

TOWN CENTER PLAN & CODE AMENDMENT

DRAFT CODE

DRAFT DATE
JUNE 2025

Draft Code Updates

Introduction

Sammamish Town Center (Town Center) has long been envisioned as the civic and cultural heart of the community, a place that welcomes residents and visitors for shopping, gathering, working, learning, and living. The 2008 Town Center Plan (2008 Plan) documented this vision for transformative growth, concentrating new housing and employment in a walkable area while protecting Sammamish's scenic character and environmental assets.

In the years since the adoption of the 2008 Plan, Sammamish has evolved considerably. Changing market dynamics, a regional housing crisis, and responsive state housing mandates require a fresh approach to land use, housing, and transportation. Today, Sammamish faces pressing needs for affordable and diverse housing, better mobility options, improved climate resilience, and streamlined regulations that incentivize high-quality development.

The 2025 Town Center Plan & Code Amendment Project (2025 Update) responds to these changes. Building on the positive elements and guiding principles established in 2008, updates to the Town Center Code establish a refreshed regulatory framework, creating the conditions for development in the Town Center to remain aligned with Sammamish's community values while responding to the new challenges faced by the city.

Summary of Updates

Renewed Affordable Housing Incentives

The Town Center Plan envisions Sammamish as a welcoming community for people of all ages. To achieve this, the city should have diverse housing options available across various income levels, which would in turn expand opportunities for young people, seniors on fixed incomes, and others with more limited financial means to also call Sammamish home. New state legislation including recent housing and affordability requirements further underscore the city's need for greater variety and affordability in its available housing options.

Town Center is anticipated to play a major role in accommodating Sammamish's long-term housing growth, particularly when it comes to providing opportunities for affordable housing. As such, the Plan's strategy for creating sustainable housing growth hinges on the alignment of development standards with financial feasibility. By aligning the code updates with desired and permitted housing types, the overall capacity for housing, including affordable

units, can increase significantly. Updates to Town Center’s affordable housing regulations aim to:

- Align regulatory incentives with current housing needs and policies;
- Ensure affordability requirements are financially feasible and accurately calculated;
- Promote development of diverse types of housing to accommodate households at all life stages (downsizing empty nesters, young renters, senior living, and more);
- Preserve opportunities for affordable housing as the community continues to grow;
- Support the creation of a vibrant, sustainable, pedestrian-oriented community in Town Center.

Reduced Zoning Districts

Today, Town Center has nine distinct zoning districts, each of which has varying regulations for dimensional standards, allocation of residential units, the amount of commercial square footage allowed, and more. By reducing the total number of zoning districts from nine to four, the code update will:

- Simplify Town Center’s regulatory framework, making code easier to understand and apply;
- Concentrate the greatest development intensity in the core of Town Center, rather than spreading it out across multiple “nodes”;
- Reduce the necessary overhead for the City to administer the code; and
- Encourage cohesive development patterns across the Town Center.

Form-Based Code

A *form-based code* regulates the physical form and quality of buildings in a given zoning district, as opposed to simply allowing certain uses and disallowing others the way traditional zoning works. By regulating Town Center through this type of code, the City can focus on the elements that make for a pleasant experience for pedestrians, while clearly communicating and prioritizing design elements to project applicants. This approach will:

- Better align City regulations with the “urban and natural” vision for Town Center;
 - Enable more design flexibility;
 - Contribute to greater feasibility for affordable housing development;
 - Reduce uncertainty for applicants;
 - Shorten development timelines; and
 - Encourage walkability and placemaking in Town Center.
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Simplified Land Use Chart

Along with the shift to a form-based code, this effort also aims to simplify the code's approach to regulating uses in Town Center. Regulating uses at a higher level will:

- Remove overly-prescriptive rules to provide more flexibility;
- Make the code more user-friendly for the public, developers, and City staff; and
- Align desired uses with market realities and community preferences

Reduced Parking Requirements

Town Center is intended to be a compact and walkable district. Structured parking helps to achieve this by limiting the amount of space that unoccupied cars take up compared to surface parking, but the cost of structured parking is very high - typically many tens of thousands of dollars per parking space provided. By reducing parking requirements in Town Center, the code updates will:

- Reduce development costs, especially for housing projects;
- Support more compact, walkable, and transit-oriented development;
- Allow parking to align with market demand; and
- Future-proof Town Center for compliance with new state parking regulations.

Permanent Street Standards

Interim street standards for Town Center were adopted in 2010. No permanent street standards were ever adopted to replace them. Incorporating new street standards into these code updates will:

- Eliminate reliance on outdated or non-regulatory planning documents (primarily the 2010 Interim Street Standards and 2009 Town Center Infrastructure Plan);
- Provide clear, consistent guidance for street design; and
- Ensure streets support multimodal access and promote a safe and walkable Town Center.

Replacement of UZDP Process

The 2008 Plan introduced the Unified Zone Development Plan (UZDP) process as an administrative tool, intended to coordinate development in Town Center when multiple landowners wanted to pool together their smaller individual parcels into a larger project. The UZDP has instead proven redundant and cumbersome in practice, particularly as land ownership has consolidated over time.

Replacing the UZDP requirement with a simpler administrative design review helps promote quicker approvals and more creativity in project types. Larger development projects will still undergo a Master Concept Plan review, but with clearer design metrics around public realm enhancements, transitions, and environmental considerations. Moving to a Master Concept Plan model will:

- Allow projects to proceed more efficiently for applicants
- Invite flexibility in building form and function
- Maintain a predictable street layout for planning purposes
- Reduce interpretation and administrative burden on City staff

Future Considerations

- Further updates and refinements to Design Standards and Permitted Uses
 - Updating Street Standards to align with Public Works' standards and updates from the Bike and Pedestrian Mobility Plan.
 - Consolidation of code with other sections of the SDC - no need to have mirrored items specific to "Town Center."
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Chapter 21.07

TOWN CENTER

Sections:

21.07.010	Purpose and Authority
21.07.020	Land Use and Zoning
21.07.030	Streets and Frontages
21.07.040	Design Standards
21.07.050	Use
21.07.060	Development Standards
21.07.070	Sammamish Eco-Factor
21.07.080	Parking and Circulation
21.07.090	Signs
21.07.100	Affordable Housing
21.07.110	Master Concept Plans
21.07.120	Street Design Standards
21.07.130	Interim Stormwater Standards
21.07.140	Green Building Incentives
21.07.150	Definitions

21.07.010 Purpose and Authority

A. *Title.* This Chapter shall be known as the Town Center development code, hereinafter referred to as “this chapter.”

B. *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.

C. *Purpose.* The general purposes of this Chapter 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, Town Center Plan, Housing Diversification Toolkit, Climate Action Plan, and all other related City plans and 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.

D. *Conformity with this Chapter required.*

1. No use or structure shall be established, substituted, expanded, constructed, altered, moved, maintained, or otherwise changed except in conformance with this Chapter.
 2. Creation of or changes to lot lines shall conform with the use provisions, dimensional and other standards, and procedures of this Chapter and SMC [21.02.060](#), Land Division.
 3. All land uses and development authorized by this Chapter shall comply with all other regulations and/or requirements of this Chapter as well as any other applicable local, state,
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or federal law. Where a difference exists between this Chapter and other City regulations, the more restrictive requirements shall apply.

4. The provisions contained in the following sections of the Sammamish Municipal Code shall apply to the Town Center in addition to other applicable sections identified by the Director:

- SMC [21.03.020](#), Environmentally Critical Areas;
- SMC [21.05.020](#), Accessory Uses;
- SMC [21.05.030](#), Temporary Uses;
- SMC [21.05.040](#), Re-use of Facilities;
- SMC [21.06.040](#), Development Standards - Adequacy of Public Facilities and Services;
- SMC [21.06.060](#), Wireless Communication Facilities;
- SMC [21.06.070](#), Transfer of Development Rights;
- SMC [21.09.020](#), Hearing Examiner
- SMC [21.09.070](#), Review Procedures- Notice Requirements;
- SMC [21.09.080](#), Application Requirements – Notice Methods;
- SMC [21.09.090](#), School Impact Fees;
- SMC [21.09.100](#), Decision Criteria
- SMC [21.09.110](#), Enforcement; and
- SMC [21.09.130](#) Nonconformance.

5. Where more than one part of this Chapter 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 Chapter.

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

F. *Interpretation – Applicability and intent.*

1. *Intent.* This chapter and SMC [21.09.070](#) 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 SMC [21.09.070](#) 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 SMC [21.09.070](#) 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 SMC [21.09.070](#) shall preclude the director or hearing examiner from interpreting a regulatory requirement during the course of a public hearing.

G. *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 SMC [21.07.040](#) 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 Chapter, all words and terms used in this Chapter 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
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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.

H. *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 Chapter, 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 Chapter. 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 Chapter and the zone's purpose as set forth in SMC [21.07.020](#), 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
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- c. The SIC classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use.

I. *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 lines, 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.

J. *Interpretation – Public request – Acknowledgment – 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;

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- 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. Within 21 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:
- i. 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;
 - ii. If the director determines that the code interpretation request is ambiguous or unclear, the director may request that the person making the request clarify the request. The director is under no obligation to process the code interpretation request until an adequately clarified code interpretation request is submitted;
 - iii. 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
 - iv. 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.
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- a. 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.
- b. 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.
- c. 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.
- d. 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.

K. *Administration and review authority.*

1. The director shall have authority to make decisions regarding Town Center development proposals. Master Concept Plans shall be classified as type of Preapplication in accordance with SMC Chapter [21.09](#) SMC and SMC [21.07.120](#). All other applications shall be processed in accordance with their applicable Chapter [21.09](#) SMC 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 [21.09.010](#), 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 this chapter and SMC [21.09.070](#). 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.
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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 Chapter [21.09](#) SMC and this Chapter.
6. Except for other agencies with authority to implement specific provisions of this Chapter, the department shall have the sole authority to issue official interpretations of this Chapter, pursuant to Chapter [2.55](#) SMC.

L. *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 SMC [21.09.070](#), 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.
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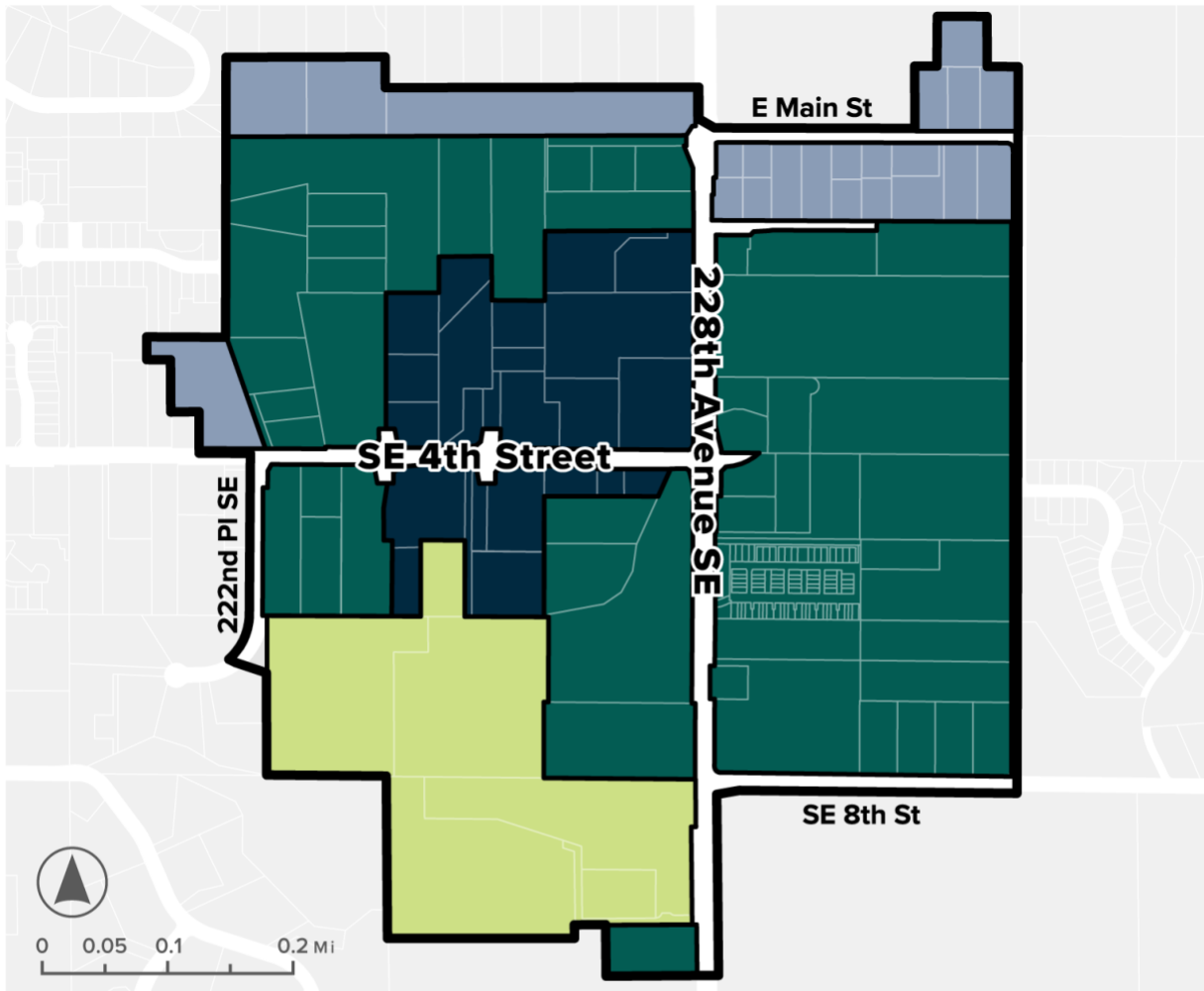
M. *Classification of right-of-way.*

1. Except when such areas are specifically designated on the zoning map as being classified in one of the zones provided in this Chapter, land contained in rights-of-way for streets or alleys, or railroads, shall be considered unclassified.
 2. The street locations on the regulating plan map are conceptual in nature, and do not indicate specific locations of public right-of-way.
 3. Within street or alley rights-of-way, uses shall be limited to street purposes as defined by law.
 4. 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.
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21.07.020 Land Use and Zoning

A. *Zones and map designations – Established.* In order to accomplish the purposes of this Chapter the following zoning designations and zoning map symbols are established:

Zones and Map Designations	
Town Center Zoning Designation	Map Symbol
Urban Core	UC
Urban Mixed	UM
Garden Mixed	GM
Civic Campus	Civic



Regulating Plan

Proposed Zoning Districts



B. *Zones and map designations – 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 Chapter.

C. Urban Core

1. The purpose of the Urban Core (UC) zone is to implement Town Center Plan goals and policies to develop a Town Center core area. These purposes are accomplished by:
 - a. Providing, in the Urban Core district, for a pedestrian-oriented mix of retail, office, residential, and civic uses, that together function as the focal point for the Town Center and the City. This district emphasizes pedestrian-oriented retail and civic uses on the ground floor, requiring mixed-use for most buildings in the Urban Core. Office and residential uses are encouraged on upper floors;
 - b. Requiring Master Concept Planning as part of the permit review process to ensure coordinated development consistent with Town Center Plan goals and policies;
 - c. 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.

D. Urban Mixed

1. The purpose of the Urban Mixed (UM) district is to implement Town Center Plan goals and policies by providing for areas with a mixture of housing types that support the desired activities of a mixed-use district at a less intense scale than in the Urban Core. These purposes are accomplished by:
 - a. Providing for a mixture of apartments, townhomes, and other middle housing types with appropriately scaled neighborhood commercial uses and services;
 - b. Providing development standards that achieve the Town Center Plan's design goals and policies for an attractive mix of housing types and neighborhood commercial uses that are well connected to the other districts and preserve sensitive natural areas as an amenity to development.
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E. *Garden Mixed*

1. The purpose of the Garden Mixed (GM) district is to implement Town Center Plan goals and policies by providing areas of middle housing at the edges of Town Center. These purposes are accomplished by:

- a. Providing for middle housing as a transition to lower density residential zones outside of Town Center; and
- b. Providing development standards that achieve the Town Center Plan's design goals and policies for an attractive mix of middle housing types that is well connected to the mixed-use districts and preserves sensitive natural areas as an amenity to development.
- c. Incorporating the standards for the MHO-3 overlay zone.

F. *Civic Campus District (CC).*

1. The purpose of the Civic Campus (CC) district 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 complement the Sammamish Commons and adjacent Town Center uses; and
- c. Providing development standards that achieve 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.

G. *Zoning maps and boundaries.*

1. The location and boundaries of the zones defined by this chapter shall be shown and delineated on zoning maps and the Town Center district regulating plan 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 the zoning map and regulating plan.
3. Zoning maps are available for public review at the City of Sammamish offices during regular business hours. (Ord. O2021-540 § 2 (Att. A))

21.07.030 Streets and Frontages

A. Article I. Site Planning Elements.

1. *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:

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

2. *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.

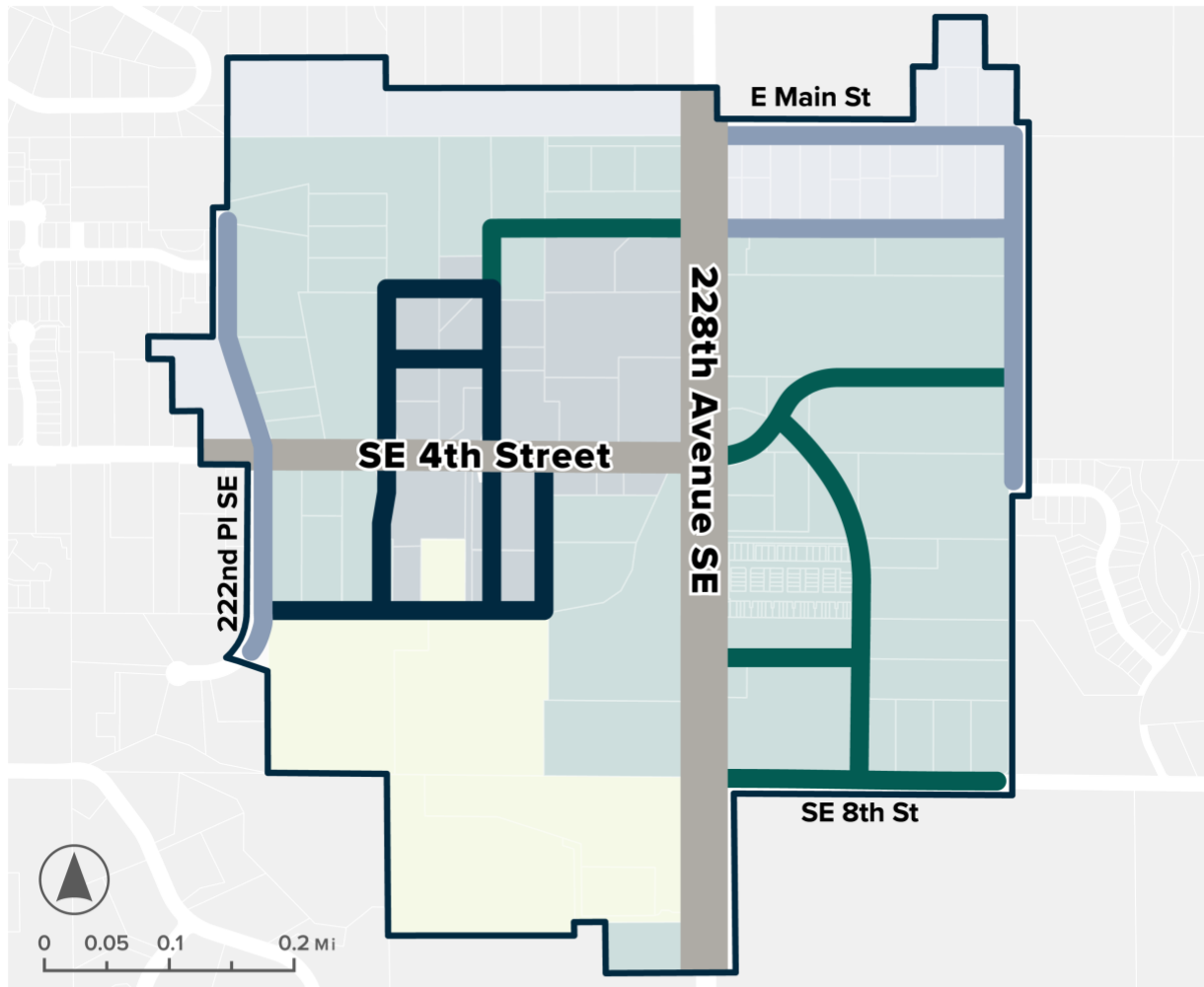
B. Article II. Street and Blocks

1. *Street Grid.* All developable parcels must front up a public street or alley. New and redevelopment must demonstrate the plan supports and accommodates the expansion of the public street grid to improve circulation for vehicles, pedestrians, and bicyclists. A circulation plan must be submitted for review by the City as part of any development

permit in the Town Center unless waived by the City upon finding the project will not impact circulation or the enhancement of the public street grid.

The street grid shown in the regulating plan below is conceptual and specific alignments will be approved by the City based on development phasing and street standards. Plans need to adhere to engineering design and construction details in City's adopted Public Works Standards. Any modifications to standards applicable to Street Sections require a deviation, approved by the Public Works Department.

Regulating Plan Street Types



Street Designations

Town Center Conceptual Street Network

- Urban Core
- Urban Mixed
- Residential

Proposed Districts

- Urban Core
- Urban Mixed
- Garden Mixed
- Civic

2. *Block Size.* The maximum block size is 400 feet and the maximum distance permitted between public streets. New public street alignments shall be consistent with the regulating

plan map. The City may approve modifications to the street alignments and waive the 400-foot maximum block size to take advantage of existing travel corridors, the location of utilities, parcel configuration, and required improvements.

3. *Private Streets.* Private streets shall only be permitted when the City has determined there is no public benefit for circulation in the town center. All private streets must be constructed to public street standards.

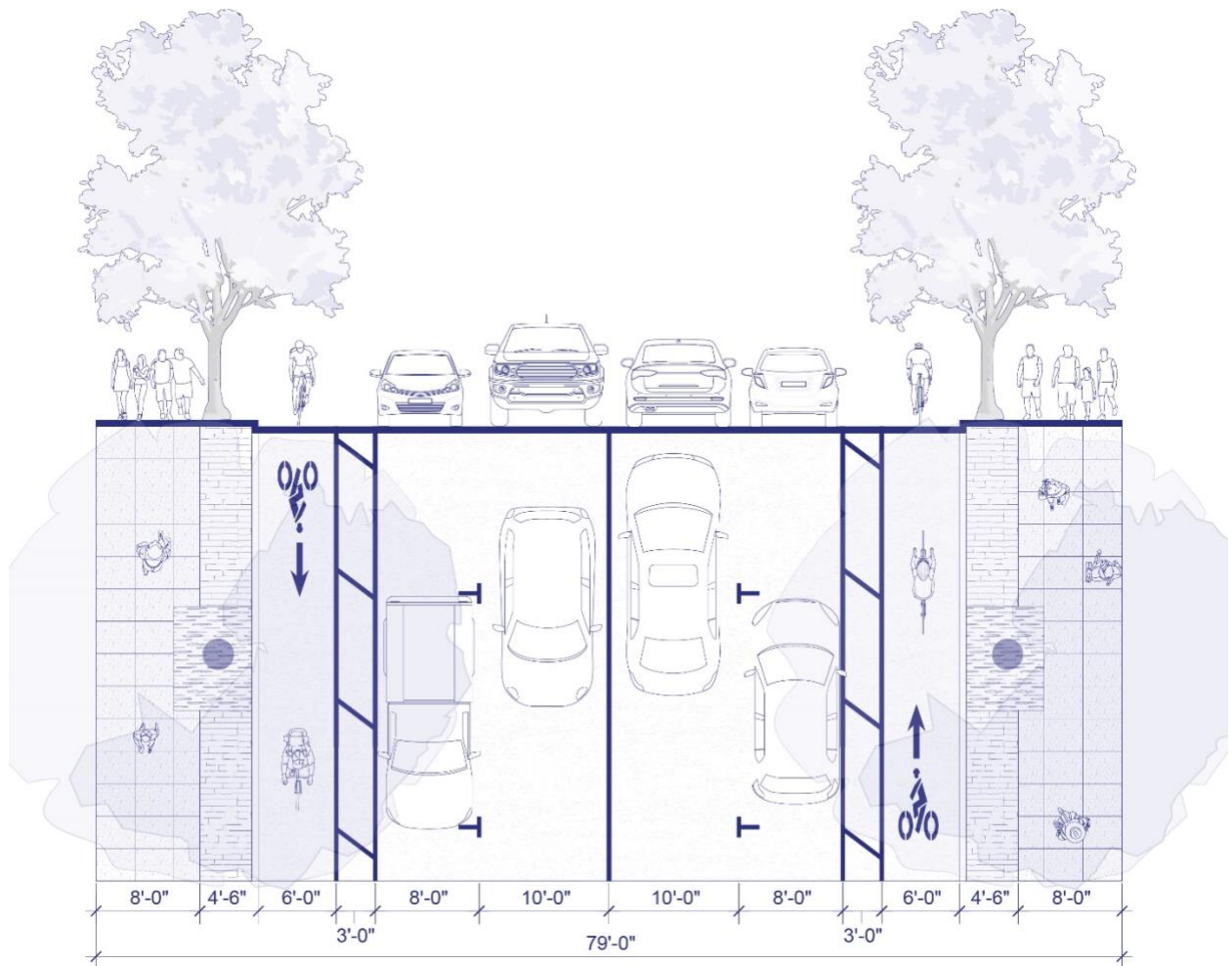
4. *Mid-Block Connections.* A minimum 20-foot-wide mid-block connection shall be provided at the midpoint along each block face or every 200 feet. The mid-block connections shall be designed to accommodate service needs and for pedestrian use and be free from permanent obstructions.

5. *Block Development.* The minimum number of buildings per 400 feet of block frontage is four, or one building per 100 feet, to create variety in the streetscape experience and support human-scale design. A single building may meet this requirement through building design and architecture that visually appears as multiple buildings. The City may approve modifications to this requirement based on site-specific conditions, including parcel ownership and configuration.

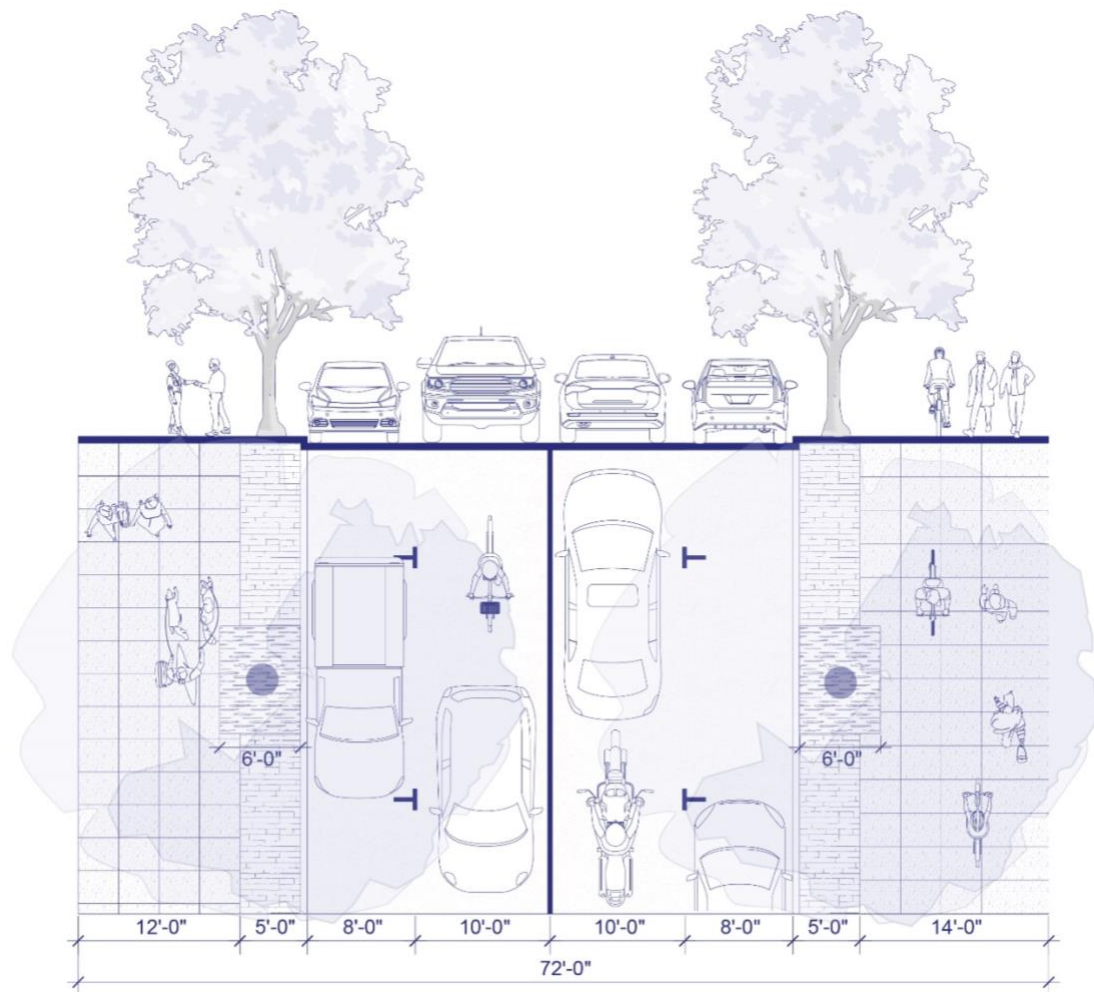
6. *Street Sections.* The typical street sections provided below are the minimum requirements for the design of public streets. These are conceptual illustrations, and any plans need to adhere to engineering design and construction details in City's adopted Public Works Standards. The City may approve modifications to the typical street section based on localized conditions and adjacent land uses. Modifications may include, but are not limited to, adding or removing on-street parking, wider sidewalks, loading zones, bicycle facilities, and transit accommodations. Any modifications to standards applicable to Street Sections require a deviation, approved by the Public Works Department.

8. Urban Core

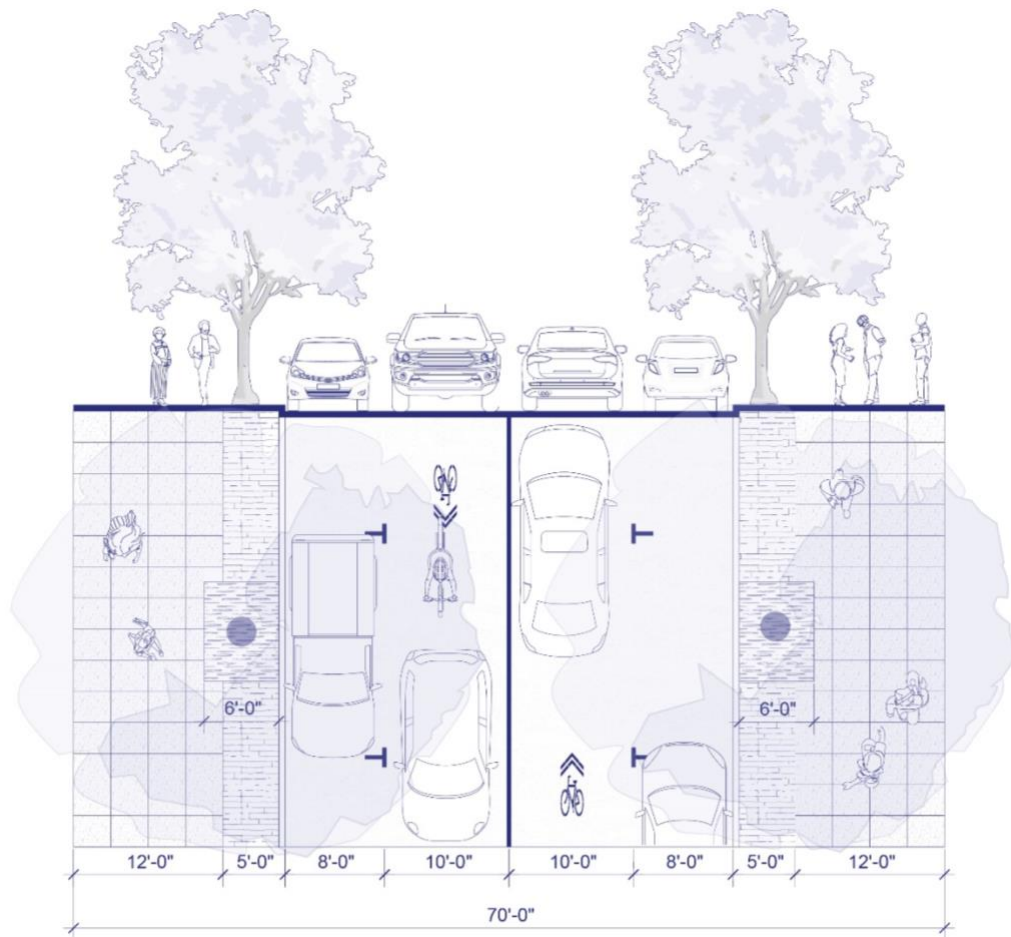
a. Protected Bike Lane.



b. *Shared-Use Path.*

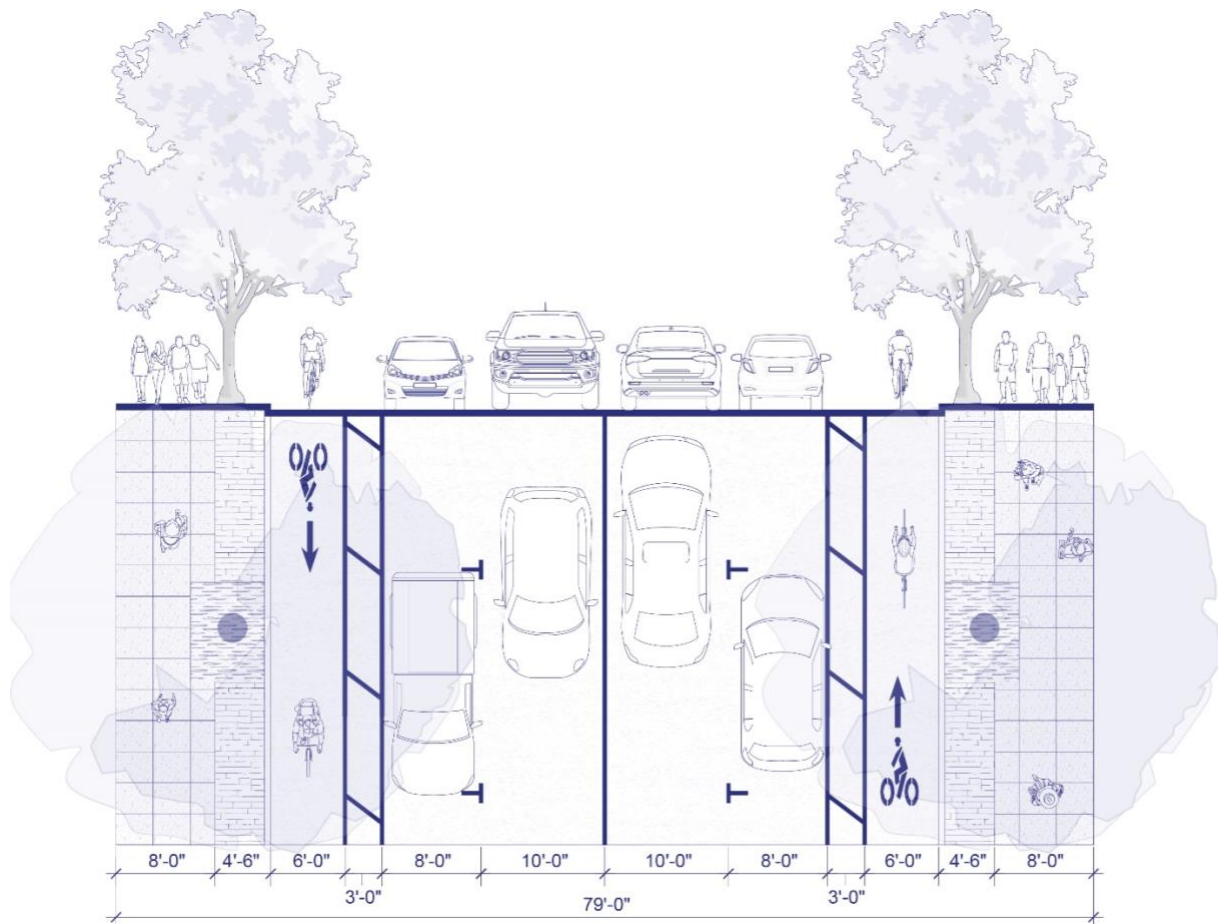


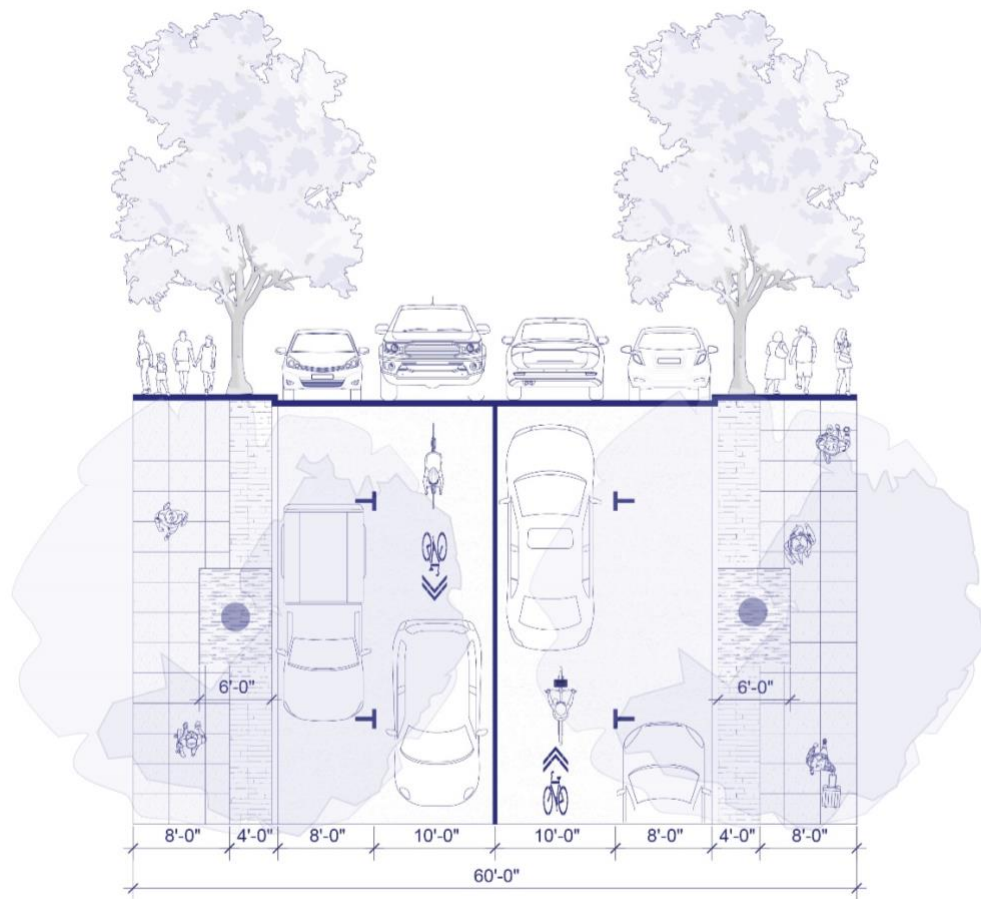
c. *Sharrow.*

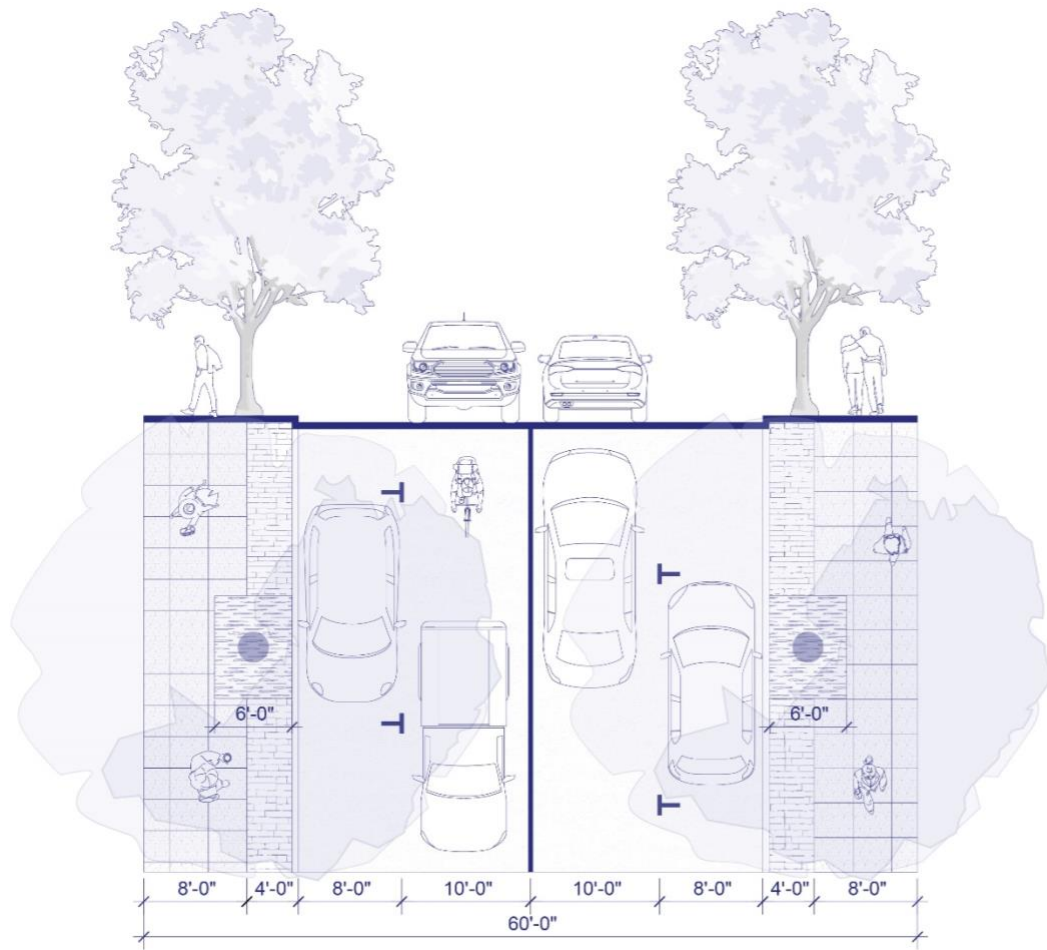


9. *Urban Mixed Use.* Mixed-use streets support a variety of activities and functions both in the public right-of-way and development along the street edges. Street level retail is permitted, but not required, and a wider range of building frontage types are permitted, including street-level residential and office uses. Mixed-use streets also require pedestrian-oriented design and requirements may vary based on the location within the town center.

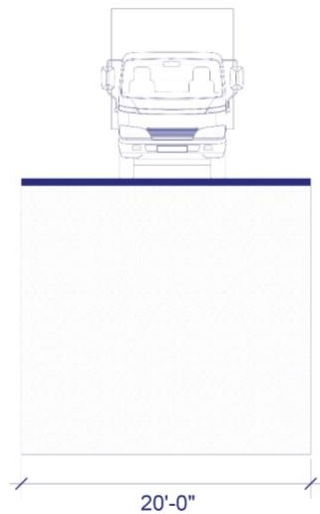
a. *Protected Bike Lane.*



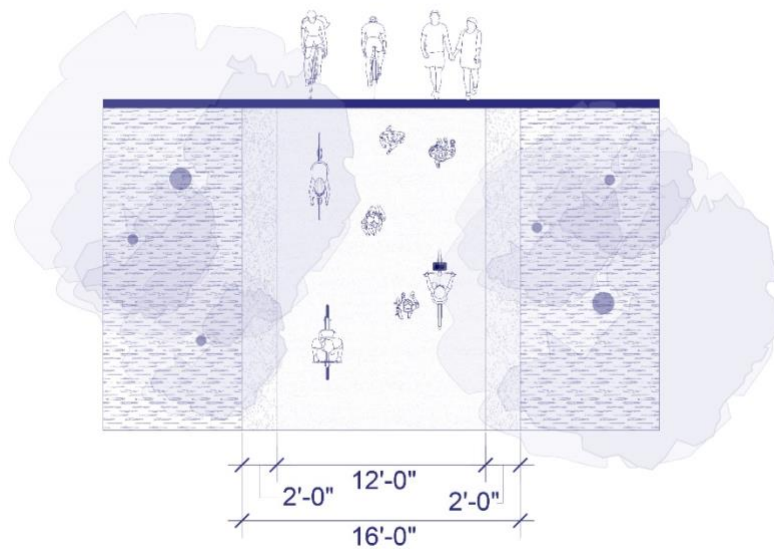
b. *Sharrow.*

8. *Residential.*

9. *Alley*. Alleys are encouraged to provide secondary access to properties, de-emphasize parking lots, and to promote continuous building frontages.



10. *Urban Trail*.



C. Article III. Frontage Types

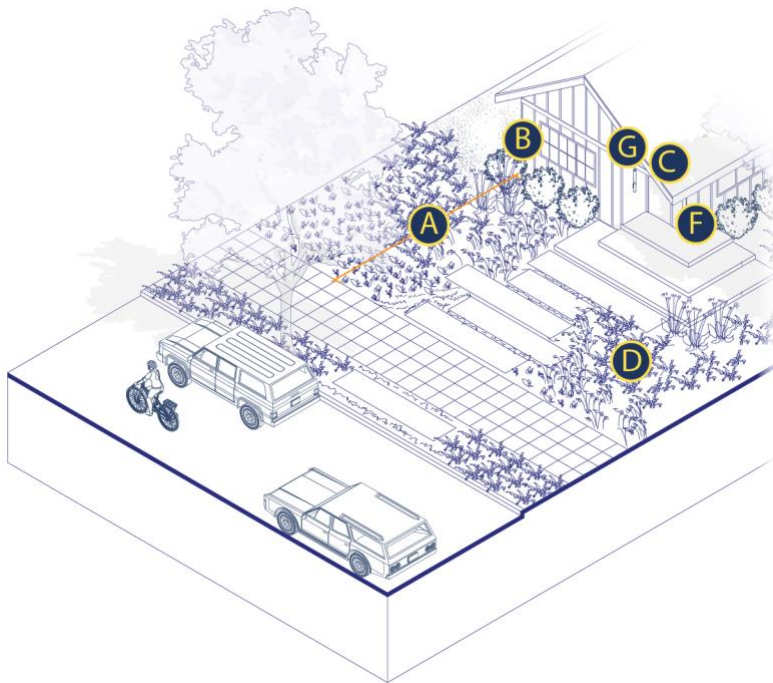
1. *Street Standards and Frontage Types.* The following street standards are the minimum required and modifications to the standards may be approved by the City upon finding that the modification is consistent with the vision and objectives in the town center plan, supports pedestrian-oriented design, and balances the need for traffic flow to minimize congestion.

	FRONTAGE TYPE					
	Storefront/Linear	Forecourt	Plaza	Porch/Stoop/Terrace	Landscape	Parking
Urban Core – Protected Bike Lane	P	X	P	X	X	X
Urban Core – Shared-Use Path	P	X	P	X	X	X
Urban Core - Sharrow	P	X	P	X	X	X
228th Ave SW	P.1	X	P	X	P	X
Urban Mixed- Protected Bike Lane	P	P	P	P	P	X
Urban Mixed-Sharrow	P	P	P	P	P	X
Residential	X	P	X	P	P	X
Trail	X	X	P	P	P	X

1. A 10' setback is required to expand the sidewalk frontage
2. P = permitted, X = prohibited, R = required

2. Frontage Types.

a. *Stoop/Terrace*. This frontage is primarily for ground-related residential uses such as detached homes, middle housing, or ground floor units in larger buildings. Open space within the setback is associated with individual dwelling units. Stoops are small entry areas with minimal weather protection, elevated slightly above grade. Terraces are low, landscaped spaces in front of the dwelling with a mix of lawn and patio area, ideal for sitting in the sun. Terraces may take the form of a traditional front lawn if desired, but ideally this space would be designed for people to spend time in alongside native plantings and small trees. Stoops and Terraces may be used individually or in combination within this frontage type. In the event of an accessible unit, a terrace may be accompanied with a trellis or roof at the front door in lieu of a stoop.



Key	Standard	Related Code	Base Requirement
A	Setback/Build To		4' minimum/15' maximum
	Car Storage		Refer to zoning districts.
B	Minimum Dimensions		
C	Transparency		Minimum 20%. Measured between 2' and 10' above finished grade.
D	Weather Protection		None.

E	Landscaping	See eco-factor	Required, minimum 15% façade coverage.
F	First Floor Elevation		Not Required.
G	Entrances (Depth)		4' minimum. May be within setback.
H	Lighting		None.
I	Amenities ¹		None.
1. Amenities include public art visible from the right of way, movable furniture, or water feature with a minimum area of 20 square feet.			

b. *Porch.* The Covered Porch frontage is primarily for ground-related residential units such as middle housing, or ground floor units in larger buildings. Open space within the setback is associated with individual dwelling units. A porch is a covered entry space where the roof is related to the space, typically with columns or a similar structural element. Porches are more generous entry features than Stoops and are encouraged to be designed with space for chairs and other outdoor furniture. Porches may also be accompanied with small front yards, but should be set close enough to the sidewalk to encourage interaction.



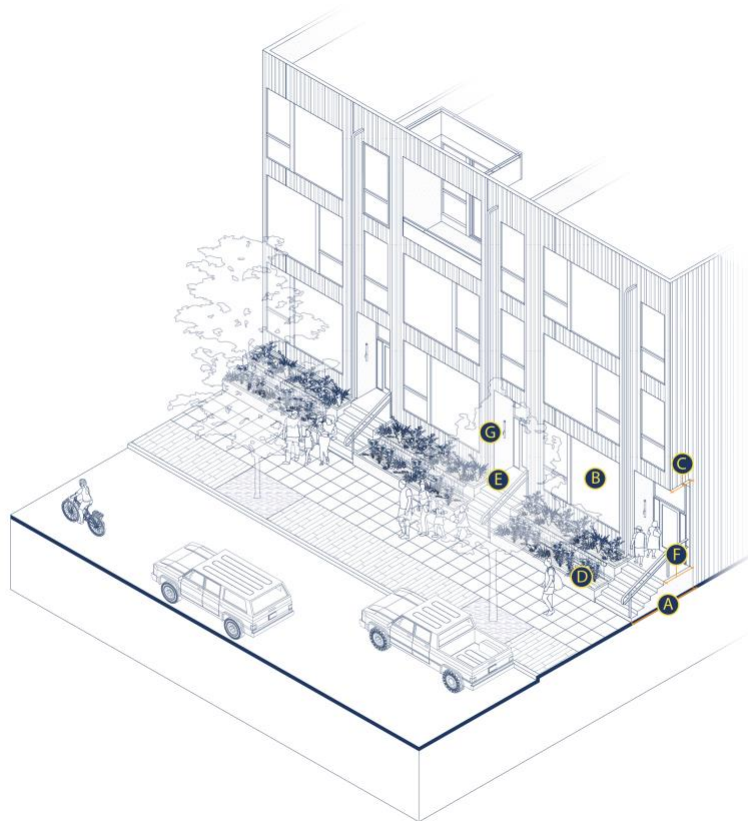
Key	Standard	Related Code	Base Requirement
A	Setback/Build To		5' minimum/20' maximum
	Car Storage		Refer to zoning districts.
B	Minimum Dimensions		

C	Transparency		Minimum 20%. Measured between 2' and 10' above finished grade.
D	Weather Protection		Minimum 6'x6'.
E	Landscaping	See eco-factor	Required, minimum 15% façade coverage.
F	First Floor Elevation		At least 1' or two steps from finished grade.
G	Entrances (Depth)		5' minimum. May be within setback.
H	Lighting		None.
I	Amenities ¹		None.

1. Amenities include public art visible from the right of way, movable furniture, or water feature with a minimum area of 20 square feet.

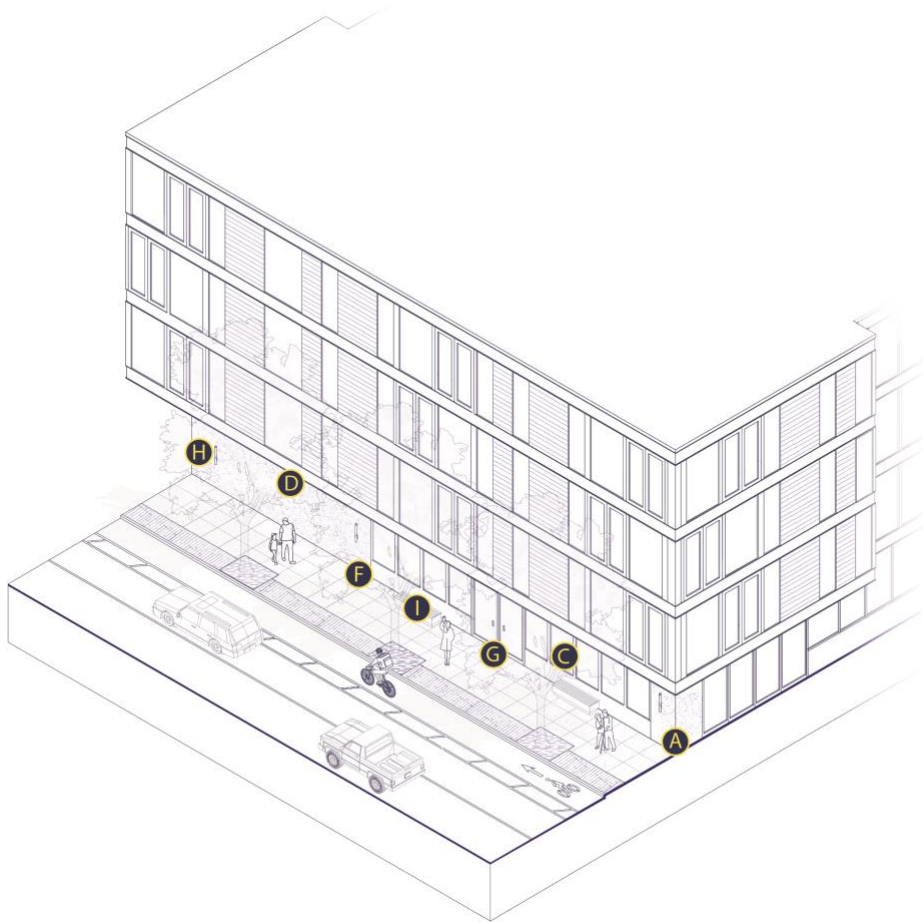
c. *Elevated Entry.* The Elevated Entry frontage is primarily for ground-related residential units such as detached homes, middle housing, or ground floor units in larger buildings that are elevated above the right of way either due to natural topography or intentionally to create privacy on busier streets. Open space within the setback is associated with individual dwelling units.

Elevated Entries can look like Stoops or Porches, but are distinct because they are elevated significantly above the right of way. Elevating the first floor of a building 3 to 4 feet above the sidewalk level provides privacy from pedestrians, however the necessary stairs can create barriers to disabled or elderly people. For this reason, this frontage type should only be used where necessary and designed in such a way that the stairs are minimized. Extra landings and places to rest are encouraged along longer entry stairs. Elevated Entries provide an excellent opportunity for a garden apartment style ADU below the main unit.



Key	Standard	Related Code	Base Requirement
A	Setback/Build To		6' minimum/18' maximum
	Car Storage		Refer to zoning districts.
B	Minimum Dimensions		
C	Transparency		Minimum 20%. Measured between 2' and 10' above finished grade.
D	Weather Protection		Minimum 4'x4'.
E	Landscaping	See eco-factor	Required, minimum 10% façade coverage.
F	First Floor Elevation		3' minimum.
G	Entrances (Depth)		4' minimum. May be within setback.
H	Lighting		None.
I	Amenities ¹		None.
	1. Amenities include public art visible from the right of way, movable furniture, or water feature with a minimum area of 20 square feet.		

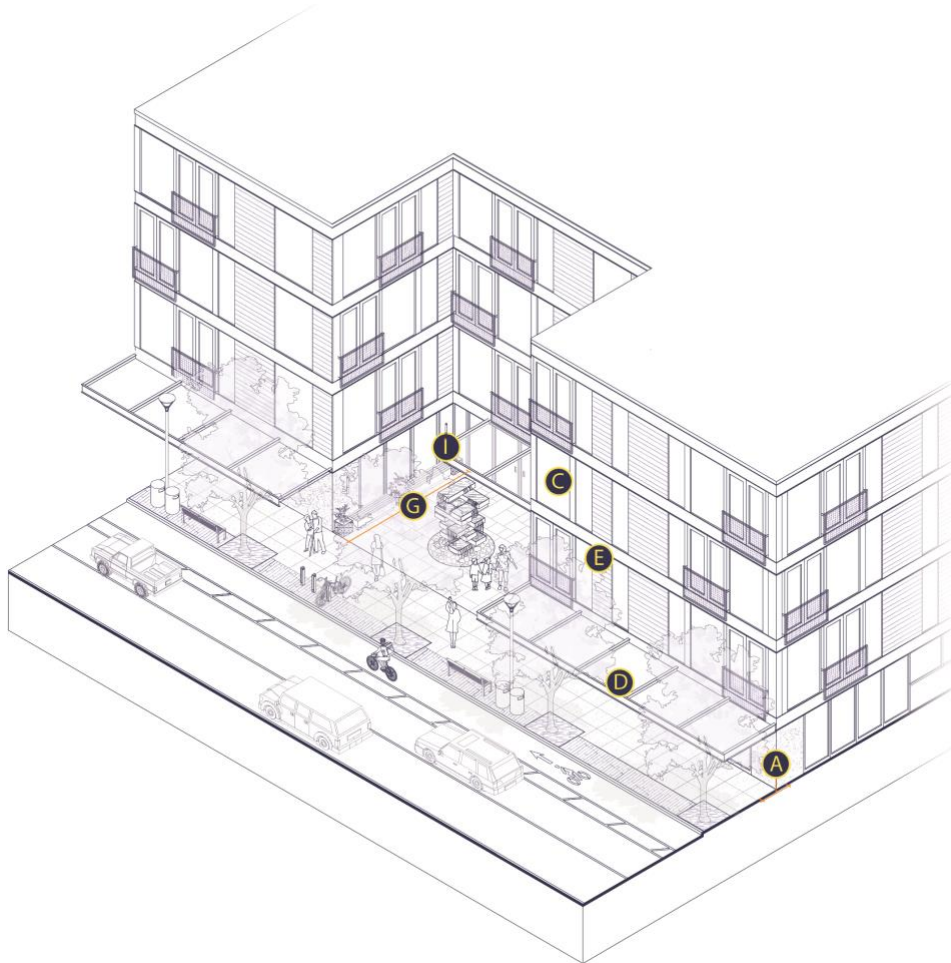
d. *Linear Frontage Standards.* The linear building frontage has zero setback from the street edge, is the primary frontage type on streets, and is also appropriate for land uses such as townhouses and row houses.



Key	Standard	Related Code	Base Requirement
A	Setback/Build To		0' minimum/8' maximum
B	Minimum Dimensions		
C	Transparency		Minimum 50%.
D	Weather Protection		70% minimum. May be an arcade, portico, or recessed vestibule.
E	Landscaping	See eco-factor	
F	First Floor Elevation		At least level with right-of-way. May be elevated.
G	Entrances (Depth)		0' minimum / 6' maximum measured as recessed vestibule, cannot be within setback.
H	Lighting		Minimum illumination levels required.
I	Amenities ¹		At least one.

1. Amenities include public art visible from the right of way, movable furniture, or water feature with a minimum area of 20 square feet.

e. *Forecourt Frontage Standards.* The forecourt building frontage type has an open area at the entrance along the street edge. This building type is applicable to a wide range of land use types and mixed-use development.

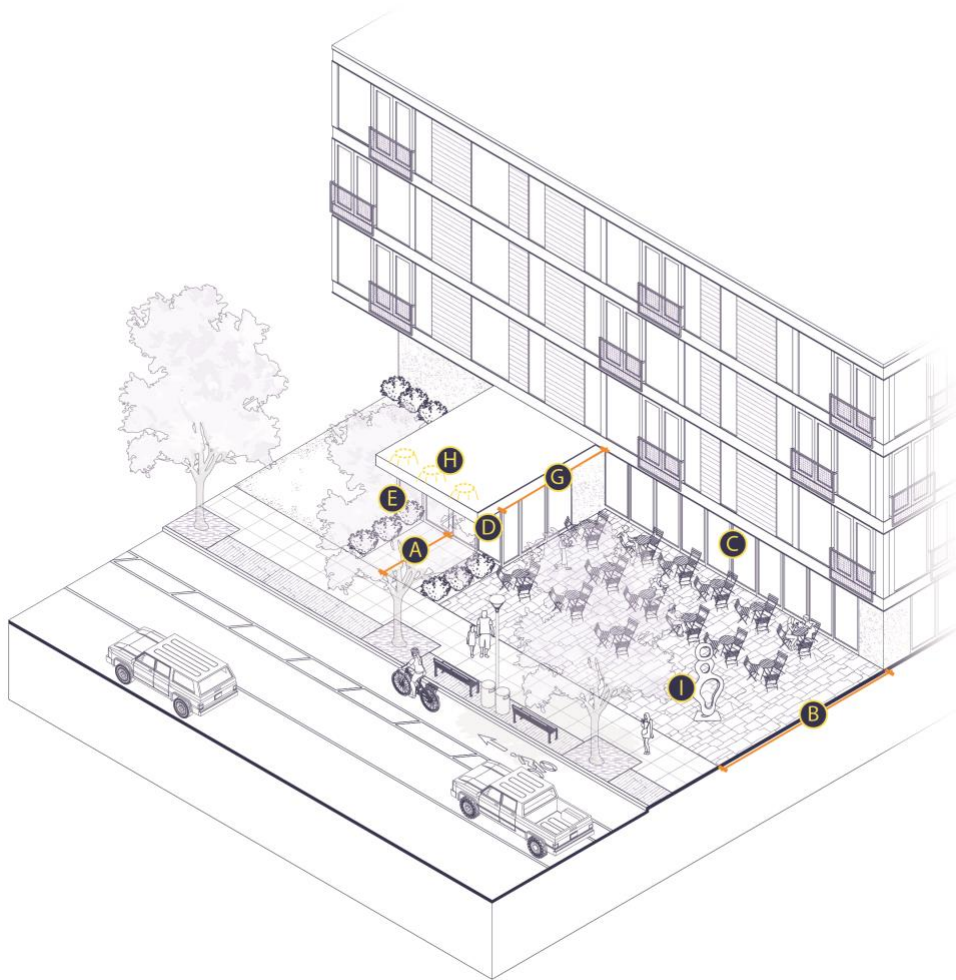


Key	Standard	Related Code	Base Requirement
A	Setback/Build To		4' minimum/15' maximum. Only applies to portions of building along right-of-way.
B	Minimum Forecourt Dims.		20'x20'
C	Transparency		Minimum 20%. Measured between 2' and 10' above finished grade.
D	Weather Protection		4'x4' at each entry.
E	Landscaping	See eco-factor	Minimum 10% façade coverage.
F	First Floor Elevation		Not required.
G	Entrances (Depth)		4' minimum. Cannot be within setback.

H	Lighting	One fixture per entry. Minimum illumination levels required for pedestrian paths.
I	Amenities ¹	Not required.

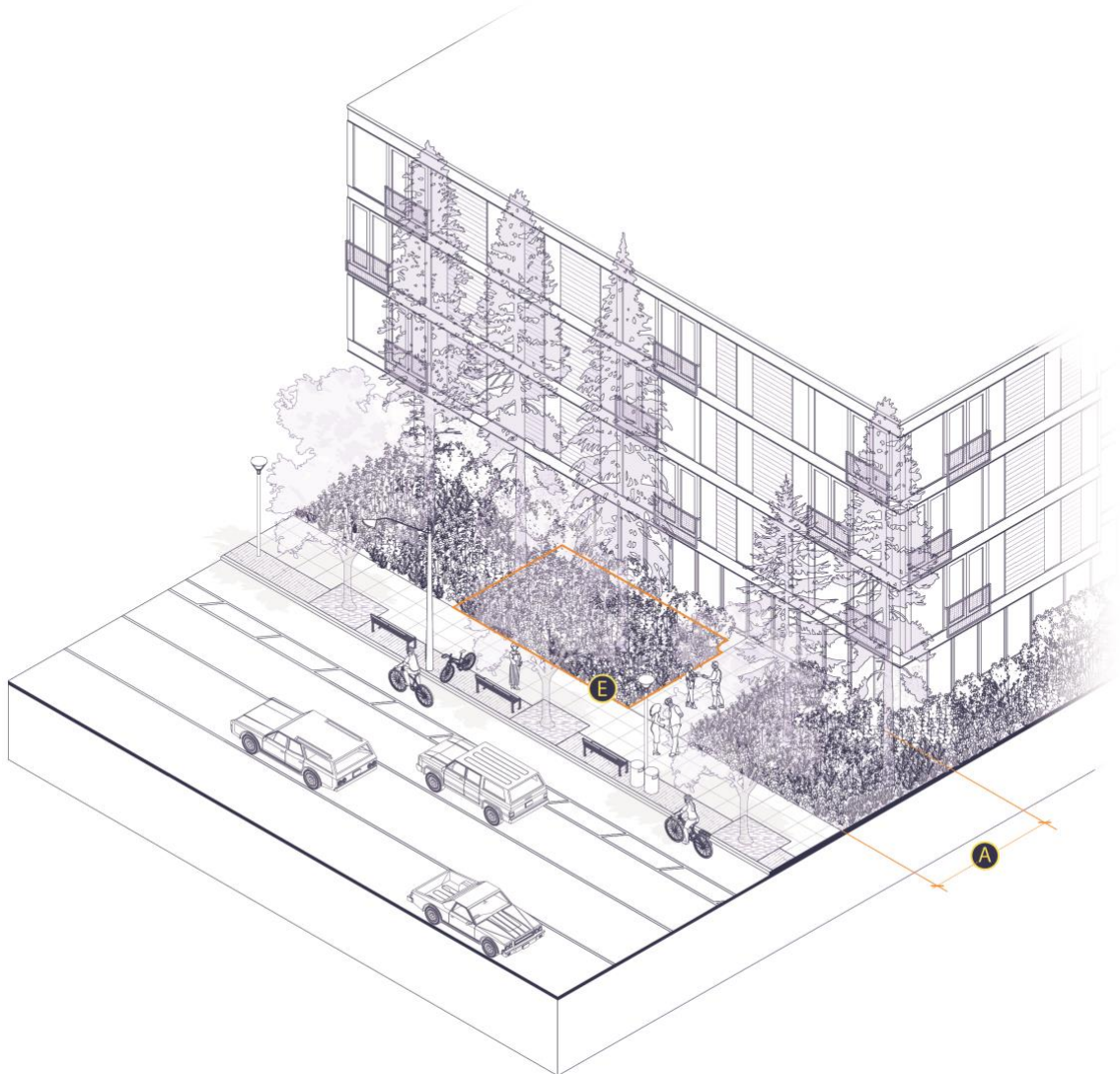
1.	Amenities include public art visible from the right of way, movable furniture, or water feature with a minimum area of 20 square feet.	
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f. *Plaza Frontage Standards.* The plaza frontage type includes a pedestrian-oriented plaza between the building and the street edge. The plaza frontage type is applicable to retail and dining uses and can support activities such as outdoor dining, public art displays, seating, entertainment, and events. The plaza must be designed to support human activity and support a safe and inviting streetscape environment.



Key	Standard	Related Code	Base Requirement
A	Setback/Build To		0' min./10' max. Only Applies to portions of building along right-of-way.
B	Minimum Plaza Dimensions		1,500 sf. 30' min. along right-of-way.
C	Transparency		Minimum 40%. Includes facades facing plaza.
D	Weather Protection		70% minimum along right-of-way. 6'x12' minimum at entrances. May be an arcade, portico, or recessed vestibule.
E	Landscaping	See eco-factor	

F	First Floor Elevation	At least level with plaza surface. May be elevated.
G	Entrances (Depth)	Measured as all covered area, recessed or not. Minimum 6'.
H	Lighting	One fixture per entry. Minimum illumination levels required for pedestrian paths.
I	Amenities ¹	At least two.
1. Amenities include public art visible from the right of way, movable furniture, or water feature with a minimum area of 20 square feet.		

e. *Green Frontage Standards.*

2.

Key	Standard	Related Code	Base Requirement
A	Setback/Build To		Lesser of 30' or 10% of lot min.
B	Minimum Landscape Dimensions		Minimum 50% façade coverage, minimum one tree per 600 square feet of setback.
C	Transparency		
D	Weather Protection		
E	Landscaping	See eco-factor	
F	First Floor Elevation		
G	Entrances (Depth)		

H	Lighting	Minimum 50% façade coverage, minimum one tree per 600 square feet of setback.
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I	Amenities ¹	
	3.	Amenities include public art visible from the right of way, movable furniture, or water feature with a minimum area of 20 square feet.

f. *Porch/Stoop/Terrace Frontage Standards.* This frontage type has the building set back from the street edge to accommodate a porch, stoop, or terrace to serve as the primary access to the building. This frontage type is applicable primarily to residential and non-retail commercial uses and is not permitted on retail streets.



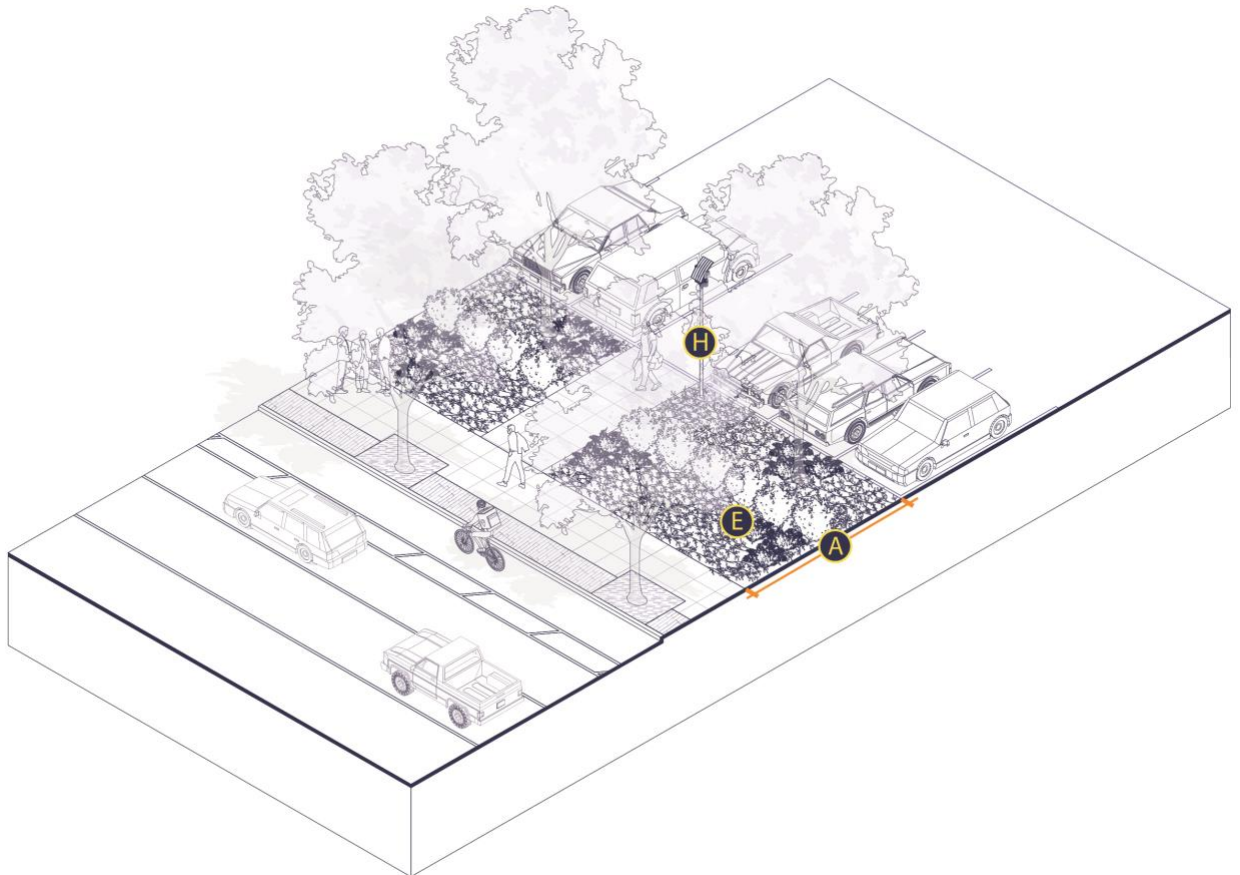
Key	Standard	Related Code	Base Requirement
A	Setback/Build To		
B	Minimum Landscape Dimensions		
C	Transparency		
D	Weather Protection		
E	Landscaping	See eco-factor	
F	First Floor Elevation		
G	Entrances (Depth)		
H			

H Lighting

I Amenities¹

1. Amenities include public art visible from the right of way, movable furniture, or water feature with a minimum area of 20 square feet.
-

g. *Parking Frontage Standards.* The parking frontage type is only permitted on arterial mixed-use streets and is the only frontage type where parking is allowed between the building and the street edge. Landscape and trees are required in the landscaped area between the street edge and the parking area.



Key	Standard	Related Code	Base Requirement
A	Setback/Build To		Lesser of 30' or 10' of lot (minimum).
B	Minimum Landscape Dimensions		
C	Transparency		
D	Weather Protection		
E	Landscaping	See eco-factor	Minimum 30% façade coverage, minimum one tree per 800 square feet of setback.
F	First Floor Elevation		
G	Entrances (Depth)		
H	Lighting		Minimum illumination levels required for pedestrian paths.

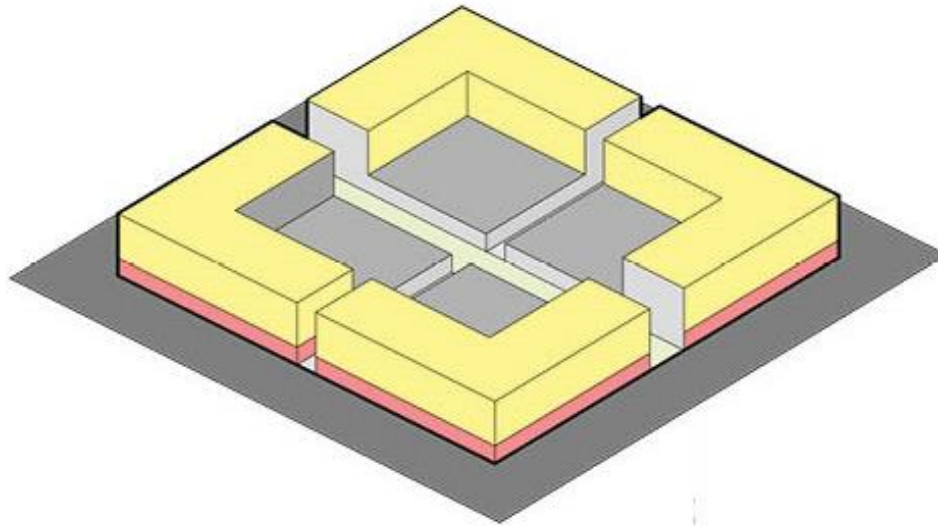
I Amenities¹

1. Amenities include public art visible from the right of way, movable furniture, or water feature with a minimum area of 20 square feet.

21.07.040 Design Standards

1. *Facade Length and Building Footprint*

The diagram below shows a typical block with four buildings



a. *Maximum Building Footprint*

- i. In the Urban Core and Mixed zones the maximum building footprint shall be 40,000 square feet which is equivalent to $\frac{1}{4}$ of a standard 400' x 400' block.

b. *Maximum Façade Length*

- i. The maximum façade length in all zones shall be 200' per public street frontage. A corner building may have 200' of façade length on each public street.

2. *Site design elements – Internal pedestrian paths.*

a. *Internal Pathway Standards and Guidelines.*

- i. All internal pedestrian walkways shall have at least six-foot-wide unobstructed walking surfaces. Walkways adjacent to a building entrance or pedestrian-oriented facade shall be at least 12 feet wide from the building to the face of the curb.
- ii. 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 subsection 2.b. of this section for landscaping requirements.

b. *Landscaping along Pathways.*

- i. Pedestrian walks shall be separated from structures at least three feet for landscaping, except where the adjacent building features a pedestrian-oriented facade 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.
- ii. 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.



3. *Site design elements – Mechanical equipment and service areas.*

a. *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 in subsections 1.a. through d. of this section provide guidance for trash and service space:

- i. 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;

ii. Two and one-half square feet per every 1,000 square feet of building gross floor area in office, educational and institutional developments;

iii. Four square feet per every 1,000 square feet of building gross floor area in manufacturing and other nonresidential developments; and

iv. Six square feet per every 1,000 square feet of building gross floor area in retail developments.

b. *Service Element Location Standards and Guidelines.*

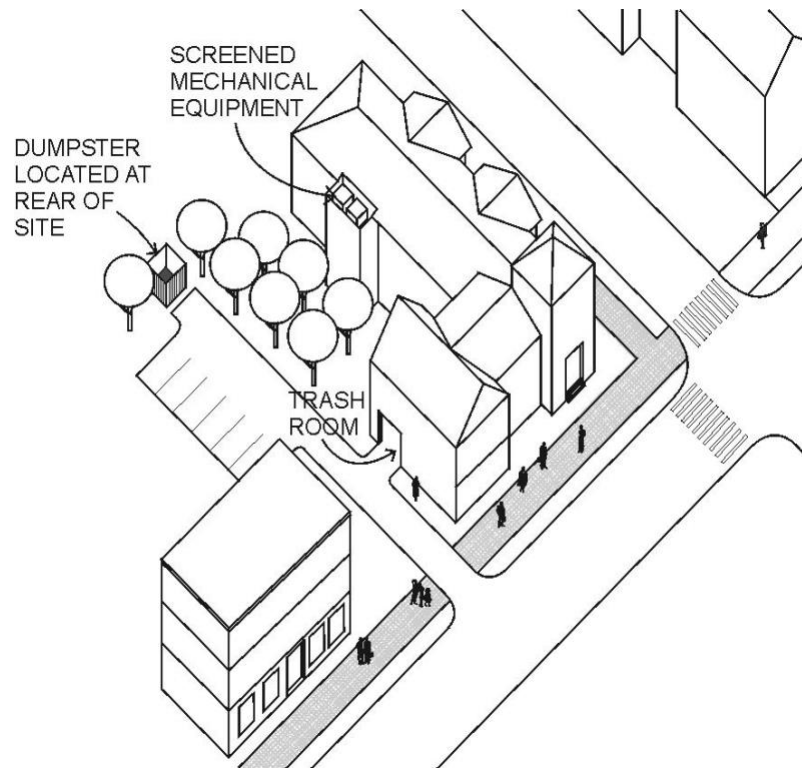
i. Service and storage areas shall be located to minimize impacts on the pedestrian environment and adjacent uses. Such areas may not be located in any required setback areas.

ii. *Multifamily Service Element Location.*

a) 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.

b) Collection points located in separate buildings/structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.

iii. For nonresidential uses, storage space may be allocated to a centralized collection point. Nonresidential buildings greater than 30,000 gross square feet of floor area shall provide a trash/service area within the building.



c. *Outdoor Service Enclosure Standards.*

- i. 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.
- ii. 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.
- iii. Solid Waste and recyclable collection points shall be identified by signs not exceeding two square feet.
- iv. 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.
- v. 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.

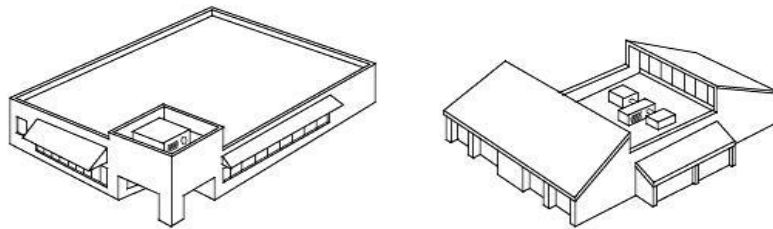
- vi. Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.
- vii. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.
- viii. 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.



- ix. 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.
- x. 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.

d. *Roof-Mounted Mechanical Equipment and Other Systems.*

- i. 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 [21.07.050.R](#) provides exceptions to height limits for any screening necessary to hide or enclose roof-mounted equipment.



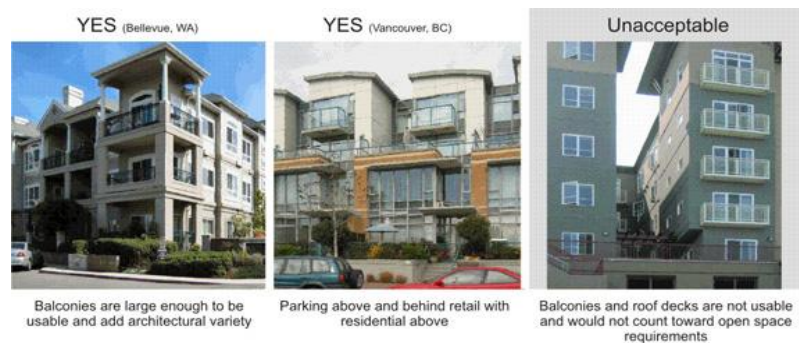
- ii. Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so as not to be visible from adjoining and nearby streets and minimize visual impacts from private internal streets, open spaces, and pedestrian walkways.

c. *Multifamily Open Space Design Criteria.*

- i. 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:
- a) 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;
 - b) 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);
 - c) Spaces (particularly children's play areas) shall be visible from at least some dwelling units and positioned near pedestrian activity;

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- d) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable;
 - e) 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;
 - f) 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);
 - g) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible;
 - h) 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
 - i) Unenclosed front porches qualify as common open space provided:
 - 1) No dimension is less than eight feet; and
 - 2) The porches are accessible to all residents.
- ii. *Private Balconies and Decks.* To qualify as open space meeting the requirements of SMC [21.07.060.A.9](#), 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.
- iii. *Shared Rooftop Decks.* To qualify as open space meeting the requirements of SMC [21.07.060.A.9](#), such spaces shall meet the following requirements:
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- a) Space shall be ADA accessible to all dwelling units;
- b) Space shall provide amenities such as seating areas, landscaping, and/or other features that encourage use as determined by the director;
- c) Space shall feature hard surfacing appropriate to encourage resident use; and
- d) Space shall incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.



iv. *Indoor Recreational Areas.* To qualify as open space meeting the requirements of SMC [21.07.060.A.9](#), such spaces shall meet the following conditions:

- a) 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
- b) 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.

d. *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:

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

6. *Site design elements – Trail corridors.* Trails, as required in SMC [21.07.060.A.6](#), 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:

- a. *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.
 - b. *Use of Existing Corridors.* To the extent practical in implementing the conceptual Town Center Trails Plan as shown in SMC Figure 21.07.060.A.6.a, 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 SMC [21.03.020](#), 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.
 - c. *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.
 - d. *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, 2024, as amended, American Association of State
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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.

e. *Sensitive Areas and Buffers.* Trail impacts to sensitive areas should be reviewed consistent with the impact avoidance and mitigation sequencing requirements of SMC [21.03.020](#). Mitigation of impacts is required, even for trails located on existing corridors consistent with subsection 2. 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 SMC [21.03.020](#).

f. *Location.* Except for approved viewing platforms, spur trails, wetland or stream crossings proposed consistent with SMC [21.03.020](#), or trails located on existing corridors consistent with subsection 2. 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.

g. *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 [21.03.020.O](#), 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.

h. *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 unless infeasible. 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.

i. *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.

7. *Site design elements – Fences and retaining walls.* Fences are permitted as follows:

a. *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.

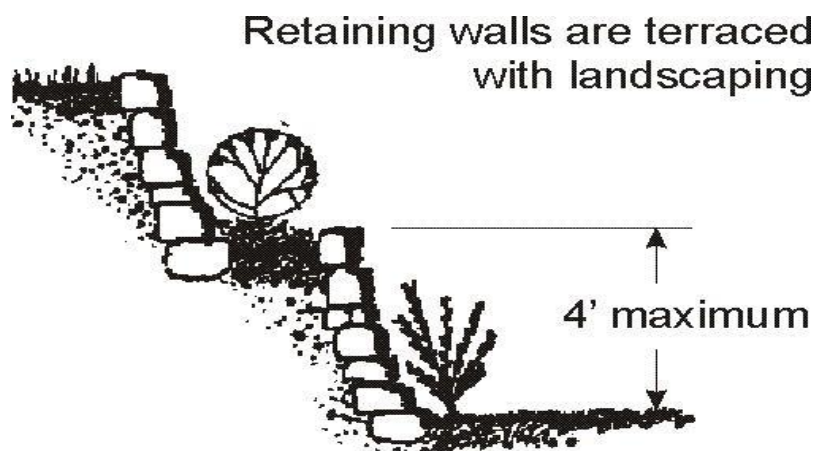
b. *Fences up to Six Feet.* Fences up to six feet in height may project into the side or back setback, except where otherwise provided in subsection 1. of this section and SMC [21.07.060.D.1.c](#), regarding fences along an alley.

c. *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:

d. *Fences in Urban Mixed and Garden Mixed Zones.*

i. 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;

- ii. 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
 - iii. 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.
- e. *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 building code (SMC Title [16](#)).
- f. *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.
- g. *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.



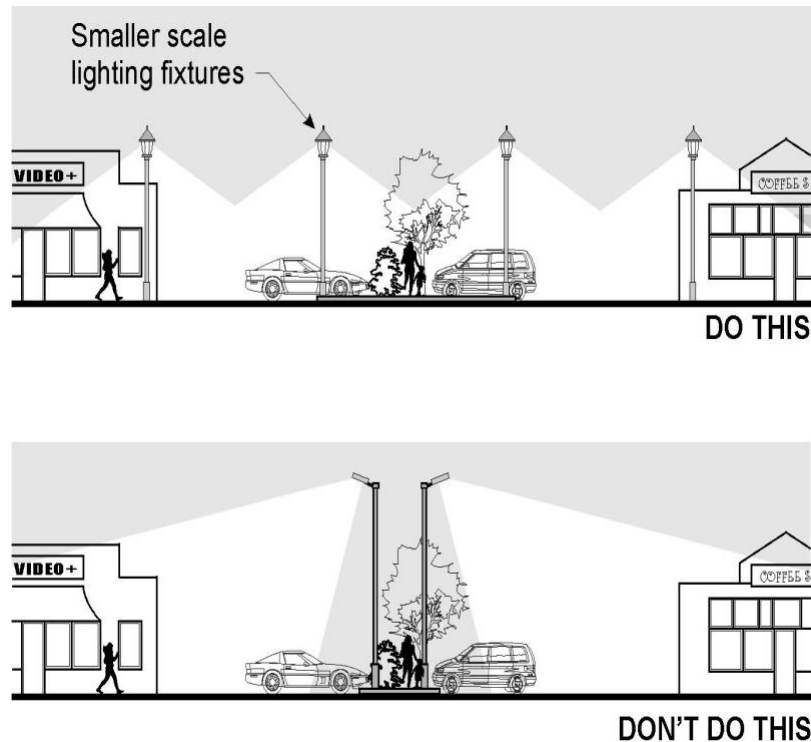
8. *Site design elements – Lighting.*

a. *Site Lighting Levels.*

- i. All publicly accessible areas shall be lighted with average minimum and maximum levels as follows:
 - a) Minimum (for low or nonpedestrian and vehicular traffic areas) of one-half foot-candle;
 - b) Moderate (for moderate or high volume pedestrian areas) of one to two foot-candles; and
 - c) Maximum (for high volume pedestrian areas and building entries) of four foot-candles;
- ii. 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
- iii. Site lighting shall be metal halide or LED unless an alternative is approved by the director.

b. *Light Quality and Shielding.*

- i. 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;
 - ii. All fixtures over 14 feet in height shall be fitted with a full cut-off shield conforming to "dark sky" standards;
-



- iii. 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;
- iv. 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;
- v. Uplighting of vegetation, other objects, or the sky is prohibited; and
- vi. Solar-powered and high-energy-efficient lighting is encouraged. The director may allow a modest lowering of light level standards for solar-powered lights.

C. Article III. Building Design.

1. Building design – Character.

- a. *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.

b. *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.

2. *Building design – Architectural scale.*

a. *Building Articulation – All Nonresidential 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:

- i. 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;
 - ii. 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 facade;
 - iii. Change of roofline as described in subsection 3. of this section;
 - iv. 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 subsection 3. of this section 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;
 - v. Placement of building columns or piers that reinforce storefront pattern;
 - vi. Change in building material or siding style;
 - vii. Elements such as planters, art pieces, or other features that repeat at intervals of 50 feet or less;
-

viii. Design that features a top, middle, and bottom (see SMC Figure 21.07.060.C.2.a.c). The maximum articulation interval does not apply to this method; and/or

b. *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:

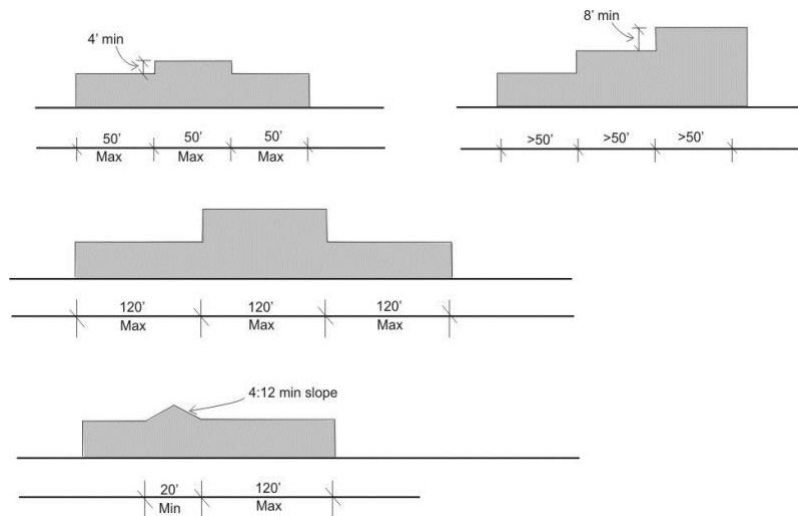
- i. Repeating distinctive window patterns at intervals no more than 35 feet;
 - ii. *Vertical building modulation.* Minimum depth and width of modulation is 18 inches and four feet, respectively, if tied to a change in color or building material and/or roofline modulation as defined in subsection 3. of this section. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. See SMC Figure 21.07.060.C.2.b.f. for vertical building modulation examples. Balconies may be used to meet the modulation if they are recessed or projected from the facade by at least 18 inches. Balconies that appear to be “tacked on” to the facade will not qualify for this option unless they employ high quality materials and add visual interest to the facade as determined by the director;
 - iii. Change of roofline, as described in subsection 3. of this section;
 - iv. Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation (setback) shall be five feet;
 - v. *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;
 - vi. Other methods that effectively reduce the perceived scale of the building and add visual interest as determined by the director; and/or
 - vii. Building elements such as balconies, bay windows, porches, canopies, chimneys, or other repetitive feature.
-

Figure 21.07.060.C.2.b.d.

c. *Roofline Modulation.*

- i. In order to qualify as an articulation feature in subsection 1. or 2. of this section, rooflines shall be varied by emphasizing dormers, chimneys, stepped roofs, gables, prominent cornice or wall, or a broken or articulated roofline.
- ii. The width of any continuous flat roofline should extend no more than 120 feet without modulation. Modulation shall consist of one of the following:
 - a) 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;
 - b) A sloped or gabled roofline segment of at least 20 feet in width and no less than four feet vertical in 12 feet horizontal;
 - c) A combination of the above; or
 - d) Other modulation measures approved by the director.

Figure 21.07.060.C.2.c.f.



3. Building design – Details.

a. *Details Toolbox.* All nonresidential 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 facade 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.

i. Window and/or Entry Treatment.

- a) Display windows divided into a grid of multiple panes;
- b) Transom windows;
- c) Roll-up windows/doors;
- d) Other distinctive window treatment that meets the intent of the standards;
- e) Recessed entry;
- f) Decorative door;
- g) Arcade;
- h) Landscaped trellises or other decorative element that incorporates landscaping near the building entry; and/or

-
- i) Other decorative or specially designed entry treatment that meets the intent of the standards.
 - ii. *Building Elements and Facade Details.*
 - a) Custom-designed weather protection element such as a steel or glass canopy, or cloth awning;
 - b) Decorative, custom hanging sign(s);
 - c) Decorative building-mounted light fixtures;
 - d) Bay windows, trellises, towers, and similar elements; and/or
 - e) Other details or elements that meet the intent of these standards, as determined by the director.
 - iii. *Building Materials and Other Facade Elements.*
 - a) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework;
 - b) Artwork on building (such as a mural) or bas-relief sculpture;
 - c) Decorative kick-plate, pier, belt course, or other similar feature;
 - d) Hand-crafted material, such as special wrought iron or carved wood; and/or
 - e) 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.

- b. *Window Design.* Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade 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 facade treatment that adds a sense of depth to the facade and/or visual interest to the building.

c. *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:

i. *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 facade;

ii. *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;

iii. *Building or Business Name.* Primary commercial use entries shall be identified with respect to building and/or business;

iv. *Visibility.* Building entrances shall be visible from the roadway and/or major public pedestrian pathway;

v. *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;

vi. *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

vii. *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 subsection 1. of this section, Details Toolbox:

- a) Special or ornamental doors, windows, or other architectural elements;
 - b) Special paving or materials (e.g., decorative tile work);
 - c) Special architectural lighting;
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- d) Landscaping;
- e) Artwork as approved by the arts commission; and/or
- f) 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.

d. *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):

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

4. *Building design – Exterior materials and colors.*

a. *Complementary and Quality Materials.* The intent of guidelines in this section 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.

b. *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 facade. Pre-formed panels do not count as metal siding. Metal siding shall be factory finished, with a matte, nonreflective surface.

c. *Concrete Block Standards.*

i. When used for the primary facade, buildings shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-facade units with smooth blocks can create distinctive patterns. Concrete block may comprise no more than 25 percent of a facade facing a public right-of-way or open space.

ii. 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.

d. *Standards for Stucco or Other Similar Troweled Finishes.*

i. 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 facade area facing a public right-of-way or open space;

ii. Horizontal surfaces exposed to the weather shall be avoided; and

iii. 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.

e. *Wood Products Standards.*

- i. Use only exterior-grade wood products;
- ii. 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;
- iii. Finish wood with exterior-grade sealer, stain, or paint; and
- iv. Detail exposed wood member edges to prevent weathering and deterioration.

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

g. *Prohibited Materials.* The following materials are prohibited (in addition to any prohibited materials noted above):

- i. Mirrored glass;
- ii. Chain link fencing (except for temporary fencing and for parks);
- iii. Fiberglass products and similar sheet products; and
- iv. Back-lit vinyl awnings used as signs.

h. *Colors.*

i. *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.

ii. *Acceptable Colors.* The following percentages are intended as a rough guide. The director may allow variations that meet the guidelines' intent.

-
- a) *Basic Building Shell Colors.* Use any of the following colors, indicated as acceptable in SMC Figure 21.07.060.C.4.a, 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;
- b) *Trim and Secondary Colors.* Use one or a combination of the following colors, indicated as acceptable in SMC Figure 21.07.060.C.4.a, for up to 20 percent of the facade 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;
- c) *Accent Colors.* Use any accent color indicated as acceptable in SMC Figure 21.07.060.C.4.a for not more than 10 percent of any building facade 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
- d) *Roof.* Use any color indicated as acceptable in SMC Figure 21.07.060.C.4.a 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.
-

Building Color Standard Matrix				
Color	Basic Building Shell	Trim	Accent	Roof
Earth tones (brown, beige, tan, red-brown, or ochre)	X	X	X	X
Grey or slate	X	X	X	X
White or ivory		X	X	
Dark, highly saturated (but not bright) colors (forest green, dark red, maroon, burnt orange, olive, dark brown, or terra cotta)	X	X	X	X
Natural colors of materials such as brick, stone, or	X	X	X	X

Building Color Standard Matrix				
Color	Basic Building Shell	Trim	Accent	Roof
stained or sealed wood				
Primary or bright colors (such as purple or orange), pastels, gold, or metallic			X	
Black or charcoal		X	X	X

iii. Color combinations that are signature elements for corporate businesses are restricted to 10 percent of each building facade as accent colors.

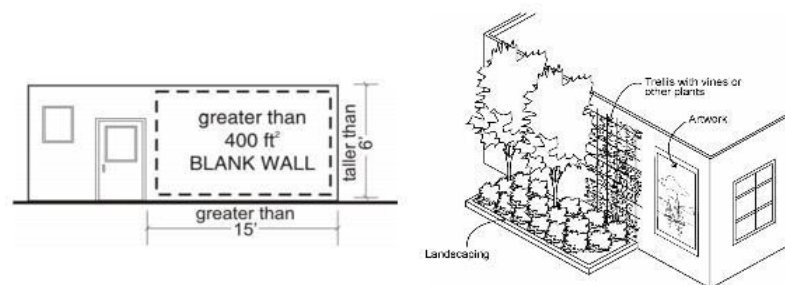
5. *Building design – Blank walls.*

a. *Blank Wall Definition.* A wall (including building facades and retaining walls) is considered a blank wall if:

- i. 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
- ii. 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.

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

- i. *Display windows at least 18 inches deep and integrated into the facade.* Tack on display cases do not qualify as a blank wall treatment. Figure 21.07.060c shows an example of a tack on display case;
- ii. 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;
- iii. Installing a vertical trellis in front of the wall with climbing vines or plant materials; and/or
- iv. 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.



6. *Building design – Parking garage design.*

a. *Parking Garage Design.*

- i. 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.
- ii. 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.
- iii. Where the garage wall is built to the sidewalk edge, the facade 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 SMC [21.07.060.C.2](#) and [21.07.060.C.3](#). 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.

iv. 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.

SMC Figure 21.07.060.C.6.a illustrates examples of acceptable parking garage treatments.

21.07.050 Use

A. *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 [21.07.020](#) sets forth the purpose of each Town Center zone and sub-zone described herein.

B. *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 SMC [21.05.030](#). All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the City of Sammamish.

C. *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 as defined in SMC [21.05.030](#).
 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 SMC [21.09.070](#) and the general requirements of the code.
 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 SMC [21.09.070](#) 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 SMC [21.09.070](#) 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
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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 [21.07.010.H](#) for interpretation and details.

D. *Residential land uses.* Table of Residential Land Uses

KEY: P Permitted Use C Conditional Use S Special Use X Prohibited Use

	Zones	UC	UM	GM	CC
SIC #	Specific land use				
	Dwelling Units, Types				
*	Single detached	X	X	X	X
*	Middle Housing	X	P	P2.	X
*	Townhouse	X	P	P	X
*	Apartment	P	P	P	X
*	Cottage housing	X	X	P2.	X
*	Mobile home park	X	X	X	X
	Group Residences				

	Zones				
SIC #	Specific land use	UC	UM	GM	CC
*	Community residential facility, I	P	P	P	P
*	Community residential facility, II	P	P	X	C
*	Dormitory	P3.	X	X	X
*	Senior citizen assisted housing	P	P	X	X
	Accessory Uses				
*	Residential accessory uses 4.	P1.	P	P	X
*	Home business, Type I	P	P	P	X

	Zones				
SIC #	Specific land use	UC	UM	GM	CC
*	Home business, Type II	C	C	C	X
*	EV charging station (8,9,14)	P10.	P10.	P10.	P10.
*	Rapid charging station (11,14)	P12.	P12.	P12.	P13.
*	Cooperative 15.	X	X	X	X
*	Collective garden 15.	X	X	X	X
	Temporary Lodging				

	Zones	UC	UM	GM	CC
SIC #	Specific land use				
7011	Hotel / motel / condotel (1,7)	P	X	X	X
*	Bed and breakfast guesthouse 7.	X	P6.	P6.	X

Development Conditions:

(1) Except for lobbies or other similar entrances, the use is prohibited within 30 feet of the sidewalk on the ground floor of designated pedestrian-oriented streets or corridors.

(2) Provided that cottage dwelling units account for no more than 15 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 [21.04.040.B](#);

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.

(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.

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- (7) The commercial square footage allocation established pursuant to SMC [21.07.050.C](#), development condition No. 6 shall apply to these uses.
- (8) Level 1 and Level 2 charging only.
- (9) Level 1 and Level 2 charging are permitted in critical aquifer recharge areas and in other critical areas when serving an existing use.
- (10) Allowed only as accessory to a primary permitted use or permitted conditional use.
- (11) The term “rapid” is used interchangeably with “Level 3” and “fast charging.”
- (12) Only as an “electric vehicle charging station – restricted.”
- (13) Only as an “electric vehicle charging station – public.”
- (14) For definitions see SMC [21.04.040](#), Technical Terms and Land Use Definitions, and SMC [21.06.030](#) for parking requirements.
- (15) All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers, are prohibited in all zones in the City of Sammamish.

E. *Recreational/cultural land uses*. Table of Recreational/Cultural Land Uses

KEY: P Permitted Use C Conditional Use S Special Use X Prohibited Use

	Zones	UC	UM	GM	CC
SIC #	Specific land use				
	Park / Recreation				
*	Park 5.	P	P	P	P
*	Trails 5.	P	P	P	P
*	Sports club (1,5)	P	P	X	X
*	Community Garden 5.	P	P	P	P
	Amusement / Entertainment:				
*	Theater 5.	P3.	P3.	X	C4.
793	Bowling center 5.	P	P	X	X

	Zones				
SIC #	Specific land use	UC	UM	GM	CC
7999	Amusement and recreation services 5.	P	P	X	C
*	Amusement arcades 5.	P	P	X	X
	Cultural				
823	Library 5.	X	X	X	P
841	Museum 5.	P	P	X	P
842	Arboretum 5.	P	P	P	C
*	Conference center 5.	P	P	X	X

Development Conditions:

(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.

F. *General services land uses.* Table of General Services Land Uses.

KEY: P Permitted Use C Conditional Use S Special Use X Prohibited Use

	Zones				
SIC #	Specific land use	UC	UM	GM	CC
	Personal Services				
7211, 7215, 7231, 7241, 7251	Dry cleaners, photographic studios, beauty salons, barber shops, shoe repair shops, shoe shine parlors 11.	P	P	X	X
7215	Coin operated laundries 11.	X	X	X	X
*	Daycare, I 11.	P	P2.	P2.	X
*	Daycare, II 11.	P	P2.	X	X

	Zones				
SIC #	Specific land use	UC	UM	GM	CC
866	Churches, synagogues, temples, mosques	P	C	X	X
83	Social services 3.	P4.	P(4,5)	P5., C6.	C6.
*	Theatrical production services 11.	P7.	X	X	X
*	Artist studios 11.	P	P	X	X
*	Interim recycling facility 11.	P8.	P9.	P9.	P9.
	Health Services				

	Zones				
SIC #	Specific land use	UC	UM	GM	CC
801-804	Office / outpatient clinic 11.	X	P	X	X
805, 807, 808, 809	Nursing and personal care facilities, medical / dental lab, miscellaneous health 11.	X	P	X	X
*	Marijuana producer 12.	X	X	X	X
*	Marijuana processor 12.	X	X	X	X
*	Marijuana retailer 12.	X	X	X	X

	Zones	UC	UM	GM	
SIC #	Specific land use				CC
*	Cooperative 12.	X	X	X	X
*	Collective garden 12.	X	X	X	X
	Education Services				
*	Elementary school, middle / junior high school, secondary or high school 11.	X	P	X	X
*	Vocational school, specialized instructional school, school	P	P10.	X	X

	Zones	UC	UM	GM	
SIC #	Specific land use				CC
	district support facility 11.				

Development Conditions:

- (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 SMC [21.05.040](#).
 - (5)** Only as a re-use of a public school facility subject to the provisions of SMC [21.05.040](#).
 - (6)** Only as a re-use of a surplus nonresidential facility subject to SMC [21.05.040](#).
 - (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)** 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 [21.07.050.C](#), development condition No. 6 shall not apply to these uses if they are publicly owned and operated. The commercial square footage allocation established pursuant to SMC [21.07.050.C](#), development condition No. 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).
 - (12)** All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers, are prohibited in all zones in the City of Sammamish.
-

G. *Government/business services land uses*. Table of Government/Business Service Land Uses.

KEY: P Permitted Use C Conditional Use S Special Use X Prohibited Use

	Zones	UC	UM	GM	CC
SIC #	Specific land use				
	Government Services				
*	Public agency or utility office	P	P	X	P
*	Public agency archives	X	X	X	P
9221, 9224	Police or fire facility	P	P	X	P
*	Utility facility	P1.	P4. C5.	P4. C5.	P4. C5.
*	Commuter parking lot	P6.	C	X	C
*	Private stormwater management facility	C	P	P	P
	Business Services				

	Zones	UC	UM	GM	CC
SIC #	Specific land use				
48, 482, 653, 752, 4724	Communication offices, telegraph and other communications, real estate agent offices, automotive parking, travel agencies 10.	P	P	X	C
*	General business service, professional office 10.	P	P	X	C
*	Off-street required parking lot 10.	P7.	P	P7.	P
7941	Professional sport teams / promoters 10.	X	P2.	X	C
873	Research, development and testing 10.	X	P2.	X	C
	Accessory Uses				
*	Commercial / industrial accessory uses	P8.	P8.	X	X
*	Helistop 10.	C9.	C9.	C9.	C9.

Development Conditions:

- (1)** Except for lobbies or other similar entrances, the use is prohibited within 30 feet of the sidewalk on the ground floor of designated pedestrian-oriented streets or corridors.
- (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 [21.07.050.C](#), development condition No. 6 shall apply to these uses.

H. *Retail land uses.* Table of Retail Land Uses.

KEY: P Permitted Use C Conditional Use S Special Use X Prohibited Use

	Zones						
SIC #	Specific land use		UC	UM		GM	CC
*	General Retail	P(1a)	P2	P	X		
*	Building, hardware and garden materials 10.		P(1,5)	P(1,3,6)		X	X
*	Department and variety stores 10.		P5.	X		X	X
54	Food stores 10.		P5.	P(3,6)		X	X
*	Farmers market		P	P		X	P
58	Eating and drinking places 10.		P	P(3)		X	P
*	Brewpub 10.		P	P(3)		X	P
5912	Drug stores 10.		P2.	P(3,6)		X	X
5912	Liquor stores 10.		P2.	X		X	X

	Zones				
SIC #	Specific land use	UC	UM	GM	CC
*	Marijuana retailer 11.	X	X	X	X

Development Conditions:

(1a) In the Urban Core, a minimum of 20 percent of a building's ground floor space must be designed for retail use. For master planned projects involving more than one building, this condition may be adjusted to instead require 20 percent of the total ground floor space of all buildings in the master planned project to be designed for retail use. Spaces designed for retail must have a minimum ceiling height of 16 feet. Interim uses may be permitted until retail is viable.

(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 20 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.

(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 nonresidential uses subject to a size limitation in the Urban Core and Urban Mixed 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.

(11) All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers, are prohibited in all zones in the City of Sammamish.

I. *Manufacturing land uses.* Table of Manufacturing Land Uses.

KEY: P Permitted Use C Conditional Use S Special Use

	Zones	UC	UM	GM	
SIC #	Specific land use				CC
*	Marijuana producer 6.	X	X	X	X
*	Marijuana processor 6.	X	X	X	X
*	Cooperative 6.	X	X	X	X
*	Collective garden 6.	X	X	X	X

Development Conditions:

(6) All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers, are prohibited in all zones in the City of Sammamish.

J. *Regional land uses.* Table of Regional Land Uses.

KEY: P Permitted Use C Conditional Use S Special Use X Prohibited Use

	Zones	UC	UM	GM	CC
SIC #	Specific land use				
*	Public agency training facility	X	X	X	C
*	Cogeneration facility	P1.	C1.	C1.	C1.
*	Wireless communication facility				
*	Earth station	P(2,3)	C2.	C2.	P
*	Transit bus base	S	S	S	S
7941	Stadium / arena	X	X	X	S
8221, 8222	College / university	S	S	S	S

Development Conditions:

- (1)** 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.

(Ord. O2021-540 § 2 (Att. A))

21.07.060 Development Standards

A. *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.

B. *Interpretation of tables and general development capacity provisions.*

1. SMC [21.07.050.C](#) contains general density and dimension standards for all Town Center zones. Additional provisions, requirements, incentives, rules, and exceptions are set forth elsewhere in this Chapter.

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.

Table of Densities and Dimensional Standards for Town Center Zones.

Standards	Urban Core	Urban Mixed	Garden Mixed(2)	Civic Campus
Maximum Residential Density	Form-based code standards	Form-based code standards	3 units per lot or 18 units per acre, whichever is greater	Form-Based Code Standards
Max Height without Incentives (1).	70'	50'	MHO-3	60'
Max Building Height with TDRs	85'	70'	n/a	n/a

Development Conditions:

(1) Building height measurement shall be done in alignment with SMC 21.04.030 (j).

(2) Garden Mixed zone development must meet the standards of the MHO-3 Overlay in 21.04.030.Y

C. *Civic Campus Residential Transfer Program.*

The City is authorized under the original Town Center Plan to sell 240 dwelling units from the Civic Campus to other areas within the Town Center. The City shall limit the sale of dwelling units to projects that have a pending land use application within the Town Center at the time of closing of the sale. The price of such units shall be based upon a market analysis performed within 180 days of closing on the sale and the proceeds shall be used for public benefits within the Town Center. Each unit transferred from the Civic zone into the Urban Core or Urban Mixed zones shall be worth one dwelling unit for development in the Urban Core or Urban Mixed zones. For example, if 10 dwelling units are purchased from the Civic zone, they may be used to develop 10 dwelling units in the Urban Core or Urban Mixed zones.

D. *Measurement methods.* The following provisions shall be used to determine compliance with this Chapter:

1. Street setbacks shall be measured from the existing edge of a street right-of-way or temporary turnaround, except as provided by SMC [21.07.050.O](#);
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 and evaluated in alignment with the methods described in SMC 21.04.030 (J).

E. *Calculations – Rounding.* 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.

F. *Height – Exceptions to limits.* The following structures may be erected above the height limits set forth in SMC [21.07.050.C](#):

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 10 feet in the Urban Core and Urban Mixed zones provided the design meets the provisions of SMC [21.07.060.B.3](#);
3. Fire or parapet walls may exceed the height limit by up to 10 feet in the Urban Core and Urban Mixed zones provided the design meets the building design provisions of SMC [21.07.060](#); and
4. Skylights, flagpoles, chimneys, church steeples, crosses, spires, communication transmission and receiving structures, solar panels, and similar structures.

G. *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 SMC [21.07.040](#).
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. (Ord. O2021-540 § 2 (Att. A))

H. *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 central plaza to less formal gathering areas, quiet residential courts, and natural open spaces.” To implement this directive, this section and SMC [21.07.060.B.5](#) establish standards for several different types of open spaces in different settings within the Town Center. This section establishes requirements for the amounts and location of open spaces, and SMC [21.07.060.B.5](#) 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 SMC [21.07.070](#). 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 subsection 9.c. of this section.

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.

2. *Open Space Requirements for Nonresidential Uses.*

- a. All nonresidential development, including commercial portions of mixed-use development, shall provide pedestrian-oriented open space as determined in the Master Concept Planning process described in SMC [21.07.120](#). For nonresidential developments in the Urban Mixed 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 nonresidential 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 SMC [21.07.070](#).

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 five 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) One hundred 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 [21.07.060.B.5.c.i](#). 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 [21.07.060.B.5.c.ii](#);
 - 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 [21.07.060.B.5.c.iii](#); and/or
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- iv) Up to 25 percent of the required open space may be provided by common indoor recreation areas meeting the requirements of SMC [21.07.060.B.5.c.iv](#).
 - 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 SMC [21.07.070](#). 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 [21.07.060.B.5.c](#) may be counted towards the 30 percent site area requirement, upon the director's approval.
3. *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 one or more of the following ways:
- ai. 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 [21.07.060.B.5.c.ii](#); and/or
 - c. At least 50 square feet of landscaped open space meeting the requirements of SMC [21.07.070](#) in the front yard of the house.
4. *Open Space Requirements for Detached Single-Family Housing and Duplexes.* See the requirements set forth in SMC [21.07.060.D.2](#).
5. *Open Space Requirements for Cottage Housing.* See the requirements set forth in SMC [21.07.060.D.3](#).
6. *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;
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ii) The dedicated land provides one or more of the following:

- 1) Shoreline access;
- 2) Regional trail linkages;
- 3) Habitat linkages;
- 4) Recreation facilities; or
- 5) Heritage sites.

ii) 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 subsection 9.a. of this section, 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.

7. *Children Play Areas.* The Urban Core, Urban Mixed, and Garden Mixed 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 Master Concept Planning process.

8. *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.

I. *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.* Project 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 [21.07.060.A.9](#); 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 [21.07.060.A.9.c](#) 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 subsection 4. of this section may be counted as landscaped area in meeting the requirements of SMC [21.07.060.A.9](#); and

d. Areas where native vegetation is retained may be counted as landscaped area in meeting the requirements of SMC [21.07.060.A.9](#).

4. *Visual Standards for Stormwater Management Ponds and Biofiltration Swales and Other Stormwater Management Features (Reference SMC 21.07.070).*

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 two and one-half percent. Where slopes are greater than two and one-half percent, the swale shall be fenced or vegetated to avoid safety hazards.



21.07.070 Sammamish Eco-Factor

A. *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 support native wildlife.

The desired result of landscaping and site design standards is that the Town Center combines an active urban setting with predominantly natural landscaping, softening the built environment, framing public spaces, and reflecting Sammamish's unique setting. Within this naturalistic backdrop, areas of more urban or high-intensity development should integrate landscaping with active frontages, establishing transitions between the public and private realms without compromising pedestrian access

Another goal of the landscape concept is to improve ecological functions, such as surface water retention, temperature reduction, and habitat enhancement. Landscape schemes that complement 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 [21.07.060.A.8.d](#);
 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 stormwater discharge; and
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c. Improvement in the quality of stormwater discharge;

8. Require 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.

12. To avoid conflicts between landscaping, tree and vegetation protection, and underground and above ground utilities. Landscaping should be designed to avoid utility conflicts and utility corridors should be located to avoid tree and vegetation removal where feasible.

B. *Application.* Except for communication facilities regulated pursuant to SMC [21.06.060](#), all new development shall be subject to the landscaping provisions of this chapter.

C. *Sammamish Eco-Factor.* The Sammamish Eco-Factor is a green area ratio applied to a new development lot within the Town Center, intended to ensure a portion of the site has ecologically sound infrastructure in place. The Eco-Factor provides multiple options to achieve this via the following categories: landscape, green roofs, green walls, permeable paving, structural soil and associated bonuses.

1. Developments subject to the standards of this chapter are required to meet a minimum Eco-Factor score of 0.3. If an applicant demonstrates to the director that the existing conditions of the site do not allow for an Eco-Factor score of 0.3, the director may modify the requirement.

2. A development's Eco-Factor shall be calculated as follows:

a. Identify all design elements in the site design as listed in the Sammamish Eco-Factor Design Elements table below.

b. Multiply the square feet, or equivalent square footage where applicable, of each Eco-Factor design element by the multiplier provided in the Sammamish Eco-Factor Design Elements table below. Equivalent square footages for plantings are listed in the

Sammamish Eco-Factor Equivalent Square Footage Table below. The following provisions for area calculations apply:

- i. If multiple elements listed in the Sammamish Eco-Factor Design Elements table occupy the same area, such as groundcover under a tree, count the full square footage or equivalent square footage of each element.
 - ii. Design elements in the right-of-way between the property line and the roadway may be counted, but only if they are approved by the Director.
 - iii. Elements listed in the Sammamish Eco-Factor Design Elements table that are provided to satisfy any other requirements of this Title 21 may be counted.
 - iv. For vegetated walls, use the square footage of the portion of the wall covered by vegetation. All vegetated wall structures shall be constructed of durable materials, provide adequate planting area for plant health, provide irrigation for the planting areas, and provide appropriate surfaces or structures that enable plant coverage.
 - v. For all elements other than trees, large shrubs, large perennials, and vegetated walls, square footage is determined by the area of the portion of a horizontal plane that lies over or under the element.
 - vi. All permeable paving and structural soil credits together may not count for more than one third of the lot's Eco-Factor score.
- c. Add together all the products calculated under subsection SMC 21.07.070(C)(3) to determine the Eco-Factor numerator.
 - d. Divide the Eco-Factor numerator by the site's lot area to determine the Eco-Factor score.

3. Eco-Factor Design Elements Table

Sammamish Eco-Factor Design Elements	
Design Elements	Multiplier
1. Planted areas	
a. Planted areas with a soil depth of 24 inches or more.	0.6
b. Bioretention facilities consistent with the bioretention design standards of the 2021 King County, Washington Surface Water Design Manual (Amended 2024) and Sammamish Addendum to the 2021 King County Surface Water Design Manual (or current adopted version).	1.0
2. Plant types	
a. Groundcovers, grasses, or other plants less than 2 feet tall at maturity.	0.1
b. Medium shrubs or other perennials at least 2 feet tall, but not less than 4 feet tall, at maturity.	0.3
c. Large shrubs or other perennials at least 4 feet tall at maturity.	0.3
d. Small trees (canopy spread of 8' to 15').	0.3
e. Small/Medium trees (canopy spread of 16 feet to 20 feet).	0.5
f. Medium/large trees (canopy spread of 21 feet to 25 feet).	0.7
g. Large trees (canopy spread of 26 feet or more).	0.9
h. Preservation of existing trees at least 6" in diameter measured 4.5 feet above the ground.	1.0
3 Green roofs	
a. Planted over 2 inches to 4 inches of growth medium.	0.4
b. Planted over 4 inches to 8 inches of growth medium.	0.6
c. Planted over at least 8 inches of growth medium.	0.8
4 Green Walls	
a. Vegetated walls (maximum 500 square feet)	0.4
5. Permeable paving	
a. Installed over at least 6 inches and less than 24 inches of soil and/or gravel.	0.2
b. Installed over at least 24 inches of soil and/or gravel.	0.5

6. Structural soil	0.5
7. Bonuses applied to Eco Factor design elements	
a. Landscaping that consists entirely of drought-tolerant or native plant species, or that contains at least 40 percent recognized pollinator species.	0.1
b. Landscaping that receives at least 50 percent of its irrigation through the use of harvested rainwater.	0.2
c. Landscaping visible from adjacent rights-of-way or public open space.	0.2
d. Landscaping in food cultivation.	0.1
e. Spaces that support sitting or small group gatherings.	0.2
f. Landscaping requested by the community through the public outreach process.	0.2
g. Landscape that incorporates an educational component, such as signage, displays, or interactive exhibits.	0.2

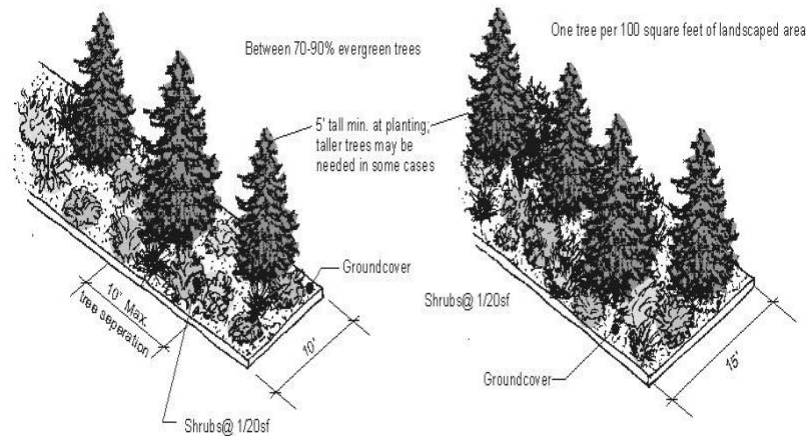
Sammamish Eco-Factor Equivalent Square Footage Table

Square footage amounts for plantings	Equivalent Square Feet
c. Medium shrubs or other perennials at least 2 feet tall, but less than 4 feet tall, at maturity.	9 per plant
d. Large shrubs or other perennials at least 4 feet tall at maturity.	36 per plant
e. Small trees	75 per tree
f. Small/medium trees	150 per tree
g. Medium/large trees	250 per tree
h. Large trees	350 per tree
i. Existing trees	20 per inch of trunk diameter measured 4.5 feet above grade

C. *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 [21.07.070.G](#);
 - 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.
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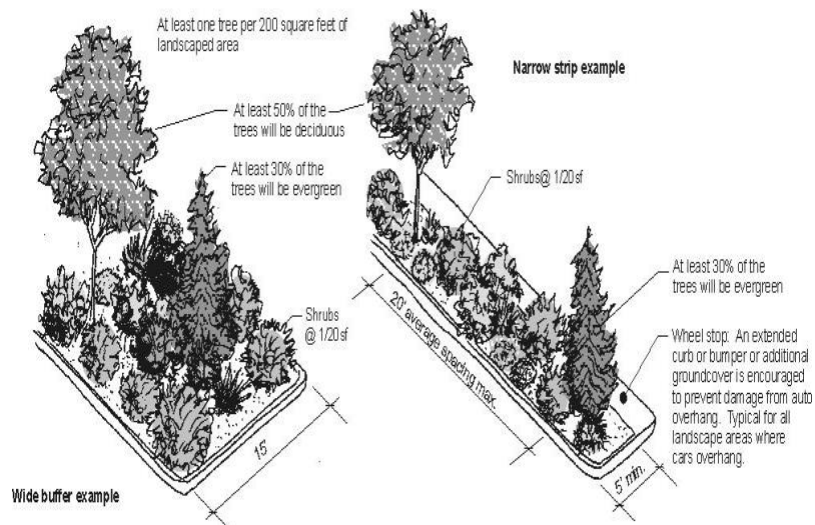
2. *Type II Landscaping Screen.*

- 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 [21.07.070.G](#);
 - 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.

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.



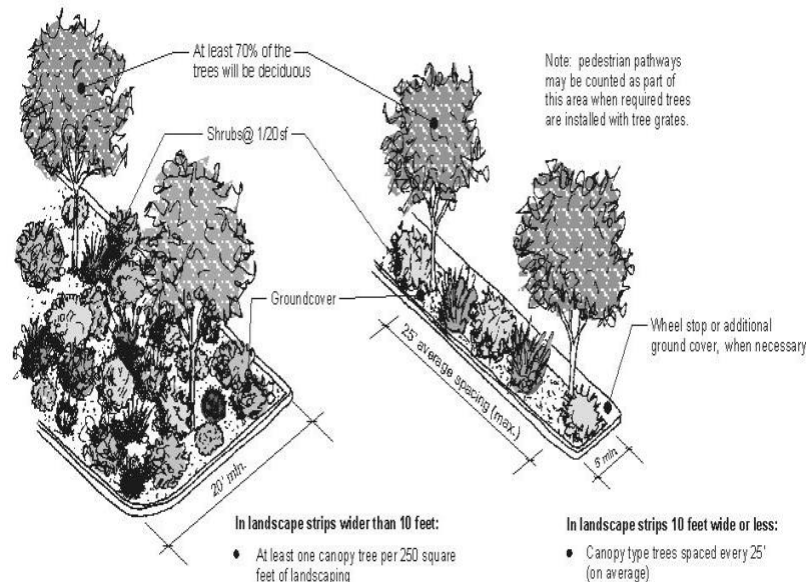
3. Type III Landscaping Screen.

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 [21.07.070.G](#);
- 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.



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 groundcovers that are native to the Puget Sound and are appropriate to the conditions of the site.

- ii. Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in three growing seasons;
- iii. Minimum 20 feet in width if used as a screen;
- iv. 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
- v. No plants included in the King County noxious weed list.



5. *Type V Landscaping.*

- a. Type V landscaping refers to all other landscaped areas that do not qualify as Type I through 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 [21.07.070.F](#) and [21.07.070.G](#).
- 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 groundcovers 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 percent of the plant palette shall be evergreen. Planting and grading for drainage features should be designed to 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 rooftop 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 rooftop gardens only), shrubs, and groundcovers 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 rooftop gardens, plants should have compact forms and require very little maintenance and pruning.

D. *Landscaping – Drainage.* Detention facilities shall be designed and landscaped as a visual amenity and environmental restoration.

- 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.

E. *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 rain gardens, 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;
 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;
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- d. Groundcover pursuant to SMC [21.07.070.G](#); and
 - e. At least 70 percent of trees are deciduous; and
8. Landscaped areas serve as stormwater treatment facilities.

F. *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 use exclusively native plants from the appropriate planting lists provide by the Washington Native Plant Society for the sites geography and climate.
 6. Green roof landscaping standards pursuant to SMC [21.07.070.C](#) (Type VII).
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G. *Landscaping – Additional standards for required landscape areas.* In addition to the general standards of SMC [21.07.070.F](#), landscape areas required pursuant to SMC [21.07.070.C](#) through [21.07.070.E](#) 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 one and three-fourths 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 one and one-half 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 [21.07.070.C.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:
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- 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.

H. *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.

I. *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;

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- 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.
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 SMC [21.07.070.T](#)) 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:
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- a. Be reviewed by a certified professional to ensure selection of healthy trees pursuant to SMC [21.07.070.T.5](#) (tree retention requirements); and
- b. Identify trees scheduled for future removal and/or removed within the past year, to the maximum extent feasible.

J. *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 overseeding;
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.
5. Maintenance of landscape areas (including irrigation systems, ornamental plantings and other landscape elements) created or installed as part of a subdivision or commercial project in City right-of-way shall be the responsibility of the abutting property owner or homeowner's association in accordance with the Public Works Standards. Any tree removal within public or private right-of-way shall be subject to permit requirements and require City approval.

K. *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.

L. *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.

M. *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)

ETO Reference Table	
Month	Net Irrigation Req. (Inches)
January	.00
February	.00
March	.00
April	.00
May	1.59
June	3.13

ETO Reference Table	
Month	Net Irrigation Req. (Inches)
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.

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.

N. *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:

$$EWU = [(ETO) \times (PF) \times (HA) \times (CF)] / IE$$

ETO: Referenced evapotranspiration rate (net seasonal irrigation requirement in inches. See table in SMC [21.07.070.M](#).)

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.

O. *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.
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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.

P. *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.

Q. *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.

R. *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.

S. *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.

T. *Tree retention requirements.* The following tree retention requirements shall be applied in addition to the applicable requirements of SMC [21.03.020](#) and [21.03.060](#):

1. Emergency tree removal to prevent imminent danger or hazard to persons or property shall not be limited by this section or SMC [21.07.070.U](#), Tree protection standards.
2. All new development in the Urban Mixed and Urban Garden 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 SMC [21.03.020](#); 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 Urban Core, significant trees and other vegetation shall be retained subject to the requirements of SMC [21.03.020](#).
4. All clearing and grading of existing undeveloped properties shall retain significant trees until a tree retention plan is approved through a Master Concept Plan (SMC [21.07.120](#)).
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;

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- 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 [21.07.070.V](#), 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 [21.07.070.U](#), Tree protection standards, and SMC [21.03.020](#) and [21.03.060](#); and
 - c. Proposed tree replacement is consistent with the requirements of SMC [21.07.070.V](#), Tree replacement and enforcement.

U. *Tree protection standards.* The following tree protection standards shall apply to trees retained pursuant to SMC [21.07.070.T](#), 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
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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.

V. *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 [21.07.070.T](#), Tree retention requirements, or any tree removed pursuant to the exception process of SMC [21.07.070.T.7](#) shall be subject to the following replacement requirements:

a. Coniferous trees shall be replaced by coniferous trees native to Washington. Deciduous trees shall be replaced with a mixture of native coniferous trees and deciduous trees at a ratio of two coniferous trees to every one deciduous tree per the replacement ratios below;

b. Replacement coniferous trees shall be at least eight feet in height. Replacement deciduous trees shall be at least one and one-half 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 inches up to 12 inches shall be replaced by four trees;
 - ii. Removed trees with a DBH greater than 12 inches up to 16 inches shall be replaced by six trees; and
 - iii. Removed trees with a DBH of 16 inches or more shall be replaced by eight 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. (Ord. O2021-540 § 2 (Att. A))
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21.07.080 Parking and Circulation

A. *Purpose.* The purpose of this chapter is to provide adequate parking for all uses allowed in this Chapter, 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

B. *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 Chapter to all applicable properties. These
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deed restrictions may not be revoked or modified without authorization by the director.
Computation of required off-street parking spaces

C. Computation of required off-street parking spaces.

1. Except as modified in SMC [21.07.080.G.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.

Off-Street Parking	
Land Use	Min. Parking Spaces
Residential	
Duplex / triplex / townhouse	0.5 to 1 per dwelling unit
Multifamily	
Market Rate, >= 1,200 sqft	0.5 per dwelling unit
Market Rate, <1,200 sqft	0 per dwelling unit
Affordable Housing, any size	0 per dwelling unit
Senior citizen assisted	0 per dwelling unit or sleeping unit
Community residential facilities	1 per 2 bedrooms

Off-Street Parking	
Land Use	Min. Parking Spaces
Dormitory, including religious	1 per 2 bedrooms
Hotel / motel including organizational hotel / lodging	1 per bedroom
Bed and breakfast guesthouse	1 per guestroom, plus 2 per facility
Recreational / Cultural	
Recreation / culture uses	1 per 300 square feet
Exceptions:	
Park / playfield	(Director)
Theater	1 per 3 fixed seats
General Commercial	
General Commercial Uses, space \geq 3,000 sqft	2 per 1,000 square feet
General Commercial Uses, space $<$ 3,000 sqft	0
Licensed or Certified Childcare Centers	0
Ground level non-residential spaces in mixed-use buildings	0

Off-Street Parking	
Land Use	Min. Parking Spaces
Miscellaneous	
Churches, synagogues, temples	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

Off-Street Parking	
Land Use	Min. Parking Spaces
Artist studios	0.9 per 1,000 square feet of area used for studios
Government / Business Services	
Government / business service 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 (>3,000 sqft)	2 per 1,000 square feet

Off-Street Parking	
Land Use	Min. Parking Spaces
Exceptions:	
Food stores, between 3,000 and 15,000 square feet	2 per 1,000 sqft
Restaurants (>3,000 sqft)	2 per 1,000 sqft
Regional	
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 an alternative parking program. 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. SMC [21.07.080.D](#) 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 Commercial Site Development 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 results 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.

D. *Shared parking requirements.* The amount of off-street parking required by SMC [21.07.080.C](#) 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 the
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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.

F. *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.

G. *Loading space requirements.*

1. Every nonresidential building engaged in retail, wholesale, or manufacturing shall provide loading spaces in accordance with the standards listed below:

Loading spaces required	
Gross Floor Area	Req. # 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, conference center, or other similar use shall provide loading spaces in accordance with the standards listed below:

Loading spaces required	
Gross Floor Area	Req. # 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.

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 or mixed-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.

H. *Stacking spaces for drive-through facilities.* Drive-through facilities are not permitted in the Town Center.

I. *Transit and rideshare provisions.*

1. All land uses listed in SMC [21.05.010.P](#) (government/business services), and in SMC [21.05.010.T](#) (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 [21.05.010.P](#) (government/business services) and [21.05.010.T](#) (manufacturing) up to a maximum of 40 percent;

b. Two percent for each run serving land uses in SMC [21.05.010.N](#) (recreation/culture), [21.05.010.O](#) (general services) and [21.05.010.S](#) (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 [21.07.080.C.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.

J. *Pedestrian and bicycle circulation and access.* (See SMC [21.07.060.](#))

K. *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 [21.07.080.F.](#)

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.

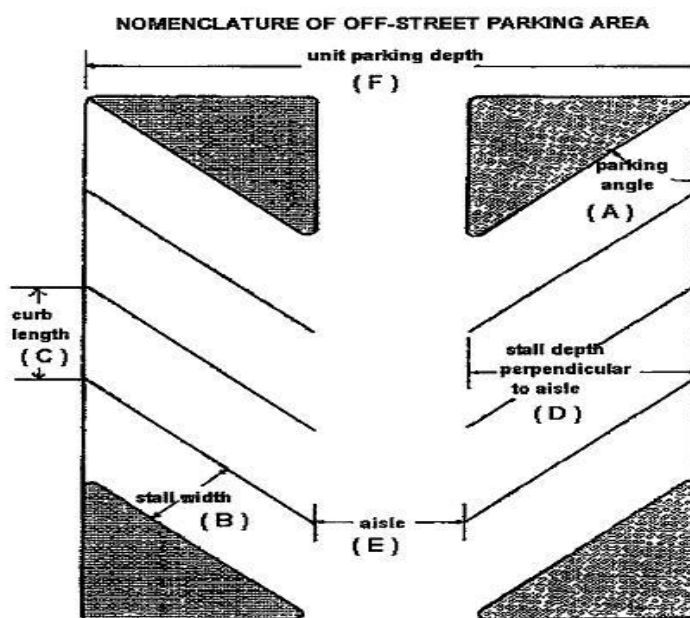
Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and two-way aisles shall be at least 20 feet wide. If dead-end aisles are used in the parking layout, they shall be constructed as two-way aisles. Parking plans for angle parking shall use space widths no less than eight 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	B		C	D	E		F	
Parking Angle	Stall width		Curb length	Curb depth	Aisle one-way	Aisle two-way	Unit one-way	Depth two-way
0	Min. Desired	8.0*	20.0*	8.0	12.0	20.0	**	**
		8.5	22.5	8.5	12.0	20.0	29.0	37.0
		9.0	22.5	9.0	12.0	20.0	30.0	38.0
30	Min. Desired	8.0*	16.0*	15.0	10.0	20.0	**	**
		8.5	17.0	16.5	10.0	20.0	42.0	53.0
		9.0	18.0	17.0	10.0	20.0	44.0	54.0
45	Min. Desired	8.0*	11.5*	17.0*	12.0	20.0	**	**
		8.5	12.0		12.0	20.0	50.0	58.0
		9.0	12.5		12.0	20.0	51.0	59.0
60	Min. Desired	8.0*	9.6*	18.0	18.0	20.0	**	**
		8.5	10.0	20.0	18.0	20.0	58.0	60.0
		9.0	10.5	21.0	18.0	20.0	60.0	62.0

Minimum parking stall and aisle dimensions								
A	B		C	D	E		F	
Parking Angle	Stall width		Curb length	Curb depth	Aisle one-way	Aisle two-way	Unit one-way	Depth two-way
90	Min. Desired	8.0*	8.0*	16.0*	24.0	24.0	**	**
		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.



- 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 [21.07.070.E.7](#).

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 SMC [21.08.010](#). 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 Chapter shall be located as follows:

- a. For single detached dwelling units and duplexes, see SMC [21.07.060.D.2](#) for requirements;
 - b. For cottage housing, see SMC [21.07.060.D.3](#) for requirements; and
 - c. For all other development, see SMC [21.07.060.A.3](#) for requirements.
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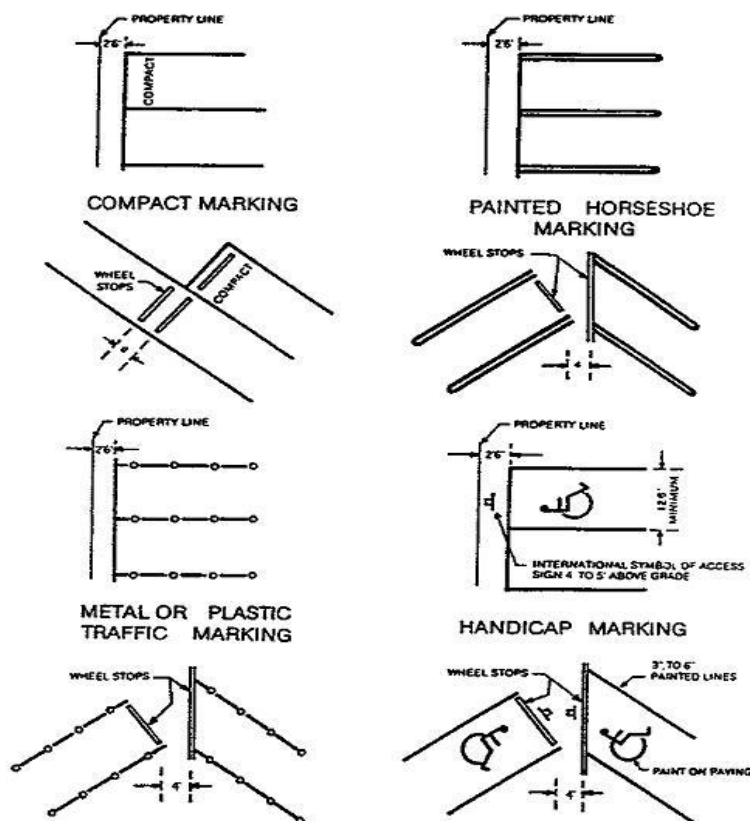
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7. Lighting shall be provided for safety of traffic and pedestrian circulation on the site. It shall be designed to minimize direct illumination of abutting properties and adjacent streets. The director shall have the authority to waive the requirement 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. 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.
 11. Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of SMC [21.06.040.G](#).
 12. No dead-end alley may provide access to more than eight off-street parking spaces.
 13. Any parking stalls located in enclosed buildings shall be totally within the enclosed building.

L. *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.
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4. Grading work for parking areas shall meet the requirements of SMC [16.15.050](#). Drainage and erosion/sedimentation control facilities shall be provided in accordance with Chapter 9.04 KCC as adopted by SMC [21.03.050](#).
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



M. *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.

N. *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 SMC [21.08.010](#) unless the director determines an alternate design is appropriate.

O. *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 stormwater 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. of this section, 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 [21.07.050](#). To do that the proponent must show through a pro forma that the costs associated with parking increase overall 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 time frame.
- 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. (Ord. O2021-540 § 2 (Att. A))

21.07.090 Signs

A. *Purpose and intent.* The purpose of this chapter is to enhance and protect the economic vitality and visual environment of the Town Center, allow for the expression of free speech, and promote general safety and welfare by:

1. Regulating the type, number, location, size, and illumination of signs; and
 2. Recognizing the purpose of signs for identification and economic well-being of businesses in the Town Center by supporting a full range of signs necessary for commercial services in the Town Center; and
 3. Ensuring a safe driving environment; and
 4. Recognizing and protecting the use of the public right-of-way as a forum for noncommercial speech; and
 5. Facilitating fair and consistent content-neutral enforcement; and
 6. Safeguarding and enhancing property values, attracting new residents, and encouraging orderly development; and
 7. Allowing for limited temporary commercial signage in the public right-of-way to provide commercial information to consumers to enable them to make vital decisions of purchasing a home, and to further the critical public goal of providing for equal access to housing; and
 8. Upholding the goals and policies of the Sammamish Comprehensive Plan and the Town Center Subarea Plan; and
 9. Promoting signs within the Town Center that contribute to the character of the Town Center, are integrated with natural surroundings and landscaping, and exhibit an intimate human scale; and
 10. Providing necessary signage to support central gathering places, increase social interaction, and encourage walkability; and
 11. Regulating signs in a manner that is timely, flexible, predictable, fair to all and that results in superior development; and
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12. Creating a vibrant and inviting commercial node that is reflected in the character and design of Town Center signage.

B. *Applicability.* Except as provided for in SMC [21.07.090.F](#), 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 or building permit review and shall be determined during the applicable review process.

C. *Permit required.*

1. Except as otherwise provided in this chapter, no sign shall be erected, altered, or relocated within the Town Center without a permit issued by the City.
2. No permit shall be required for repainting in like colors, cleaning, or other normal maintenance and repair of a permitted sign, or of sign face and copy changes that do not alter the size or structure of the sign or compliance with the design standards.

D. *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 [21.07.090.C](#) 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.

E. *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 [21.07.090.N](#);
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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;
7. A sign that extends higher than the peak of the roof, ridge line, or 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 provided for in SMC [21.07.090.N](#) as temporary business displays;
10. Box or cabinet signs;
11. Pole-mounted freestanding signs;
12. Roof-mounted signs; and
13. Billboards.

F. *Exempt signs.* The following signs or displays are exempted from the regulations under this chapter:

1. Historic plaques not exceeding three square feet in area, and address numbers;
 2. Official or legal notices issued and posted by any public agency or court;
 3. Traffic control signs established by the Manual on Uniform Traffic Control Devices (MUTCD) or authorized by City of Sammamish department of public works;
 4. Plaques, tablets, or inscriptions, which are attached flat to the face of the building, which are nonilluminated, and which do not exceed four square feet in surface area;
 5. 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;
 6. Government flags; and
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7. Nonverbal religious symbols attached to a place of worship.

G. *Interpretation of tables and design standards.*

1. SMC [21.07.090.H](#) 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 [21.07.090.N](#), Temporary signs.
3. The review of all sign permit applications is administrative, and shall be conducted by the director of community development, subject to the review requirements identified below.
4. If the number "P" 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 [21.07.090.K](#), [21.07.090.L](#), [21.07.090.M](#), 21B.45.120, and the general requirements of the code.

H. *Table of allowed sign types and design review.* Table of Allowed Sign Types

Sign Types	ROW	Urban Core and Mixed	Civic Core
Building-Mounted Signs			
Blade	P	P	P
Opaque / painted		P	P

Sign Types	ROW	Urban Core and Mixed	Civic Core
Channel letter / shadow		P	
Hanging		P	
Marquee / awning		P	
Window		P	
Freestanding Signs			
Community banner	P		
Directional (pedestrian)	P	P	P
Directional (vehicle)	P	P	P
Monument		P	P
Changing message center			P

J. *Sign area calculation.*

1. Sign area shall be calculated as follows:

- a. Sign area for non-monument freestanding signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.

- b. Sign area for pole signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.
- c. Sign area for letters or symbols painted or mounted directly on walls or monument signs or on the sloping portion of a roof shall be calculated by measuring the smallest single rectangle that will enclose the combined letters and symbols.
- d. Sign area for signs contained entirely within a cabinet and mounted on a wall, roof, or monument shall be calculated by measuring the front surface area of the cabinet.

2. *Maximum Sign Height.*

- a. For a freestanding sign, the vertical distance measured from the surface of the ground 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 facade 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 facade 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 facade.

K. *General sign design standards.*

1. *General Requirements.*

- a. All signs shall be constructed primarily of nonreflective 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 facade;
-

- 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 facade 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 facade associated with the sign; provided, that there is a minimum allowed sign area of 10 square feet and a maximum allowed sign area of 320 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 or third story) shall not exceed five percent of the building facade associated with the use;
- h. Tenants are allowed one primary sign regulated by this chapter per building facade 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 facade that contains a public entry (open during all business hours);
- j. Wall sign width shall not exceed a width of two-thirds of the lineal width of the building facade associated with the sign;
- k. Signs shall not cover windows, building trim, or architectural ornamentation.

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. Indirectly 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;
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- d. Indirect sign light fixtures shall complement the design of the sign and building facades or structures associated with the sign;
- e. Indirect 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 hour of the close of the business, use, or activity; and
- g. Additional illumination standards may be contained in SMC [21.07.090.L](#), Design standards for specific sign types, or adopted through the approval of a unified zone development plan application pursuant to SMC [21.07.120](#).

3. *Location.* All signs shall be located as follows:

a. *Building-Mounted Signs.*

- i. Shall be attached to the building facade 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. *Freestanding 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 pursuant to SMC [21.07.090.H.1](#) and with the written approval by the City of Sammamish;
- iii. Located on private property shall be no further than five feet from the street; and
- iv. Shall not obstruct sight distances as prescribed by SMC [21.08.010](#), Public Works Standards Adopted, or by SMC [21.07.050.S](#), 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 facade 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

L. *Design standards for specific sign types.*

- 1. *Blade and Hanging Signs.* Blade signs may be allowed pursuant to SMC [21.07.090.H.1](#); provided, that blade signs:
 - a. Shall provide a minimum clearance of eight feet;
 - b. With horizontally oriented text or graphics shall not project or be located more than five feet from the building facade;
 - c. With vertically oriented text or graphics shall not project more than three feet from the building facade;
 - d. Shall be limited to two 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 for hanging or blade signs;
- f. Sign text and graphics may use neon lettering, subject to provisions of SMC [21.07.090.K.2](#); 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 [21.07.090.K](#).

2. *Channel Letter, Opaque, Painted, and Shadow Signs.* Channel letter, opaque, painted, and shadow signs may be allowed pursuant to SMC [21.07.090.H.1](#); provided, that:

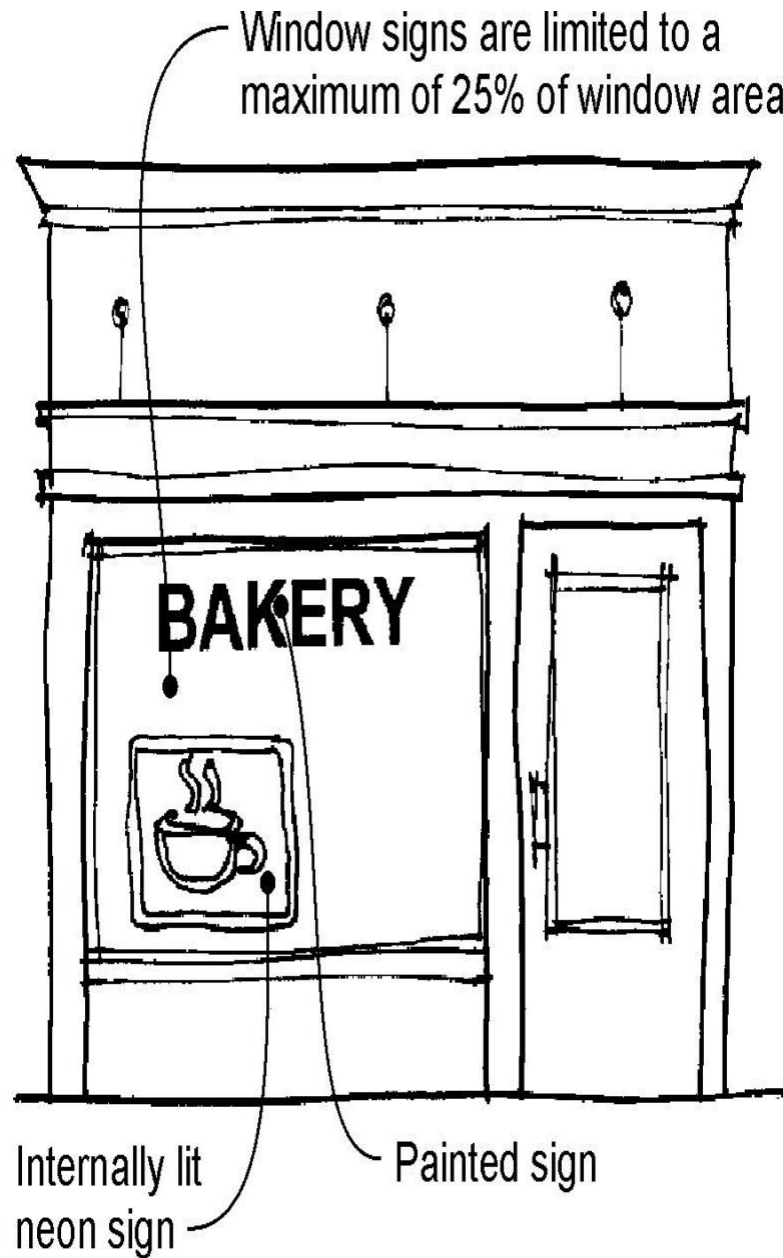
- a. Channel letter, opaque, painted, or shadow signs that are also wall signs shall be attached directly to the building facade, such that there is a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated 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 facade 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 two feet.

3. *Marquee/Awning Signs.* Marquee/awning signs may be allowed pursuant to SMC [21.07.090.H.1](#); provided, that:

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- a. The sign shall provide a minimum clearance of eight 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 three 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 two feet in height;
 - f. Sign width shall be limited to no more than two-thirds of the width of the awning;
 - g. Marquee signs may be placed on the front, above, or below the marquee associated with the sign; and
 - h. Marquee and awning signs may be externally illuminated pursuant to SMC [21.07.090.K.2](#).

4. *Window Signs*. Window signs may be allowed pursuant to SMC [21.07.090.H.1](#); provided, that:

- a. Permanent and temporary window signs are limited to a maximum of 25 percent of the window area in addition to the size limitations of SMC [21.07.090.K.1](#);
 - 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.
-



5. *Monument Signs.* Monument signs may be allowed pursuant to SMC [21.07.090.H.1](#); 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 six 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;

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- 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 48 square feet.
6. *Directional Signs.* Directional signs may be allowed pursuant to SMC [21.07.090.H.1](#); provided, that:
- a. *Pedestrian-Oriented Directional Signs.*
 - 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 eight feet;
 - iii. Sign lettering and graphics shall not exceed a height of six inches.
 - b. *Vehicle-Oriented Directional Signs.*
 - 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 development plan application;
 - ii. Signs shall not exceed a height of eight 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 SMC [21.08.010](#), Public Works Standards Adopted, and SMC [21.07.050.S](#), Sight distance requirements.

N. *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 a sign permit, subject to the requirements set out in this chapter. All temporary signs shall not obstruct sight distances and shall follow the regulations prescribed by SMC [21.08.010](#), Public Works Standards Adopted, and by SMC [21.07.050.S](#), Sight distance requirements. No temporary signs shall be located within center medians or within roundabouts and the amenity zone along the outside turning edge of a roundabout, traffic circles, or islands. Temporary signs shall not be illuminated.

1. *Noncommercial Temporary Signs.* No sign permit is required to post a noncommercial temporary sign in the public right-of-way or on private property if it meets the requirements in this section and in the following table. Noncommercial temporary signs not conforming to the regulations of this section may be approved through a right-of-way permit.

a. On roads that only have a shoulder and do not have a sidewalk, noncommercial temporary signs must be placed beyond the edge of the asphalt, and may not be placed so that any part of the sign extends over the asphalt.

b. Noncommercial temporary signs shall not be placed in a manner that negatively affects the health of trees, shrubs, or other landscaping.

Temporary signage			
Criteria	Noncommercial Temporary Sign Type I Public Right-of-Way (Non-A-Frame)	Noncommercial Temporary Sign Type II Public Right-of-Way (A-Frame)	Noncommercial Temporary Sign Type III - Private Property (All Sign Types)(1).
Size limit	4 square feet	6 square feet	32 square feet
Height limit	3 feet above grade	3.5 feet	8 feet
Duration	180 consecutive days per calendar year	5 consecutive days	180 consecutive days per calendar year

Development Conditions:

(1) Placement of off-premises temporary signs on private property is subject to the landowner's authorization.

2. *Commercial Temporary Signs.*

i. *Temporary Commercial Displays.* On-premises signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year for businesses located in Sammamish Town Center. Temporary commercial displays shall meet the placement and dimensional standards for the sign type utilized.

ii. *Signs Located on Property with Active Construction.*

a. One nonilluminated, double-faced sign is permitted for each public street upon which the project fronts;

- b. 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
- c. Signs must be removed by the date of first occupancy of the premises or one year after placement of the sign, whichever occurs first.

a. *Signs Associated with Properties for Sale or Rent.*

Signs for properties for sale or rent	
Criteria	Requirement

Signs Located on Property with Individual Unit for Sale or Rent

Sign quantity	One per public or private street frontage
Permitted location	Public or private street frontage
Permitted duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property
Maximum sign area	8 square feet
Maximum height	6 feet

Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1).

Signs for properties for sale or rent	
Criteria	Requirement
Sign quantity	One (2)
Permitted location	Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street
Permitted duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property
Maximum sign area	6 square feet
Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent 3).	
Maximum sign area	6 square feet
Maximum height	42 inches
Signs on Property with Commercial or Industrial Property for Sale or Rent	
Sign quantity	One

Signs for properties for sale or rent	
Criteria	Requirement
Permitted location	Public or private street frontage
Maximum sign area	32 square feet
Maximum height	12 feet

Signs on Newly Constructed Residential Developments for Sale

Sign quantity	One
Permitted location	Public or private street frontage
Maximum sign area	32 square feet
Maximum height	12 feet

Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale

Sign quantity	Two
Permitted location	Private property (with permission); public right-of-way

Signs for properties for sale or rent	
Criteria	Requirement
Maximum sign area	16 square feet
Maximum height	6 feet

Development Conditions:

(1) Only allowed for properties with a unit for sale or rent that is not located adjacent to a public street.

(2) When more than three 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, designed to allow for a minimum of six signs to be hung in a stacked fashion, to accommodate multiple signs; frames installed to hold multiple real estate signs shall not exceed a height of six feet; off-site signs located on a frame shall individually not exceed a height of one and one-half feet, a width of two feet, and an area of three square feet.

(3) Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent.

a. Community Banner Signs.

i. Community banner signs shall only be located on public banner poles erected by the City for that use;

ii. Letters on such signs shall not be less than 12 inches in height except for lettering associated with sponsor logos;

iii. Community banner signs shall not be illuminated or have any attention-getting lights; and

iv. Sponsor logos shall be limited to the name and corporate symbol of the sponsor.

b. Pedestal Signs. Temporary pedestal signs are allowed in the Urban Core and Urban Mixed zones, subject to the following provisions:

i. The sign shall be placed such that there is a minimum of a six-foot-wide pedestrian access around the sign;

ii. The sign shall not exceed a height of six feet;

- iii.** The sign face shall not exceed an area of three square feet;
 - iv.** Sign lettering and graphics shall not exceed a height of four inches;
 - v.** 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.
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21.07.100 Affordable Housing

A. *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 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.

B. *Affordable Housing Requirements.*

1. *Inclusionary Affordable Housing.* Affordable housing requirements are identified below in Table 1. Applicants may use TDR credits without providing additional affordable housing units and shall be excluded from the calculation of affordable housing requirements. This program structure is intended to increase the total supply of affordable housing while offering the opportunity to provide public benefit through the use of TDR credits.
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Table 1. Affordable Housing Requirements and Incentives

**Note: Options presented in this table are to be further discussed and evaluated throughout the legislative review process, and are not finalized.*

Standards & Incentives	Affordability Requirements		
	Option 1	Option 2	Option 3
Base Requirement	Renter-occupancy: 20% at 70% AMI (Alts. 15% at 60% AMI; 10% at 50% AMI). Owner-occupancy: 10% at 80% AMI (Alt., 15% at 100% AMI)	Renter-occupancy: 20% at 80% AMI (Alts. 15% at 70% AMI; 10% at 60% AMI). Owner-occupancy: 10% at 80% AMI (Alt., 15% at 100% AMI)	Renter-occupancy: 15% at 80% AMI (Alts. 10% at 70% AMI; 5% at 60% AMI). Owner-occupancy: 10% at 80% AMI (Alt., 15% at 100% AMI)
MFTE 8-year	Renter-occupancy: 10% at 40% AMI	Renter-occupancy: 10% at 50% AMI	Renter-occupancy: 10% at 60% AMI
MFTE 12-year	Renter-occupancy: 20% at 60% AMI	Renter-occupancy: 20% at 65% AMI	Renter-occupancy: 20% at 75% AMI

2. *Rounding.* For developments with more than 10 residential units, the number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from one-half.

3. *Minimum Threshold.* For any residential development consisting of less than 10 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 nonmonetary 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 nonmonetary 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: i. within the Sammamish Town Center; ii. in the City within one-half mile of transit service; and iii. if no local project, resources may be redirected to ARCH Housing Trust Fund.

C. *Modifications to dimensional standards.* The following requirements of the Town Center development code may be modified to accommodate incentive and TDR 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 additional affordable housing units conforming to the incentives in Table X above may be increased by up to two stories in the Urban Core and Urban Mixed zones. Maximum structure height may not be

modified through this provision for any portion of a structure that is adjoining a Garden Mixed Zone or the Town Center boundary.

D. *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 on site.

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 off site 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 all the 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.

E. *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 this section, 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 is comparable to units in the overall development.

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- 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 [21.07.060](#). 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 the 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 this section 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.
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F. *Definitions.*

1. *Affordable housing.* “Affordable housing” and “affordable unit” mean a dwelling unit(s) reserved for occupancy by eligible households and having monthly housing expenses to the occupant no greater than 30 percent of a given monthly household income, adjusted for household size, as follows:

- a. *Low Income.* Eighty percent of the area median income.
- b. *Very Low Income.* Fifty percent of area median income.
- c. *Extremely Low Income.* Thirty percent of the area median income.
- d. 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 this chapter, 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. *Area Median Income.* The area median income for the Seattle-Bellevue WA Metro Fair Market Rent (FMR) Area as most recently determined by the Housing and Urban Development (HUD). In the event that HUD no longer publishes area median income figures for the Seattle-Bellevue FMR Area or King County, the City may use any other method for determining the median income. (Ord. O2024-578 § 2 (Att. A); Ord. O2021-540 § 2 (Att. A))

21.07.110 Master Concept Plans

A. *Purpose.* The purpose of this chapter is to establish a review process for a Master Concept Plan (MCP) approval process under which a property owner, or group of property owners, may pursue development in the Town Center Urban Core District. 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 an MCP, 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.

B. *Applicability.*

1. An MCP submittal is required for any project in Town Center involving properties where five or more acres of contiguous land are under single ownership. This requirement applies regardless of whether the specific project itself encompasses less than five acres, if the project area is in part derived from the overall contiguous ownership of five or more acres. An MCP is optional for all development in the Urban Core and Urban Mixed 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 nonmotorized circulation.

C. *Application process.* Pursuant to related standards in SMC [21.09.010](#).

1. Application submittal per SMC [21.09.010](#) and SMC [21.07.110.D](#).
 2. Staff will review, send out the notice of application, provide comments, and the City will conduct an open house per SMC [21.09.010](#).
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3. Staff will continue review as needed to ensure the MCP meets the applicable standards.
4. Director will provide review and comments on the MCP.

D. *Plan application requirements.*

1. The applicant must submit to the City documents and a plan or plans with the following information.
 - a. Illustrated site plans indicating:
 - i. Location, configuration and Town Center street types;
 - ii. General methods for managing stormwater in accordance with the City's standards and sub-basin planning;
 - iv. Provision of public and private open space including that required for SMC [21.07.060.A.9](#);
 - v. Location and configuration of nonmotorized 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. 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 MCP process;
 - c. A proposed phasing plan identifying the general order of development parcels or improvements but not necessarily specific dates or time frame;
 - d. Other conditions and proposal description as requested by the director.
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2. The documents and plans must be in sufficient detail for the City to determine that the Master Plan is in alignment with the planning principles established in the Town Center Plan, and that future permit applications are consistent with the Master Concept Plan on file.

E. *Modification to an approved plan.*

1. The director will determine whether a subsequent development permit is consistent with the applicable MCP by determining if the application deviates from the MCP. If the application proposal meets or exceeds the MCP's conformance to the criteria of SMC [21.07.110.D](#) the application will be considered to be consistent with the MCP;

F. *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. (Ord. O2021-540 § 2 (Att. A))

21.07.120 Street Design Standards

See Separate Street Design Standards Document – will be integrated here in future draft

The Sammamish Development Code is current through Ordinance O2024-578, passed December 10, 2024.

Disclaimer: The City Clerk's Office has the official version of the Sammamish Development Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

21.07.130 Interim Stormwater Standards

A. *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 sub-area fully incorporate the interim stormwater standards and low impact development into all aspects of project design.

B. *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.

C. *Town Center interim stormwater standards adopted.*

1. Stormwater standards in the Town Center shall be in accordance with the adopted Surface Water Design Manual and Sammamish Addendum.
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2. The City is hereby authorized, subject to the review provisions of SMC [21.07.110.D](#), to modify the stormwater requirements, standards, and specifications.

D. *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 Chapter or SMC [21.02.060](#) or Chapter [21.09](#) SMC, 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 Chapter or SMC [21.02.060](#) or Chapter [21.09](#) SMC, the stormwater standards and specifications, and applicable low impact development improvements, shall be subject to the decision criteria for conditional use permits outlined in SMC [21.09.070](#) and to the procedures set forth in Chapter [21.09](#) SMC as a Type 2 Land Use Decision Type for conditional use permits; or permits requesting a drainage adjustment subject to full or large project drainage review and any project requiring drainage review in a critical drainage area under SMC [21.03.050.D](#);

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;
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- 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. *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.

5. *Appeals.* Any person or agency aggrieved by an act or decision of the City pursuant to this Chapter 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 SMC [21.09.010](#). (Ord. O2021-540 § 2 (Att. A))

21.07.140 Green Building Incentives

[Reserved for future use]

21.07.150 Definitions

A. *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 SMC [21.07.040](#). The definitions in this chapter supplement those in SMC [21.04.040](#) and the Standard Industrial Classification Manual (SIC). See SMC [21.07.010](#) for rules on interpretation of the code, including use of these definitions. Where there is a conflict between a definition in SMC [21.04.040](#) and this chapter, the definition herein shall apply.

B. *Definitions.*

1. *AASHTO.* 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.
 2. *Berm.* An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other such purposes.
 3. *Blank wall.* See SMC [21.07.060.C.5](#) for the definition and desirable treatments of a “blank wall.”
 4. *Biofiltration swale.* 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.
 5. *Building articulation.* 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 [21.07.060.C.2](#) for applicable standards.
 6. *Brewpub.* A restaurant that manufactures up to 5,000 barrels of fermented malt beverages per year on premises as an accessory use. Such an accessory use shall not occupy more than 30 percent of the gross floor area of the restaurant.
 7. *Clustered development.* Concentrating lots or buildings in areas to avoid development of sensitive or hazardous areas, or to minimize impervious surfaces and stormwater runoff.
 8. *Collective garden.* Any area or location where qualifying patients engage in the production, processing, transporting, and delivery of marijuana for medical use.
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9. *Common open space*. See SMC [21.07.060.A.9.a.iii](#) for the definition of “common open space.”
 10. *Condotel*. A building used as both a condominium and a hotel.
 11. *Connector street*. Key streets that provide important connections within the Town Center. See SMC [21.07.060.A.3](#) and SMC [21.07.060.A.4](#) for applicable provisions.
 12. *Cooperative*. An entity with up to four members located in the domicile of one of the members, registered with the Washington State Liquor and Cannabis Board, and meeting the requirements under Chapter [69.51A](#) RCW where qualifying patients and designated providers share responsibility for acquiring and supplying the resources needed to produce and process marijuana for medical use of members of the cooperative.
 13. *Cottage housing*. Clusters of small detached dwelling units arranged around a common open space.
 14. *CPTED*. “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.
 15. *Dark sky standards*. Standards that are 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.
 16. *Departure*. An alternative treatment that may be allowed by this Chapter provided the director determines that the proposal meets the intent of the standards and applicable criteria.
 17. *Duplex*. A building, which is located on one legal lot or parcel, containing two dwelling units designed exclusively for occupancy by two 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.
 18. *Feasible*.
 - a. That an action can be accomplished with technologies and methods that have been used in past circumstances;
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- b. 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
- c. Physical constraints are present that prevent conformance with the applicable standard as determined by the director.

19. *Floor area ratio*. Total occupiable building area, including garage, divided by total lot area.

20. *Green roof*. 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.

21. *Gross developable acreage*. The total horizontal area of a project site including new roadways internal to the development but excluding the following:

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

22. *Indoor recreation area*. See SMC [21.07.060.A.9.a.iv](#) for the definition of "indoor recreation area."

23. *Landscaped open space*. See SMC [21.07.060.A.9.a.v](#) for the definition of "landscaped open space."

24. *Liquor and Cannabis Board (LCB)*. The Washington State Liquor and Cannabis Board which carries out Washington liquor, marijuana, and tobacco laws and regulations.

25. *Low impact development (LID)*. A stormwater and land use management strategy that strives to mimic predisturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural

features, site planning, and distributed stormwater management practices that are integrated into a project design.

26. *Marijuana or "marihuana."* All parts of the plant cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

27. *Marijuana concentrates.* Products consisting wholly or in part of the resin extracted from any part of the plant cannabis and having a THC concentration greater than 10 percent.

28. *Marijuana processor.* A person or entity licensed by the Washington State Liquor and Cannabis Board ("LCB") to process marijuana into marijuana concentrates, useable marijuana and marijuana-infused products, package and label marijuana concentrates, useable marijuana and marijuana-infused products for sale in retail outlets, and sell marijuana concentrates, useable marijuana and marijuana-infused products at wholesale to marijuana retailers.

29. *Marijuana producer.* A person or entity licensed by the LCB to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

30. *Marijuana-infused products.* Products that contain marijuana or marijuana extracts and are intended for human use, are derived from marijuana, and have a THC concentration no greater than 10 percent. The term "marijuana-infused products" does not include either marijuana concentrates or useable marijuana.

31. *Marijuana retailer.* A person or entity licensed by the LCB to sell marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet.

34. *Multifamily open space.* See SMC [21.07.060.A.9.a.vi](#) for the definition of "multifamily open space."

35. *Multifamily.* An apartment per SMC [21.04.040.B](#).

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36. *Pedestrian-oriented open space.* A publicly accessible space that enlivens the pedestrian environment by providing opportunities for outdoor dining, socializing, relaxing, and/or visual amenities. See SMC [21.07.060.B.5.b](#) for design criteria for pedestrian open space.
38. *Public open space.* See SMC [21.07.060.A.9.a.vii](#) for the definition of “public open space” and SMC [21.07.060.B.5](#) for applicable design standards and guidelines.
39. *Rain garden.* A nonengineered shallow, landscaped depression, with compost-amended native soils and adapted plants, that allows rainwater runoff from impervious areas like roofs, driveways, walkways, and compacted lawn areas to pond, temporarily be stored, pass through the amended soil profile and be absorbed.
41. *Roofline modulation.* Variation in roof form. See SMC [21.07.060.C.2.c](#) for details.
42. *Sight distance triangle.* 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 [21.07.050.S](#) for details.
43. *Sign.* 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.
44. *Sign, A-frame.* A freestanding, two-panel, foldable, portable temporary sign made of rigid material.
45. *Sign, awning/marquee.* A sign painted on or attached directly to and supported by an awning or marquee. An awning may be constructed of rigid or nonrigid materials and may be retractable or nonretractable. 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.
46. *Sign, blade.* 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.
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47. *Sign, box/cabinet.* 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.



48. *Sign, building-mounted.* 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.

49. *Sign, changing message.* A sign that contains electronically controlled digital or illuminated text, or a sign that contains text that can be manually changed.



50. *Sign, channel letter.* 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.



51. *Sign, community banner.* 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 501c. or d.

52. *Sign, directional.* 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.



53. *Sign, hanging.* A small, pedestrian-oriented sign that is hung beneath an awning, canopy, or marquee sign or other structure.



54. *Sign, incidental.* 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.

55. *Sign, freestanding.* 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.

56. *Sign, fuel price.* A manually or electronically controlled sign utilized to advertise the price of gasoline and/or diesel fuel.

57. *Sign, logo.* A sign, graphic representation, or symbol of a company name, trademark, or abbreviation, uniquely designed for ready recognition. A logo sign may be a wall sign or a freestanding sign.

58. *Sign, monument.* 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.

59. *Sign, opaque.* 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 translucent such that it allows limited light to shine through the sign letters.



60. *Sign, painted.* A sign, mural or graphic design painted directly onto a building facade or onto a flat wood or metal surface that is then attached to the building facade.



61. *Sign, permanent residential development identification.* A permanent sign identifying the residential development upon which the sign is located.

62. *Sign, pedestal.* A temporary, pedestrian-oriented sign placed atop a pedestal that is affixed to a heavy horizontal base.



63. *Sign, primary.* 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.

64. *Sign, secondary.* A window, logo, blade, or hanging sign that generally contains secondary, pedestrian-oriented business identification, business product information, or hours of operation.

65. *Sign, shadow.* 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 facade such that during daylight hours the lettering generates a shadow on the building facade.



66. *Sign, temporary.* 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.

67. *Sign, window.* A sign that is constructed of neon, stained glass, gold leaf, cut vinyl, etched glass, or similar material in a window.

68. *Sign, wall.* 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.

69. *Solar access.* The availability of (or access to) unobstructed, direct sunlight.

70. *Town Center Stormwater Master Plan.* The applicable Stormwater Master Plan adopted by the City for the Town Center.

71. *Town Center Infrastructure Plan.* 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.

72. *Master Concept Plan (MCP)*. A plan that is required for certain development projects in Town Center per SMC [21.07.120](#) in order to:

- a. Establish the level and intensity of new commercial, mixed-use, and middle housing development;
- b. Provide for coordinated infrastructure such as roads and utilities and public open space;
- c. Define Street Types (SMC [21.07.060](#)) and orientation to street of new development; and
- d. Identify the general location of buildings and site improvements and provision of open space, parking, environmental restoration, and nonmotorized circulation.

73. *Usable open space*. See SMC [21.07.060.A.9.a.ii](#) for the definition of “usable open space.”

74. *Winery*. 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.

75. *Woonerf*. A term originating in Holland describing a street where pedestrians and cyclists have legal priority over motorists. Woonerfs 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. (Ord. O2021-540 § 2 (Att. A))
