Type 2 Land Use Decision Type.

21B.95.040

Plan application requirements.

- (1) The applicant must submit to the City for approval documents and a plan or plans with the following information.
 - (a) Infrastructure plans indicating:
 - (i) Location, configuration and type of streets as classified by the City's street design standards;
 - (ii) Location, configuration and relevant performance criteria for utilities including water, waste management, water treatment and electrical power. The Director may require that the Applicant explore alternate infrastructure options;
 - (iii) Methods for managing storm water in accordance with the City's standards and sub-basin planning;
 - (iv) Provision of public and private open space including that required for SMC 21B.30.160;
 - (v) Location and configuration of non-motorized circulation network, including connections to adjacent properties and public rights-of-way;
 - (vi) Location and configuration of parking, including structured and surface parking;
 - (vii) Retention and enhancement of natural areas and extent of grading;

- (viii) The street-front orientation requirements for each street as described in section 21B.30.100; and
 - (ix) Location size, height and orientation of buildings and other structures;
 - (b) Proposed quantities and general location of land uses, including residential dwelling units, affordable housing units/provisions, and commercial floor areas. Additional allocation of development capacity and mechanism for achieving additional development (e.g.: affordable housing incentives, TDR credits, and additional site improvements) will be identified during the UZDP process;
 - (c) A proposed phasing plan identifying the general order of development parcels or improvements but not necessarily specific dates or time frame;
 - (d) A three dimensional visualization of proposal for public information suitable for public display and web sites.
 - (e) Other conditions and proposal description as requested by the Director.
- (2) The documents and plans must be in sufficient detail for the City to determine that the UZDP planning principles in Section 21B.95.050 are met and that future permit applications are consistent with the approved UZDP.
 - (3) Applications in the TC-A-1 zone must comply with the Town Center Infrastructure Plan requirements. (Exhibit to this section).

Unified Zone Development Application will be processed pursuant to SMC Chapter 20.05.

21B.95.050

Unified Zone Development principles

The City of Sammamish will use the following principles and criteria in the review of UZDP's for applicable Town Center-A zones as noted in section 21B.95.060, below. The principles address fundamental site planning objectives from the Town Center Plan.

The principles employ the word "should" as a directive for specific elements and characteristics. The term "should" is taken to mean "is required unless the City determines that there is a compelling reason to the contrary, based on the objectives and policies of the adopted Town Center Plan." The intent of this language is to allow the City and proponent the flexibility to achieve the Town Center Plan's and these principles' objectives through other means than those specified below. The UZDP proponent shall be required to demonstrate that the following are met to the City's satisfaction.

(1) Pedestrian Circulation

- (a) Town Center Mixed Use Nodes should incorporate a network of pedestrian and bicycle connections including sidewalks, trails, pathways and open spaces that link all public open spaces, commercial businesses, residential areas and near-by center-wide or City-wide trails;
- (b) The pedestrian and bicycle network should conform to the adopted Town Center Infrastructure Plan (for the TC-A-1 zone) and the intent of the Town Center Open Space Strategy – Parks, open Spaces and Trails concept illustrated in Figure 35 and Conceptual; Sammamish Town Center Street Layout, Figures 32 and 33 of the Town Center Plan, although the actual configuration of trails and connections may vary;
- (c) The pedestrian and bicycle network should feature pedestrian amenities and landscaping; and
- (d) The pedestrian and bicycle network must conform to Americans with Disability (ADA) Standards and should incorporate Crime Prevention through Environmental Design (CPTED)

Guidelines.

(2) Vehicle Circulation

- (a) Town Center mixed use nodes should feature a network of vehicle access roads and drives that conforms to the intent of the Town Center Transportation Section and the Conceptual; Sammamish Town Center Street Layout, Figures 32 and 33 of the Town Center Plan, although the actual street and vehicular access may vary from those shown in the figures. For the TC-A-1 zone, the adopted Town Center Infrastructure plan takes precedence over the specific sections and visualizations shown in the Town Center Plan;
- (b) The proponent must demonstrate how the vehicular access network can potentially connect to adjacent areas in the Town Center so that access is provided to those properties;
- (c) The vehicular access network should provide more than one route in or out of a site within the mixed use node to provide improved emergency vehicle access and ease local congestion;
- (d) The vehicular access network should include street trees, landscaping and streetscape elements. Primary circulation routes for through traffic should be routed around high pedestrian areas and not impact central open spaces; and
- (e) The use of innovative street and access configurations (such as “woonerfs” which mix low speed local vehicular traffic with pedestrians) is encouraged where it furthers the objectives of the Town Center Plan and is consistent with the Town Center Infrastructure Plan.

(3) Parking and Access

- (a) Fulfill the intent of parking standards in Sammamish Development Code Title 21B, especially Chapter 21B.40;
- (b) Locate parking, especially non-structured parking, at the periphery of the mixed use nodes; and
- (c) Exploit joint use parking opportunities wherever possible.

(4) Open Spaces

- (a) TC-A-1, A-2, and A-3 zones should have at least one central open space that acts as a public gathering space and that also includes a significant landscaping element. The central open space may be in the form of a “town square”, “village green”, central plaza or other form but should be ringed with “active edges” (pedestrian oriented buildings, uses or features that encourage human activity). The central open spaces should encourage a variety of activities such as picnicking, informal and organized gathering, performances, and passive and active recreation (e.g.: small sports court or children’s play area). The open space must be universally accessible (meet or exceed ADA standards) and should incorporate CPTED guidelines. The central open spaces should also feature:
 - (i) Site furniture, special paving and amenities;
 - (ii) Lighting to encourage evening activities and provide security;
 - (iii) Art or other features to provide a distinct design identity;
 - (iv) As a general rule, 1 linear foot of seating per 30 square feet of plaza area (not including green space or landscaping); and
 - (v) Areas that are in full sunlight during most of the day;

- (b) Public open spaces should not be adjacent to parking, blank walls or spaces or uses without human activity or amenity;
- (c) The central open space for TC-A-1 zone should connect directly to the Sammamish Commons, incorporate Low Impact Development/storm water management elements based on the watershed sub basin plan recommendations and take the form of a “Green Spine” or other configuration that accomplishes similar objectives. See figure 38 in the Town Center Plan;
- (d) The central open space for TC-A-2 zone should connect directly to the wetland/stream corridor in that area;
- (e) The central open space for TC-A-3 zone should be configured so that it focuses land development and human activity in that area;
- (f) Each mixed use node should feature a hierarchy of other open spaces connected by the pedestrian network. Open spaces can be in the form of landscaped linear corridors, natural areas, gardens, residential courts and small parks or play areas. See Town Center Plan Open Space Policy OS-1; and
- (g) Open space in the TC-A-1 zone must meet the intent of the adopted Town Center Infrastructure Plan.

(5) Natural Systems and Environmental Quality

- (a) Mixed use node UZDP’s should incorporate and implement storm water management recommendations from sub-basin plans. Where called for, a regional storm water management system should be implemented;
- (b) The project proponent should indicate how low impact development techniques are incorporated into the UZDP. (See Town Center Plan Goal NS-1 and supporting policies); and
- (c) The mixed use node development should incorporate natural areas such as wetlands, stream corridors, wildlife corridors and stands of mature trees as amenities into the mixed use nodes where possible. Opportunities for natural system restoration should be exploited. (See figure 54 of the Town Center Plan.)

(6) Building Scale and Compatibility

- (a) Building location, orientation, scale and massing should be configured to minimize impacts to surrounding residential areas and public facilities; and
- (b) Mixed use node UZDP’s should include some building organization or unifying design concept to unify the node and provide a distinctive development character. This might be accomplished, for example, through orientation of buildings around open space or other feature, use of axial symmetry, vistas, topography, etc., or a hierarchy of building massing (such as a stepped up “wedding cake” formation).

(7) Affordable Housing

Consistent with Chapter 21B.75 that provide regulatory guidance for compliance with Affordable Housing requirements, the Director may review innovative and creative approaches to Affordable Housing that fulfill the requirements of Chapter 21B.75.

(8) Incorporation of Efficient Infrastructure Systems

Incorporate, where it can be demonstrated to be effective, innovative infrastructure systems such as water capture and reuse, solid waste management systems, waste water treatment, etc. If applicable, the Applicant may be required to demonstrate that alternate infrastructure systems have been

explored. The Director may require that the applicant consult with utilities providers to identify possible solutions to the provision of infrastructure services.

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Criteria for approval

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- (4) The goals and policies of Town Center Plan.

21B.95.070
UZD Plan outcome.

Outcomes: The approved UZDP will result in an agreement between the applicant and the City describing the terms under which permits will be reviewed. Development permit applications will also be reviewed for conformance to other provisions of the Sammamish Municipal Code. The requirements stated in the UZDP must address the parameters and conditions stated in SMC 21B.95.040.

21B.95.080
Financial guarantees.

Performance guarantees consistent with the provisions of SMC Title 27A may be required to assure that development occurs according to the approved plan.

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Modification to an approved plan.

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 - (e) Result in incompatible uses locating in close proximity;
 - (f) Significantly increase the traffic impacts of peak-hour trips to and from the site; and
 - (g) Significantly increase the quantity of imported or exported materials or increase the area of site disturbance; and
- (3) Modifications that exceed the conditions of approval as stated in this section and require a new review as determined by the Director shall only be accomplished by applying for a new UZDP for the entire site. The new application shall be reviewed according to the laws and rules in effect at the time of application.

21B.95.110

Administrative rules.

The Director may promulgate administrative rules and regulations pursuant to Chapter 2.55 SMC, to implement the provisions and requirements of this chapter.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.96

DEVELOPMENT STANDARDS – INTERIM STREET DESIGN STANDARDS

Sections:

21B.96.010	Purpose.....	1
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21B.96.010

Purpose.

Interim Town Center Street Design Standards (July 7, 2010) Adopted.

- (1) The City hereby adopts by reference the street design standards and specifications set forth in the document entitled “Interim City of Sammamish Town Center Street Design Standards, (dated July 7, 2010)”, as the interim development standards for the Town Center, which includes but is not limited to transportation standards and street standards.
- (2) These design standards supplant those adopted under Ordinance 02000-60 under Section 14.01
- (3) ., The Director of Public Works is authorized to adopt policies and procedures to: (a) Assist in the implementation of these standards; and (b) Take into account new modes of street design and construction technology.

21B.96.020 - Resolution of conflicts.

In case of inconsistency or conflict between the standards adopted here-in and other provisions of the Sammamish Municipal Code and the City of Sammamish public works standards, the most restrictive provision shall apply.