

Exhibit 1

17.21 - Design Standards

17.21.010 Purpose

The purpose of this chapter is to establish minimum design standards for new construction and additions and alterations to existing buildings that will:

- A. Ensure that new buildings are compatible within existing neighborhoods;
- B. Support and enhance walkable neighborhoods in the City;
- C. Cultivate desirable residential developments and neighborhoods to encourage long-term residency;
- D. Cultivate desirable commercial and industrial nodes and corridors in the City;
- E. Encourage high quality development as a strategy for investing in South Salt Lake City's future;
- F. Maintain and enhance the quality of life for the City's citizens;
- G. Shape the City's appearance, aesthetic quality, and spatial form;
- H. Protect and enhance property values;
- I. Facilitate innovation in building design and energy efficiency standards.
- J. Promote clarity, transparency, and flexibility in design review and development approval processes.

17.21.020 Applicability. The standards of this ordinance shall apply to all construction or site development when:

- A. New construction of one or more buildings occurs on undeveloped, vacant, or cleared property.
- B. A building permit is issued for any addition, expansion, or intensification of use of any property that increases the floor area of a building.
 - 1. Building permits for minor additions to existing buildings shall be eligible for a modification to the design standards, as outlined in this chapter.
 - 2. Building permits for major additions to existing buildings shall meet the standards of this ordinance. Noncomplying design elements of the existing building shall be brought into compliance with the design standards as part of a permit for a major addition, except where full compliance with the requirements of this chapter is impossible due to existing site or building conditions.

C. Expansion of a noncomplying building is subject to the standards established in Chapter 17.23 of this code.

D. **Existing Non-residential Buildings.** The following standards of this ordinance shall apply for existing non-residential buildings and yard areas:

1. Buildings shall be repainted or resurfaced in compliance with the requirements for building colors and material requirements for primary and secondary facades established in this chapter.
2. Alteration of a building façade shall comply with the general requirements for primary and secondary facades established in this chapter.
3. All existing buildings are subject to the outdoor storage requirements for yard areas established in this chapter.

17.21.030 Building Form By Land Use District

A. **Building Forms.** Only the following building forms, designated by the letter A are allowed in each zone. All other building forms are prohibited.

Building Form	Corridor	Neighborhood	Commercial General	TOD and TOD-C	where Use	Park	Office	Industrial	Historic	Agriculture	Gateway West	Facility	Overlay	Open Space	RT-6,000	RT- 5000	Residential Multiple	Development	Office	Riverfront RM1	Riverfront RM2	Riverfront R1	Riverfront S	Tenant	Crossings 2100'S	Crossings State St	District	Downtown	Eastside Streetcar
Detached House		A		A	A		A			A	A				A	A	A	A				A							
Mansion-style Multifamily	A			A	A		A				A						A	A											A
Townhouse-style Multifamily	A	A	A	A	A						A						A	A			A						A	A	A
Garden-style Multifamily	A		A		A						A						A			A									
Urban-style Multifamily	A		A	A	A					A	A						A								A		A	A	A
Storefront	A	A	A	A	A	A	A	A			A															A		A	A
Civic	A	A	A	A	A	A	A	A	A			A	A		A	A	A	A					A					A	A
Office	A	A	A	A	A	A	A	A			A	A	A													A		A	
Commercial Retail	A	A	A	A	A			A			A		A													A			
Commercial Bay	A	A	A	A	A			A			A																		
Large Format Retail	A				A			A			A													A		A			
Flex/Industrial			A	A		A		A											A										

*Excludes Station District

B. Building Form Does Not Determine Land Use. Regardless of building form, all uses within a building are limited to the allowed uses in the land use districts in which the building is located.

17.21.030 Development Standards. In addition to requirements of Title 15 of this Code, the following development standards apply:

A. Yard Areas. All development shall comply with the setbacks designated for each zone. All yard areas shall be free of any structure and shall not be used for parking, unless otherwise provided herein:

Setback	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-C	Mixed Use	Light Industrial	Professional Office	Gateway West	Entertainment Overlay	R1-6,000	R1-5000	Residential Multiple,	Planned Unit Development	Agricultural Residential-A-1	Riverfront Flex Office	Riverfront RMI	Riverfront RM2	Riverfront R1	Riverfront S	Crossings Anchor Tenant	Crossings 2100 S/State Street Frontage	Crossings Transit District	Downtown	Eastside Streetcar
Front Yard	10	10	10	5	5	10	10	20	10	20	20	20	20	30	*	10	5	20	20	*	*	*	*	*
Corner side frontage Yard	10	10	10	5	5	10	10	20	10	12	12	10	10	10	*	10	5	10	10	*	*	*	*	*
Side Yard	5	5	5	5	5	0	5	5	5	5	5	5	5	20	*	20	20	5	20	*	*	*	*	*
Side yard combined	10	12	10	12	12	0	12	12	12	12	12	12	12	40	*	40	50	12	40	*	*	*	*	*
Rear Yard	0	20	0	20	20	0	20	20	20	20	20	20	20	20	*	20	20	20	20	*	*	*	*	*

* See approved MPMU

1. Yard Requirements and Qualifications.

- a. No yard area visible from a public street shall be used for storage.
- b. All front and corner side yard areas shall be landscaped according to the landscape standards established in this title.
- c. Yard areas shall not be used for parking, except for driveways or garages as required by this title.
- d. Fences, courtyards, and patios may be allowed provided they meet the requirements established elsewhere in this title.

2. Build-to Zones. A “Build-to Zone” is the area of a lot in which the main building façade must be located. A building required to comply with a build to zone may encroach into the front yard.

Build-to Zone	Corridor	Neighborhood	Commercial General	TOD and TOD-C	Mixed Use	Light Industrial	Office	Gateway West	Entertainment Overlay	R1-6,000	R1-5000	Residential Multiple	PUD	Riverfront Flex Office	Riverfront RM1	Riverfront RM2	Riverfront R1	Riverfront S	Crossings Anchor Tenant	Crossings 2100 S/State Street	Crossings Transit District	Downtown	Eastside streetcar
Min – in feet	10	10	10	5	5	10	10	20	10	20	20	20	20	*	10	5	20	20	*	*	*	*	*
Max – in feet	25	20	20	15	30	25	20	30	25	25	25	30	25	*	15	15	25	NA	*	*	*	*	*

* See approved MPMU

3. Projection of Architectural Elements and Mechanical Equipment into Yard Areas. Projection of architectural elements and mechanical equipment into required yard areas beyond setbacks or build-to-zones is permissible only according to the standards established in the table below. Projection of architectural elements and mechanical equipment into yard areas must comply with the clear view requirements established in this title.

Element	Front and Corner Side Yard	Side Yard	Rear Yard
Steps, porches, landings, stoops, and porticos	4 feet	2 feet	4 feet
Eaves, cornices, overhangs	2 feet		4 feet
Bay windows, cantilevered rooms, and awnings	4 feet	2 feet	4 feet
Balconies	Shall not project into yard areas.		6 feet
Mechanical Equipment	Shall not project into yard areas.	2 feet	4 feet
Exterior Staircases as allowed	Shall not project into yard areas.		4 feet

17.21.040 Crime Prevention through Environmental Design (CPTED) All projects incorporating building forms established in this chapter shall adhere to the basic principles of CPTED when designing the site and building. The following principles shall be taken into account in the design of all buildings and developments.

A. Natural Surveillance. Physical design that keeps potential intruders under the perception of continual watch, such as view to streets, driveways, and parking lots, and visual permeability in architecture, lighting, and landscaping.

- B. Natural Access Control.** Physical design that guides the mobility of people and decreases crime opportunity and increases perception of risk to potential offenders.
- C. Territorial Enforcement.** Physical design that encourages users of property to develop ownership over it, developing space with an easily discernable purpose, using symbolic barriers such as low lying fences and walls, landscaping and signage, eliminating ambiguous spaces, encouraging easy maintenance, and discouraging crime.
- D. Landscaping Standards.** Shrubs shall be planted with a maximum height of 2 to 3 feet and trees shall have a ground clearance of 7 feet above walkways and sidewalks.
- E. Public Safety.** In order to encourage public safety through natural surveillance, natural access control, and territorial reinforcement, solid windowless walls are not permitted adjacent to streets, pedestrian areas, and open space amenities.

17.21.050 General Design Review Considerations. In addition to the design standards required for each building form, and the development standards required in Title 15, the Land Use Authority shall apply the following criteria in its review of all building forms, development, and designs:

A. General Considerations

1. The effect of site development on utility facilities including water, sewer, storm drainage, power, gas, and communications
2. Crime Prevention through Environmental Design principles on building, site layout, and landscaping design.
3. Integration of signage into architectural and site designs.
4. Patios, accessory structures, awnings, and other appurtenances shall be designed to blend with the design of the primary buildings and site.

B. Traffic Safety and Congestion

1. Impacts on abutting and nearby streets.
2. Location and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways
3. Location and arrangement of off-street parking.
4. Location and arrangement of loading and service areas.
5. Circulation patterns within the development and connection to abutting and nearby sites.
6. Site lighting.

C. Building and Site Layout

1. The development complies with zoned setbacks and height regulations.
2. The building form is allowed in the zone.
3. General silhouette and mass, including location on the site, elevations, and impacts on abutting and nearby buildings.
4. Compatibility of building facades with abutting and nearby buildings in terms of height, color, materials, primary facades, placement of windows, rooflines and roof pitches, and the arrangement of buildings on the parcel
5. Energy efficiency in terms of building materials, the use of passive solar designs or solar energy systems, and the use of landscaping.
6. The use of durable, high quality building materials.

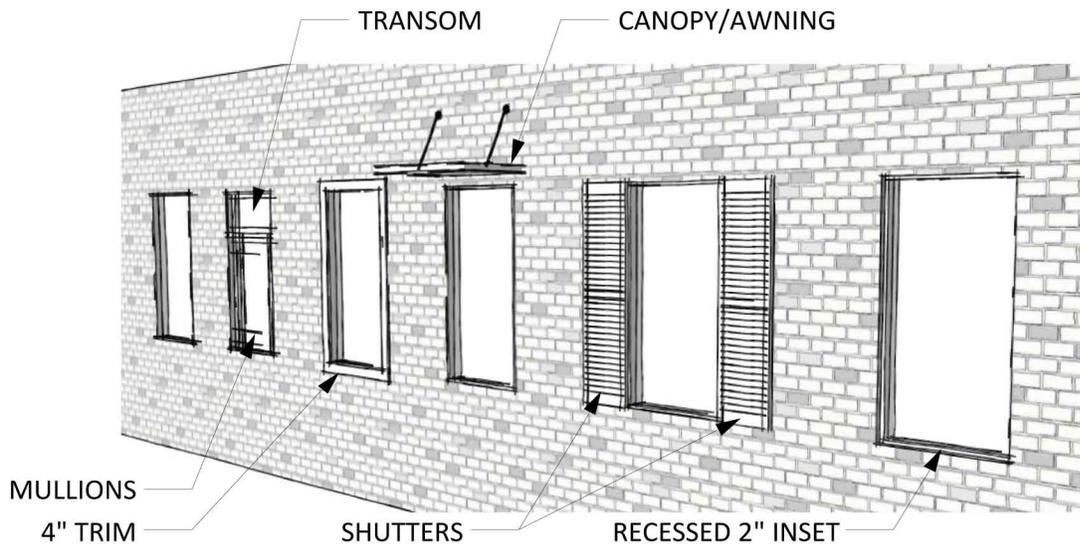
D. Fencing and Site Landscaping

1. The location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with abutting and nearby development and the character of the neighborhood, or to conceal storage areas, utility installations, waste containers, or other uses required by the standards in this Title to be screened from view .
2. Use of ground cover or surfacing to prevent dust and erosion.
3. Preservation of existing healthy trees where possible.

17.21.060 General Design Standards for Residential Building Forms. The following general design standards apply to all residential building forms:

- A. Frontage.** The primary façade of all buildings shall front directly onto a street or common open space area except as specified otherwise in this chapter.
- B. Orientation.** Development shall be parallel to the street it fronts, or built to be consistent with existing development patterns.
- C. Primary Façade.** Except for buildings in multi-building developments, at least one Primary Façade shall be provided on the façade facing the primary street the building fronts. The primary facade shall contain at least one public pedestrian entrance. For the purposes of this section, the primary street shall be the street from which a building derives its street address. Buildings on corner lots shall locate the Primary Façade on the building corner closest to the adjacent street intersection.
- D. Windows.** Windows shall be required, at a minimum, on all the Primary Façade of all buildings.

1. Windows along the Primary Façade of buildings shall have a minimum transparency of 70 percent.
2. All windows along the primary façade of buildings shall incorporate at least one of the following standards:
 - a. mullions and/or transoms
 - b. Trim or molding at least four inches (4") in width
 - c. Canopies, shutters, or awnings, proportional to window size.
 - d. Recessed inset from the front façade by at least two inches (2").



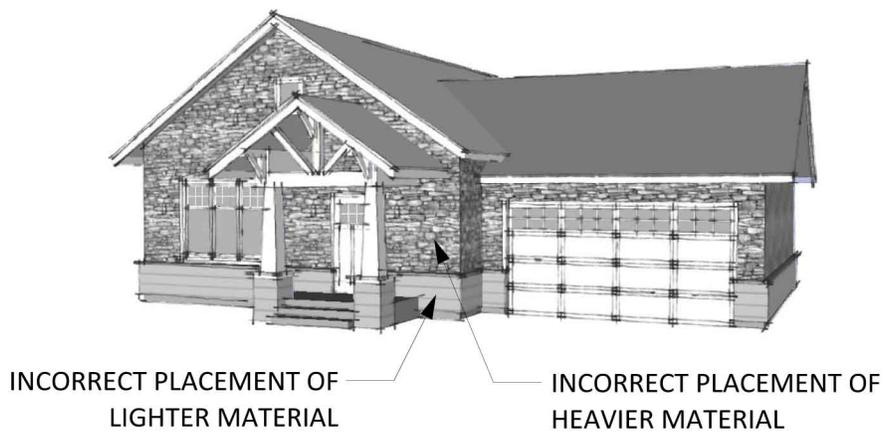
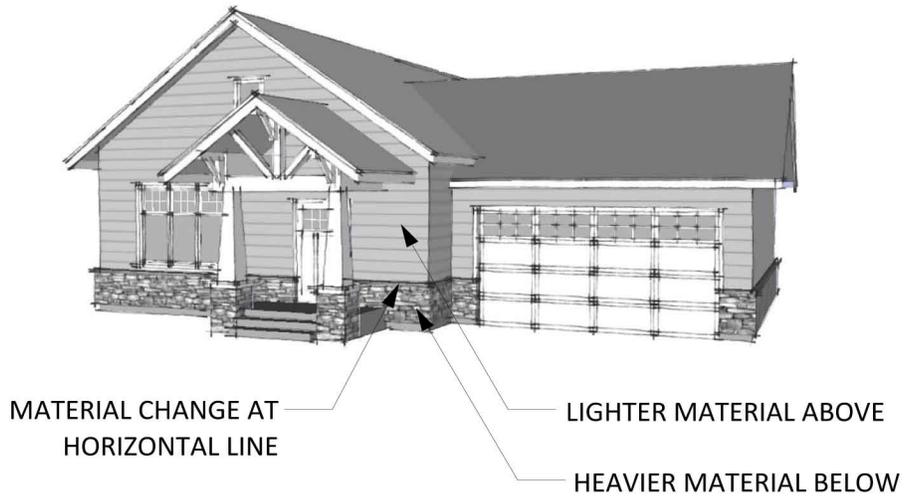
E. Materials.

1. **Prohibited Primary Materials.** No building shall incorporate corrugated metal siding, stucco within 18 inches of the grade, or exposed smooth-finish concrete block as primary materials on the building's primary façade unless the materials are supplemented with one or more of the following supplemental materials to comprise at least forty percent (40%) of the front façade:
 - a. cementitious fiber board,
 - b. brick,
 - c. wood,
 - d. stone,
 - e. architectural or ornamental glass, excluding windows,

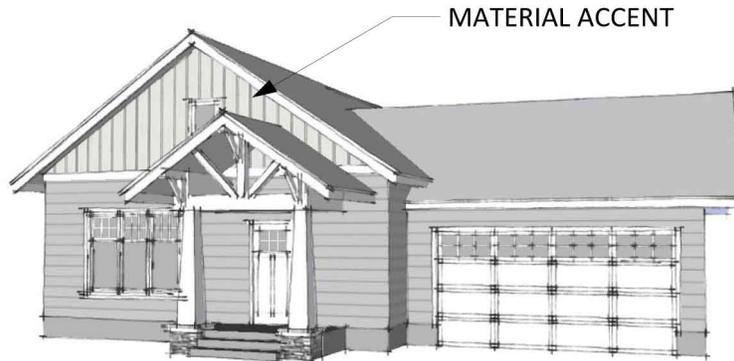
- f. architectural metal panels, or
- g. EIFS.

2. Arrangement.

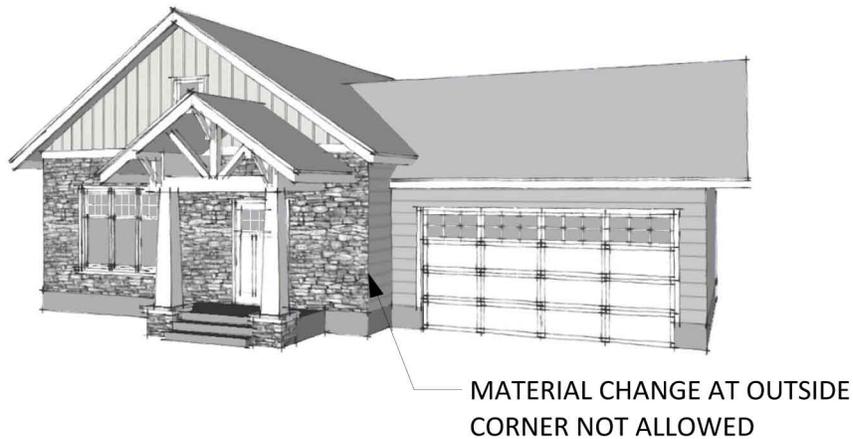
- a. Where two or more materials are proposed on a façade, the heavier and more massive material shall be located below the lighter material.



- b. Material changes shall occur along a horizontal line or where two forms meet; and material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.



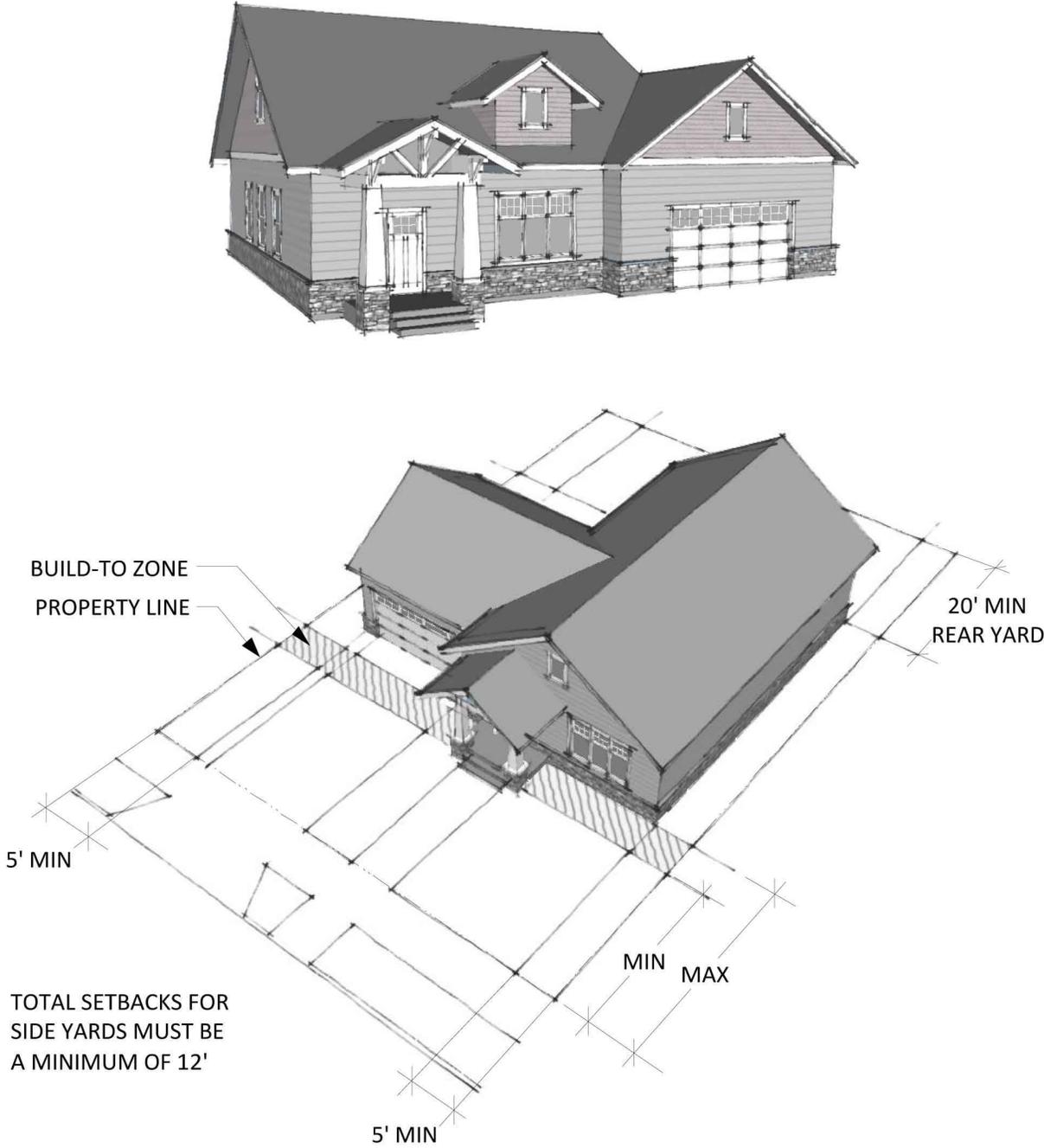
- c. Primary façade materials shall not change at outside of building corners, and shall continue along any side façade visible from a street or pedestrian right-of-way. Materials may change where side or rear wings meet the main body of a building. Primary façade materials used on buildings on corner lots shall be extended the full length of the sides visible from a street or pedestrian right-of-way.



F. Compatibility.

1. Building forms on lots that front across the street from one another shall be similar in scale, form, and massing, to the maximum extent practicable.
2. Buildings on corner lots shall maintain consistent average setbacks with buildings on either side regardless of the building form used.
3. Infill development shall utilize the same building form as development on either side, to the maximum extent practicable.

17.21.070 Detached House Building



- A. **Orientation.** All buildings using the Detached House Building form shall front a primary street or private drive.
- B. **Building Height.**

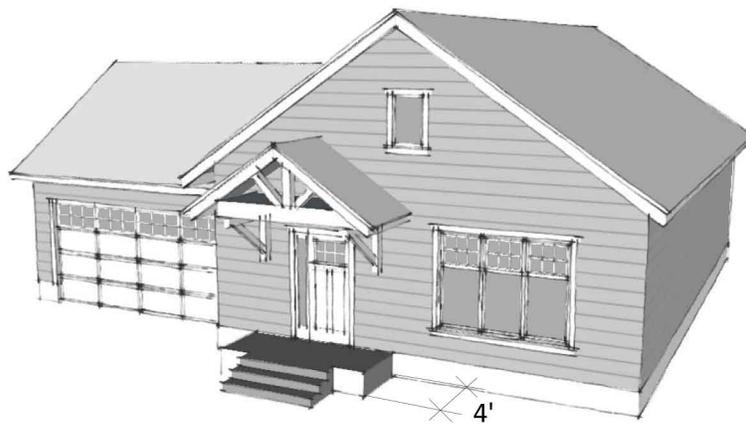
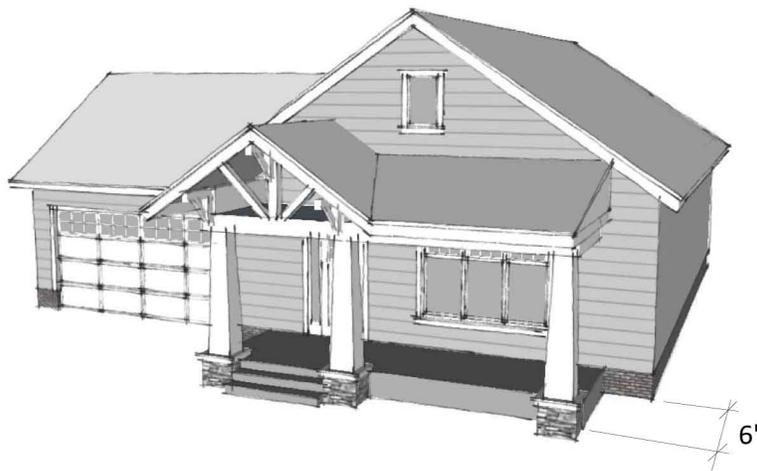
1. The maximum height allowed for buildings using the Detached House Building Form shall be thirty five feet (35') from grade to the peak of the roof or, for flat roofed buildings, the top of the parapet.
2. Buildings using the Detached House Building form on lots that abut existing single-story residential buildings in an existing R1, RM, or Agriculture land use district shall have a maximum height of two stories, up to 30 feet (30').

C. Materials.

1. Allowable primary materials for the Detached House Building Form shall be wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, stucco, or similar material.
2. Allowable secondary materials for the Detached House Building form can include cementitious fiber board, brick, wood, exposed smooth-finish concrete block, stone, glass, architectural metal panels, EIFS, corrugated metal, or similar material.
3. Pitched roofs of buildings using the Detached House Building Form shall be clad in asphalt shingles, wood shingles, standing seam metal, a similar material, or a combination of similar materials.

D. Porches, landings, Stoops, or Porticos. All buildings using the Detached House Building form shall have a covered porch, a covered landing, a stoop, or a portico. This element shall be:

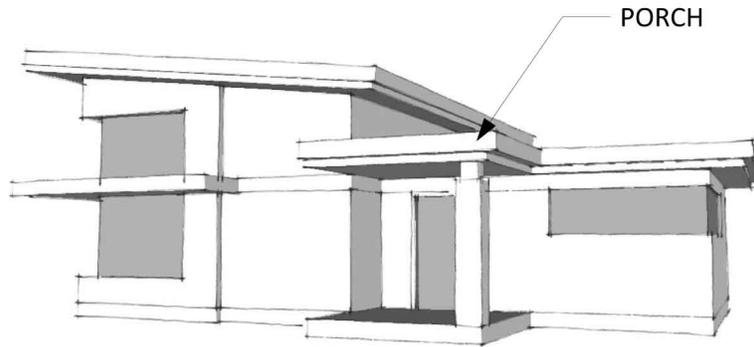
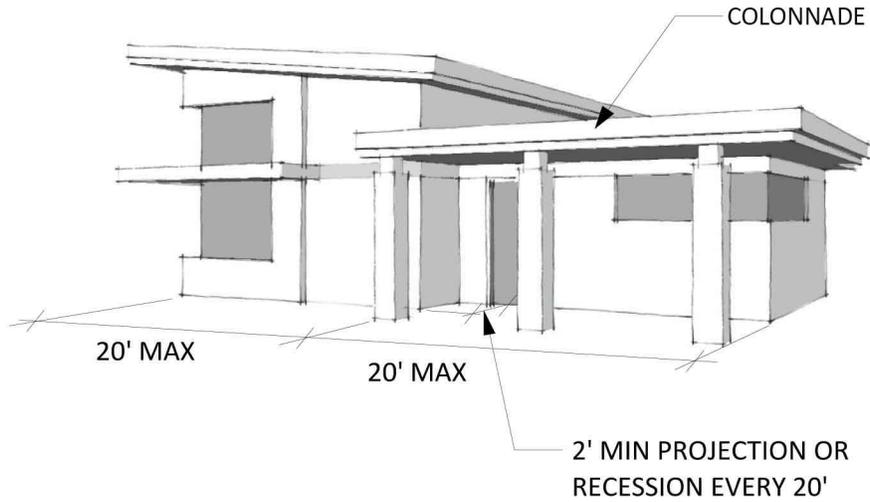
1. The primary architectural element of the façade where located;
2. Located on the front facade of the building; and
3. Porches must be at least six feet deep;
4. Stoops and landings must be at least four feet deep.
5. Porticos must provide a depth of covering of at least four feet.

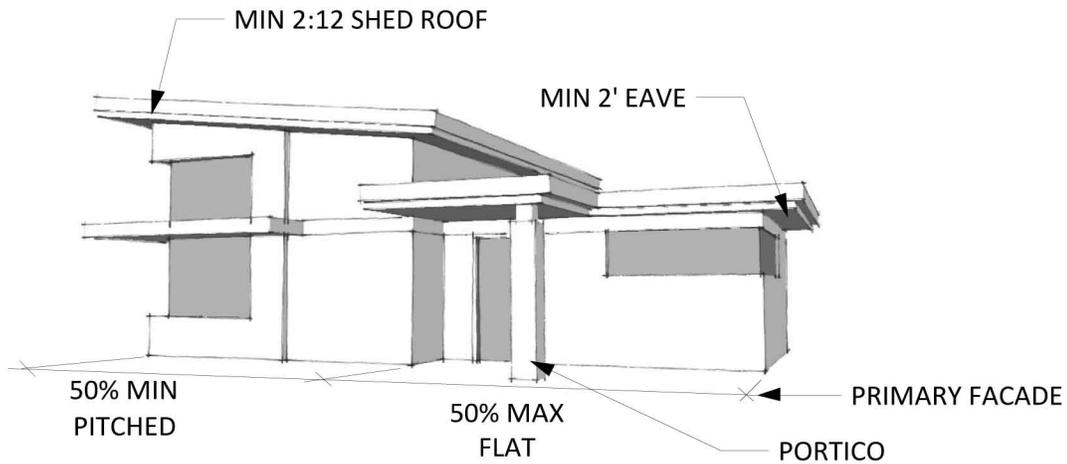


E. Roofs and Overhangs. Roofs and overhangs on buildings using the Detached House Building Form shall comply with the following standards:

1. Pitched roofs covering the main body of the building shall be hip style, shed style, mansard, or shall have symmetrical gables.
2. Shed roofs shall maintain a minimum pitch of 2:12 and all other roofs covering the main body of a Detached House Building shall maintain a minimum roof pitch of 6:12 or steeper.
3. Overhanging eaves may expose rafters, but flush eaves shall be finished with profiled molding or gutters.
4. Flat roofs may be used for Detached House Buildings. All flat roofs shall require a minimum two foot parapet wall or a minimum two foot overhanging eave along the roofline. Additionally, two of the following conditions shall be met:

- a. Gables, shed roofs, or pitched roof elements shall cover at least fifty percent (50%) of the length of the primary façade.
- b. A porch, portico, or colonnade shall be located along the Primary Facade of the building, emphasizing the front door.
- c. Additional two-foot projections or recesses in the façade plane every 20 feet.





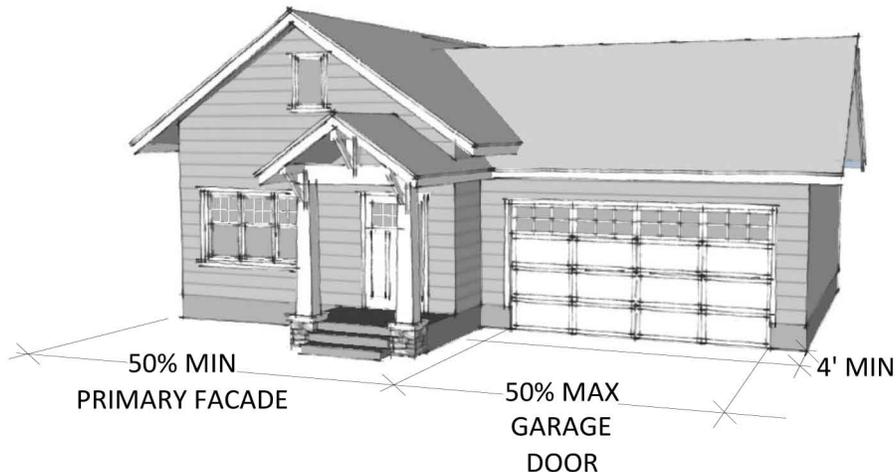
5. All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or configured to have a minimum visual impact as seen from an adjacent street.

F. Facades. Any building using the Detached House Building Form with a front façade of thirty feet (30') or more shall incorporate wall offsets in the form of projections or recesses in the front façade plane. Offsets shall have a minimum depth of two feet (2').

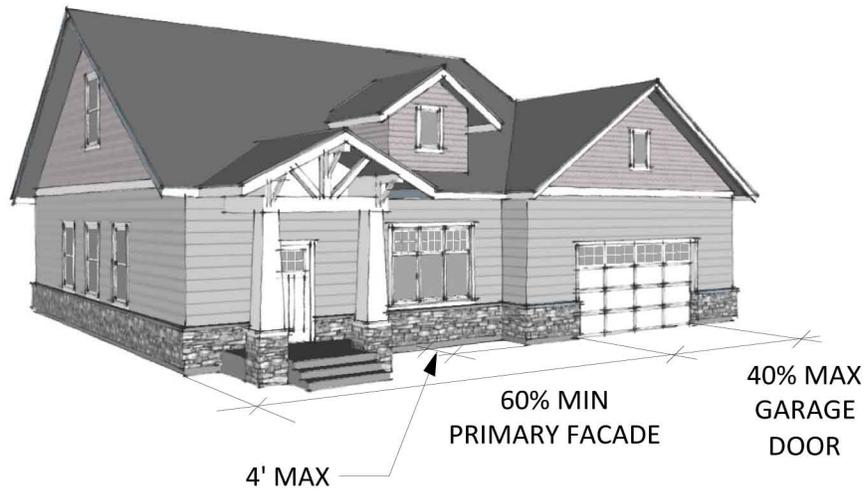
G. Garages. All buildings intended for residential occupancy using the Detached House Building Form shall include a garage. The following garage standards shall apply:

1. Street facing garage façades shall not visually or architecturally dominate the front façade elevation of the primary building. Compliance is determined by:
 - a. The living space is the dominant element of the front façade; and
 - b. The roof accent gabling is visually dominant over the living space instead of the garage;
 - c. Front facing garages must contain at least two of the following:
 - i. Single carriage house garage doors with windows;
 - ii. Garage doors that include windows and are painted to match the main or accent color of the dwelling;
 - iii. Ornamental light fixtures flanking the doors;
 - iv. Arbor or trellis;
 - v. Columns flanking doors and/or an eyebrow overhand;
 - vi. Portico;

- vii. Dormers;
 - viii. Twelve-inch overhangs over garage doors;
 - ix. Eaves with exposed rafters with a minimum six inch (6") projection from the front plane;
 - x. A vertical element such as a tower, placed over the primary pedestrian entrance; or
 - xi. Roof line changes.
- d. In addition to the two required elements described in the section above, front-facing garages protruding up to four (4) feet from the front plane shall have garage doors with windows.
- e. Front facing garages protruding more than four feet (4') from the front façade shall include a porch or covered landing that extends a minimum of six feet (6') from the plane of the living space. In no case shall a street facing garage protrude more than eight feet (8') from the plane of the living space.
- f. In no case shall front facing garage doors comprise more than fifty percent (50%) of the primary façade.
- i. Front facing garage doors that comprise from forty percent (40%) to fifty percent (50%) of the primary façade shall be recessed from the primary façade by at least four feet (4')



- ii. Front facing garage doors that are flush with the primary façade or that protrude up to four feet (4') from the front façade shall comprise no more than forty percent (40%) of the primary façade



- iii. Front facing garage doors protruding more than four feet (4') from the front façade shall comprise no more than thirty percent (30%) of the primary façade.



- 2. All garages with more than two bays or with doors exceeding sixteen feet (16') in width shall be located behind the rear façade of a building using the Detached House Building Form, or shall be side-loaded. Buildings using this form that incorporate side-loaded garages shall emphasize the pedestrian entrance to the building. Side loaded garages along front facades shall incorporate a portico, arbor, trellis, or some other element to articulate the façade incorporating the garage. This requirement shall not apply to Detached House Buildings on flag lots.

H. Carports. Carports as defined in this title are not permitted for new development of buildings using the Detached House Building form. Carports may be constructed on properties with existing residential, subject to the setback and clear view requirements of this title.

I. Accessory Structures. Accessory structures shall be built in a manner compatible with the primary building

1. Building Requirements.

- a.** Accessory structures shall not exceed one story.
- b.** Accessory structures shall only be accessed at the finished grade of the structure by an entry door or overhead door.
- c.** Windows are permitted for accessory structures. On the facades of accessory structures facing abutting properties, the heads or upper casings of windows shall be no higher than eight feet above the finished grade of the structure. Greenhouses and structures with clerestory windows that are at least eight feet above grade are exempt from this requirement.
- d.** Accessory structures shall not have sewer service. All other utilities for accessory structures shall only be accessed from the principal building on the parcel.

2. Setbacks.

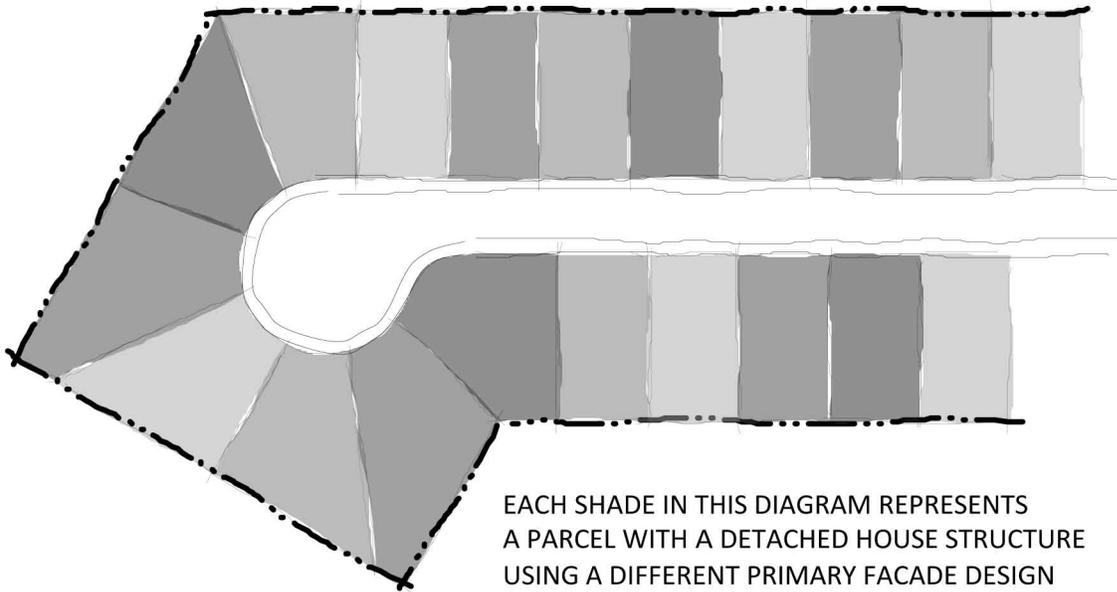
- a.** Accessory structures shall be separated from the primary residence by at least ten feet.
- b.** Accessory structures less than 200 square feet in area shall be at least two feet a rear or side property line.
- c.** Accessory structures greater than 200 square feet in area shall be separated from the side property lines by at least five feet, and from the rear property line by at least two feet.

3. Area. Accessory structures may be five hundred (500) square feet in area.

4. Height. Accessory structures may not exceed twenty feet (20') in height.

J. Architectural Variability.

1. All residential subdivision of three lots or more that are intended solely for single-family detached buildings configured with the Detached House Building Form shall include multiple distinctly different front façade designs within any single phase of the development. Developments of three to ten units shall have a minimum of three façade variations. One additional façade variation will be required to be included for each additional ten units.



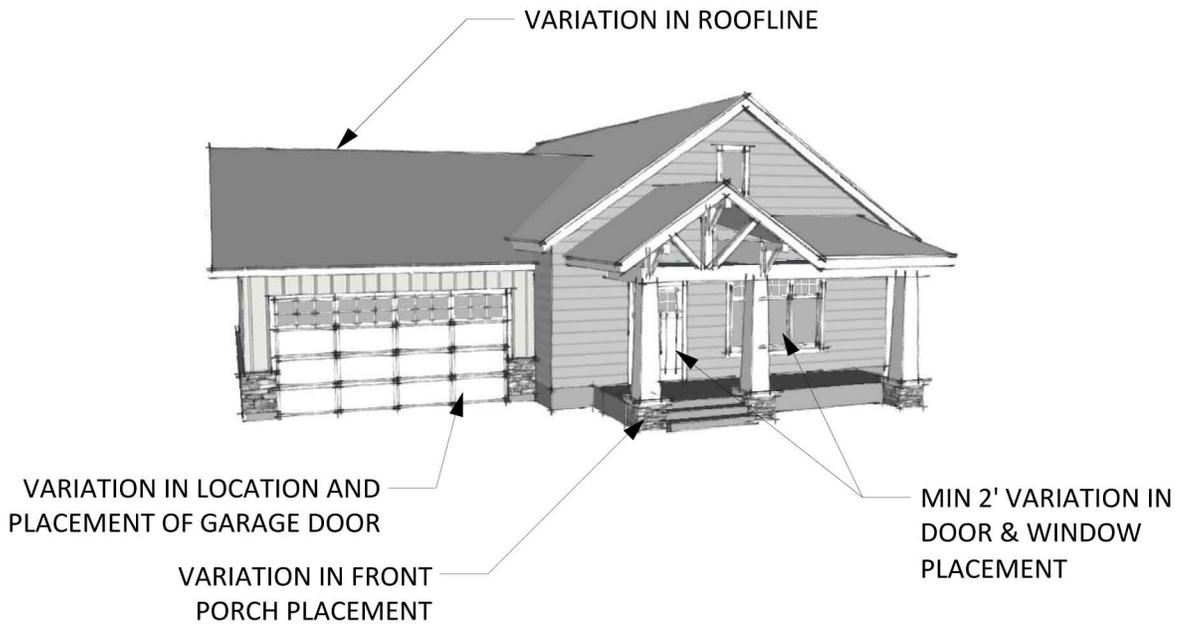
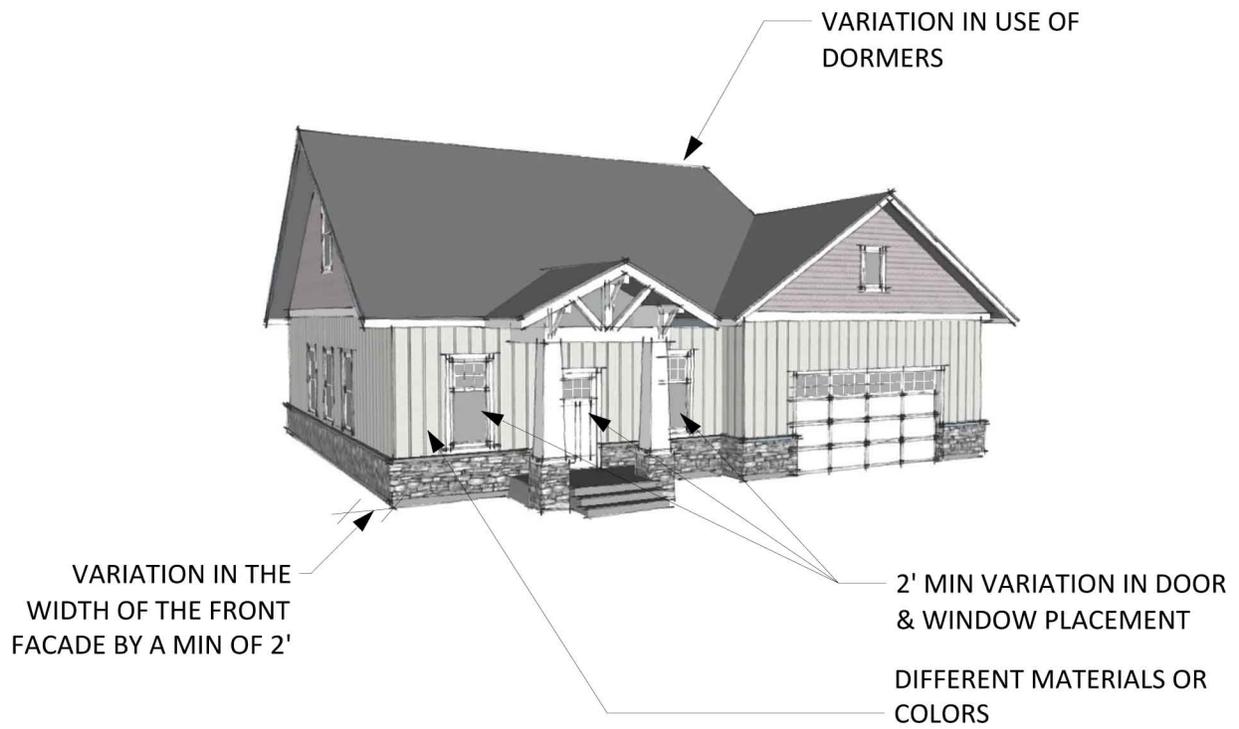
2. “Distinctly different” shall be defined to mean that a building using the Detached House Building Form’s primary façade must differ from other building facades, utilizing at least one of the required architectural variability standards and three of the optional architectural variability standards listed in the following table:

3. Architectural Variability Table

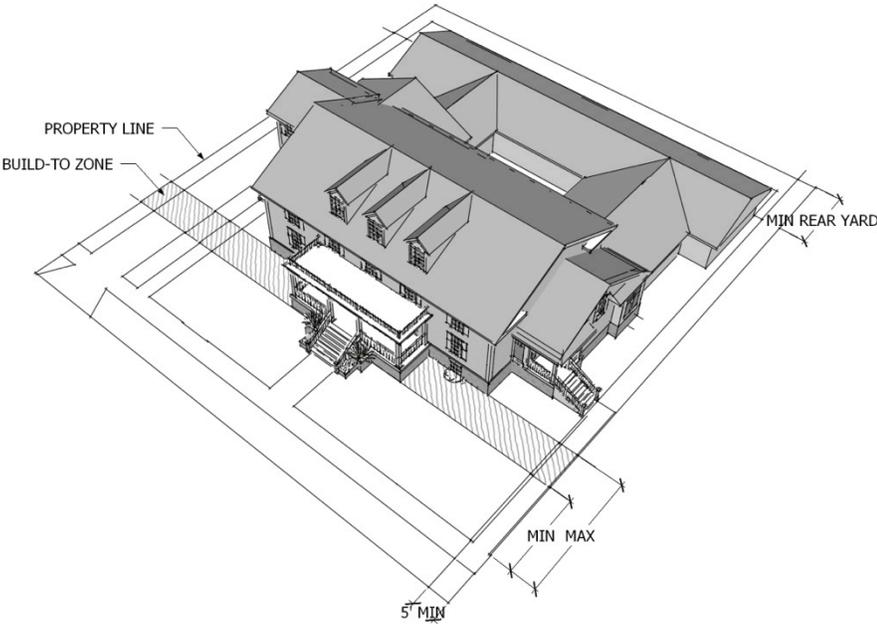
Required Architectural Variability Standards (must choose one)	Optional Architectural Variability Standards (must choose three)
The use of different exterior materials or colors	Variation in the width of the front façade by two feet or more.
Variation in the location and proportion of front porches	At least a two-foot horizontal or vertical variation of the placement or size of windows or doors on the front façade
Variation in trim or quoins	Variation in rooflines, pitches, or the use of dormers
	Variation in the location or proportion of garages and garage doors.

4. Mirror images of the same configuration do not meet the definition of “distinctly different.”
5. No building using the Detached Building House Form shall be of the same primary façade design as any other building using the Detached House Building Form within three building lots along the same block face, and no single front façade design may constitute more than 25 percent of the front façade design within any single phase of a subdivision.





17.21.080 Mansion-style Multifamily Building.



The Mansion-style Multifamily Building is a building form that accommodates between two and six dwelling units within a building designed to appear as a typical single-family detached home.

A. Compliance with Standards for Detached House Building Form. In addition to the standards using the Mansion-style Multifamily Building Form shall be subject to the standards for a Detached House except that Mansion-style Multifamily Buildings shall be exempted from the garage and architectural variability standards described in the previous section. In the event of a conflict between the Detached House Building Form standards and the Mansion-style Multifamily Building Form standards, these standards shall apply.

B. Maximum Number of Units. Buildings using the Mansion-style Multifamily Building form shall be limited to a maximum of eight (8) dwelling units.

C. Primary Façade. Regardless of the number of dwelling units, all buildings using the Mansion-style Multifamily Building Form shall include at least one single primary entrance on the front façade. Nothing in this subsection shall limit the ability of each dwelling unit to have a secondary pedestrian entrance on side or rear façades.

D. Façade Design.

1. All sides of a building using the Mansion-style Multifamily Building Form visible from an existing street or pedestrian right-of-way, or a park or improved open space shall display a similar level of quality and architectural detailing.
2. All building details on a single building using the Mansion-style Multifamily Building Form, including roof forms, siding materials, windows, doors, and trim shall reflect a consistent architectural style.

E. Garages. Attached or detached garages serving a building using the Mansion-style Multifamily Building form shall be placed to the side or rear of the building. In no case shall a garage be on the primary façade of a Mansion-style Multifamily Building.

F. Driveways and Off-Street Parking Areas

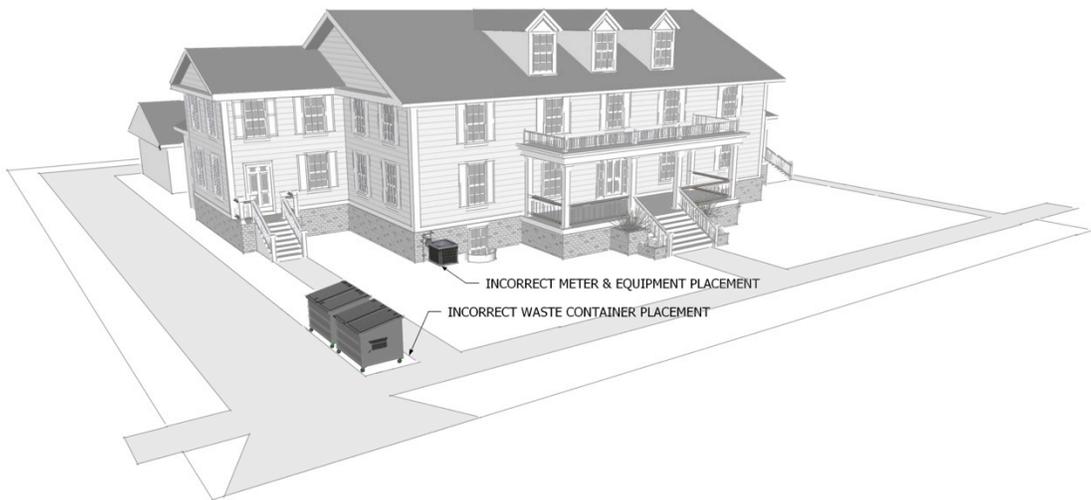
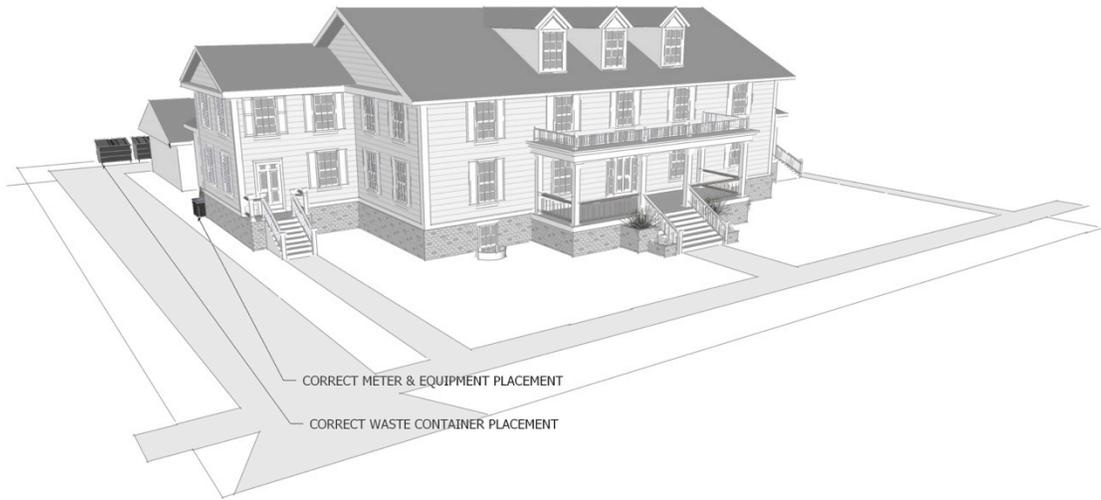
1. Except on corner lots, all buildings using the Mansion-style Multifamily Building Form along primary streets shall be served by a single driveway and off-street parking area. Buildings on corner lots may have up to two individual driveways provided each driveway is accessed by a different street.
2. No off-street parking area shall be located between a building using the Mansion-style Multifamily Building and the street it fronts, Off-street parking areas (including access and drive aisles) located to the side of a building shall not occupy more than thirty percent (30%) of the lot's frontage.

G. Common Open Space. Buildings using the Mansion-style Multifamily Building Form shall include common open space, according the following standards:

H. At least 20 percent of the development site, excluding dedicated rights-of-way and required build-to zone and setback areas, shall be common open space. **Meter and Equipment Placement.** Wall-mounted and ground-based meters, HVAC, and utility equipment serving a Mansion-style Multifamily Building shall:

1. Be fully screened from view, or located to the sides or rear of the building they serve, and
2. Be placed in close proximity to one another.

I. Waste Container Placement. Waste containers serving a Mansion-style Multifamily building shall not be located between the building and the street it fronts. Waste containers shall be designed according to the standards set forth in this title.



J. Multiple-Building Developments. Developments with two or more buildings using the Mansion-style Multifamily Building Form shall incorporate different surface materials, differing heights, and differing window and door placement on the front façade of each building along the same block face.

17.21.090 Townhome-style Multifamily Building.



The Townhome-style Multifamily Building is a building form with attached dwelling units that are located side by side.

- A. Compliance with Standards for Detached House Building Form.** In addition to the standards using the Townhome-style Multifamily Building Form shall be subject to the standards for a Detached House except that Townhome-style Multifamily Buildings shall be exempted from the garage and architectural variability standards described in the previous section. In the event of a conflict between the Detached House Building Form standards and the Townhome-style Multifamily Building Form standards, these standards shall apply.

B. Maximum Number of Units.

1. No more than twelve Townhome-style dwelling units with side-or rear-facing garages shall be attached in a single row within a single building.
2. No more than three Townhome-style dwelling units with front facing garages shall be attached in a single row within a single building.

C. Frontage and Orientation

1. **Single-Building Developments.** Developments composed of a single building using the Townhome-style Multifamily form shall comply with the frontage and orientation standards described in the General Design Standards section of this chapter.
2. **Multiple Building Developments.** The primary entrance and front façade of individual buildings within a multiple building development shall be oriented toward the following, listed in priority order:
 - a. Public streets
 - b. Perimeter streets
 - c. Primary internal streets
 - d. Parks, courtyards, paseos, or other common open space; and
 - e. Secondary internal streets or alleys
 - f. Primary entrances or facades shall not be oriented toward off-street parking lots, garages, or carports.

D. Primary Facade. Regardless of the number of dwelling units, all buildings using the Townhome-style Multifamily Building Form shall include at least one single primary entrance on the front façade. Nothing in this subsection shall limit the ability of each dwelling unit to have a secondary pedestrian entrance on side or rear facades.

E. Façade Design.

1. All sides of a building using the Townhome-style Multifamily Building Form visible from existing single-family residential uses, an existing street or pedestrian right-of-way, or a park or improved open space shall display a similar level of quality and architectural detailing.
2. All building details on a single building using the Townhome-style Multifamily Building Form, including roof forms, siding materials, windows, doors, and trim shall reflect a consistent architectural style.

3. Townhome-style Buildings with street-facing garages shall incorporate an identifiable transition between each unit. A transition shall incorporate at least two of the three following elements: a change in roofline, an offset in the primary façade of the unit of at least two feet, or variation in the location and proportion of front porches.

F. Garages. All buildings using this form shall include a garage serving each unit.

1. Townhome-Style Multifamily Buildings with Front Facing Garages.

- a. Front facing garage doors shall comprise no more than fifty percent (50%) of the primary façade.
- b. Front facing garage facades shall not visually or architecturally dominate the primary façade elevation of the townhome. Street facing garages serving Townhome-Style Buildings shall comply with the garage standards for the detached house building.



2. **Townhome-Style Multifamily Buildings with Side-or Rear-Facing Garages.** Garages may be to the side or rear of Townhome-Style Multifamily Building. Buildings using this form that incorporate side- or rear-facing garages shall emphasize the pedestrian entrance to the building. Side loaded garages along front facades shall incorporate a portico, arbor, trellis, or some other element to articulate the façade incorporating the garage.

G. Driveways and Off-Street Parking Areas

1. Except on corner lots, all buildings using the Townhome-style Multifamily Building Form shall be served by a single driveway and off-street parking area. Buildings on corner lots may have up to two individual driveways provided each driveway is accessed by a different street.

2. No off-street parking area shall be located between a building using the Townhome-style Multifamily Building and the street it fronts, except on driveways as allowed.
3. Off-street parking areas (including access and drive aisles) located to the side of a building shall not occupy more than thirty percent (30%) of the lot's frontage.

H. Common Open Space. Buildings using the Townhome-style Multifamily Building Form shall include common open space, according the following standards:

1. At least 20 percent of the development site, excluding dedicated rights-of-way and required build-to zone and setback areas, shall be common open space. The Land Use Authority shall approve a reduction in the open space requirement by 25 percent if the site is within one quarter mile, as measured at the closest property lines, of a light rail station or a streetcar stop,.
2. To qualify for the reduction, the site must include a pedestrian access in the form of a sidewalk at least five feet wide from each unit to the nearest light rail station or streetcar stop.

I. Meter and Equipment Placement. Wall-mounted and ground-based meters, HVAC, and utility equipment serving a Townhome-style Multifamily Building shall:

1. Be fully screened from view, or located to the sides or rear of the building they serve, and
2. Be placed in close proximity to one another.

J. Waste Container Placement. Waste containers serving a Townhome-style Multifamily building shall not be located between the building and the street it fronts. Waste containers shall be designed according to the standards for waste container enclosures set forth in this title.

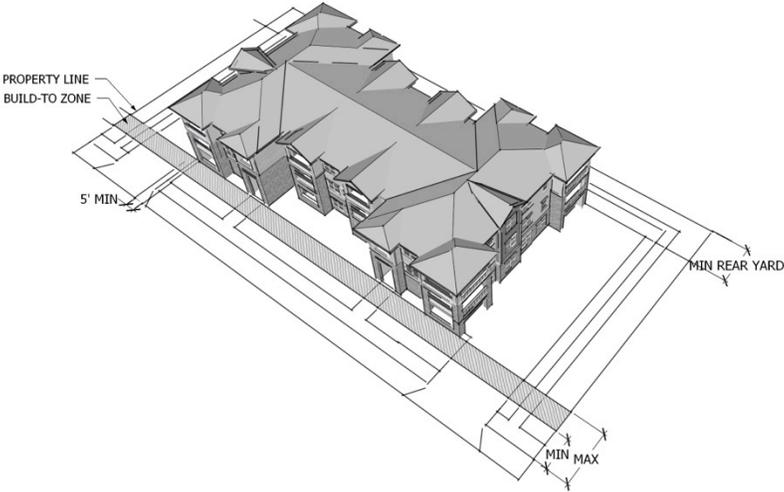




K. Building Height.

1. Buildings using this form shall not exceed thirty eight feet (38') in height from grade to the peak of the roof or, for flat roofed buildings, the top of the parapet. Buildings using this form located within 100 feet of an existing single-family residential zone measured at the closest property lines shall not exceed three stories.
2. Buildings using the Townhome-style Multifamily form on lots in an existing RM, land use district may be no more than up to fifty (50) percent taller than the tallest existing abutting dwelling unit(s) as measured from grade.

17.21.100 Garden-style Multifamily Building.



The Garden-style multifamily Building includes residential dwelling units arranged in a building in a stacked configuration where units are located side-by-side and one atop another and are served by an exterior staircase. Buildings using this form shall be located in a park-like setting and shall include amenities as specified in this chapter.

A. Frontage and Orientation

- 1. Single-Building Developments.** Developments composed of a single structure using the Urban-style Multifamily Building form shall comply with the frontage and orientation standards described in the general design standards established in this chapter.
- 2. Multiple Building Developments.** The primary entrance and front façade of individual buildings within a multiple building development shall be oriented toward the following, listed in priority order:

- a. Public streets
- b. Perimeter streets
- c. Primary internal streets
- d. Parks or other common open space; and
- e. Secondary internal streets
- f. Off-street parking.

B. Building Height. Buildings using this form shall be no higher than forty five feet (45'). Buildings using this form located within 100 feet of an existing single-family residential land use district as measured from the closest property lines shall incorporate the following height transition:

- 1. Beginning at the minimum build-to zone line of the subject property, the maximum height is thirty-five feet (35') from grade to the peak of the roof or, for flat roofed structures, the top of the parapet.
- 2. Additional height for buildings using this form may be added at a ratio of one (1) additional vertical foot of building height to two (2) horizontal feet of distance from the nearest setback line.
- 3. The building height transition requirement ends at 100 feet from the adjoining single-family residential land use district.

C. Materials.

- 1. Exterior building walls of structures using the Garden-style Multifamily Building Form shall be composed of one or more of the following primary materials: wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, split-faced masonry block, or similar material. Stucco, EIFS, glass, architectural metal panels, smooth-faced masonry block, or corrugated metal may be used as accent materials only and shall not be the primary material used on any exterior wall.
- 2. For structures using the Garden-style Multifamily building form, an identifiable break shall be provided between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in façade articulation, or similar means.
- 3. Structures using the Garden-style multifamily building form shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a similar material, or a combination of similar materials or shall have flat roofs as specified in this section.
- 4. Accessory buildings shall be constructed of similar materials as used on the principal building(s).

D. Exterior Staircases and Entry Features. Common exterior staircases are allowed to service the units in Garden-style Multifamily buildings. Buildings using this form shall have no more than one common exterior staircase per seventy-five (75) feet of façade. Exterior staircases shall be incorporated into an exterior entry that is a prominent, architectural focal point directing pedestrians into the building. The feature shall relate to the architecture of the building. Exterior entries shall feature a secondary roof structure that is consistent or complementary with the primary roof form. Staircases shall be incorporated according the following standards:

1. Staircases may extend from the primary building. Projected staircases require a minimum three foot (3') façade projection.
2. Staircases may be recessed from the primary façade. Staircases shall be recessed at least three feet (3') from the primary façade.
3. All exterior entries shall be designed to allow for natural light penetration.



E. Porches, Balconies, and Private Patios.

1. Every of dwelling unit in a Garden-style Multifamily Building that faces a public street, a perimeter street, primary internal street, or park or common open space shall have either a porch, a balcony, or a private patio. Porches, balconies, or patios shall be a minimum of 60 square feet in area and a minimum of five feet (5') in depth.
2. Porches, balconies, and private patios shall be configured to avoid views into rear yards of parcels containing single-family dwellings to the maximum extent practicable.

F. Common Open Space. Buildings using the Garden-style Multifamily Building Form shall include common open space, according the following standards:

1. At least 30 percent of the development site, excluding dedicated rights-of-way and required build-to zone and setback areas, shall be common open space.
2. Open space may take a variety of forms, but must be intended for use by all tenants.
3. At least 15 percent of the development site shall consist of improved exterior common recreational amenities.
4. Private balconies, patios, and indoor recreation or common areas shall not be included in the calculation for open space.
5. Parking lot landscaping as required shall not be included in the calculation for open space.

G. Roofs. Roofs on buildings using the Garden-style Multifamily Building form shall comply with the following standards:

1. Pitched roofs covering the main body of the building shall be hip style, monopitch or shed style, or shall have symmetrical gables.
2. Monopitch roofs shall maintain a minimum pitch of 4:12 and all other roofs covering the main body of a Detached House Building shall maintain a minimum roof pitch of 6:12
3. Roof forms shall be designed to emphasize the residential units and to correspond and denote building elements and functions, including primary pedestrian entrances and arcades.
4. Flat roofs may be used for Garden-style Multifamily Buildings. All flat roofs shall require a minimum two foot parapet wall along the roofline. The following additional conditions apply:
 - a. The parapet shall extend along all facades of the building
 - b. The parapet shall fully screen any roof-mounted equipment.

5. All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or configured to have a minimum visual impact as seen from an adjacent street.

H. Facades.

1. All elevations of buildings using the Garden-style Multifamily Building form visible from the street shall provide doors, porches, balconies, common staircase entries, or windows in the following amounts:
 - a. A minimum of 40 percent of front elevations; and
 - b. A minimum of 25 percent of side and rear building elevations.
2. For the purposes of this section, a building elevation shall include the entire wall surface on a building side from grade level to underneath an overhanging eave or to the top of the cornice.
3. For the purposes of this section, an elevation is measured as the full horizontal distance of a façade wall from the grade to the underside of an overhanging eave or cornice.
4. Facades of buildings using the Urban-style multifamily Building form facing streets or containing the Primary Facade(s) to dwellings shall provide a minimum of three of the following design features for each residential unit fronting onto a street:
 - a. Projections or recesses in the façade plane every 30 feet. Projections or recesses must have a minimum depth of two feet;
 - b. Different exterior building materials or colors;
 - c. Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features);
 - d. One or more dormer windows, or box or bay windows with a minimum twelve-inch projection from the façade plane;
 - e. Eaves with exposed rafters or a minimum twelve-inch projection from the façade plane;
 - f. A parapet wall with an articulated design which entails design variation rather than a simple rectilinear form; or
 - g. Multiple windows with a minimum four-inch wide trim.

I. Garages.

1. Individual garages or carports serving buildings using the Garden-style Multifamily Building form shall be located to the side or rear of such buildings, and shall be oriented perpendicular to the primary streets located around the perimeter of the development.
2. For buildings using the Garden-style Multifamily Building form that incorporate a shared garage at the street level, the facade shall include treatments to enhance the pedestrian environment and obscure the view of parked cars, such as artwork, decorative grilles, Unique material treatments, or projections or recesses in the façade plane every 30 feet. Shared garages at the street level shall incorporate openings with grillwork or other treatments to resemble windows.

J. Off-Street Parking Location. Off-street surface parking, including access and travel ways, located on the side of a building using the Garden-style Multifamily Building Form shall not occupy more than 30 percent of the lot's public street frontage.

K. Pedestrian Circulation. Developments using the Garden-style Multifamily Building Form shall provide full pedestrian access around the building in the form of a sidewalk at least five feet wide. Crosswalks used as part of an internal pedestrian circulation system, or across driveways accessing public streets, shall be constructed of a contrasting paving material.

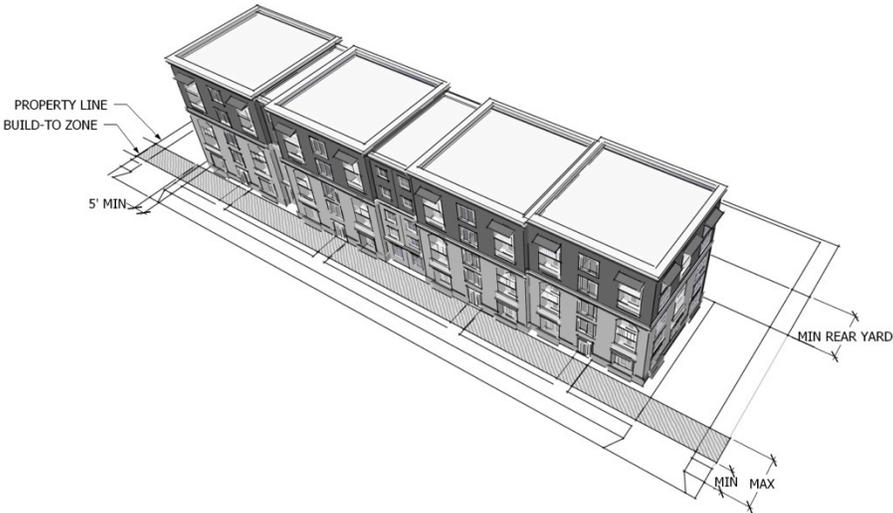
L. Meter and Equipment Placement. Wall-mounted and ground-based meters, HVAC, and utility equipment serving a Garden-style Multifamily Building shall:

1. Be fully screened from view, or located to the sides or rear of the building they serve, and
2. Be placed in close proximity to one another.

M. Waste Container Placement. Waste containers serving a Garden-style Multifamily building shall not be located between the building and the street it fronts. Waste containers shall be designed according to the standards set forth in this title.



17.21.110 Urban-style Multifamily Building.



The Urban-style multifamily Building form is for development of residential dwelling units or equivalent residential units arranged in a building in a stacked configuration where units are located side-by-side and one atop another. Developments using this form shall include amenities as specified in this chapter.

A. Frontage and Orientation

- 1. Single-Building Developments.** Developments composed of a single building using the Urban-style Multifamily Building form shall comply with the frontage and orientation standards described in the general design standards established in this chapter.
- 2. Multiple Building Developments.** The primary entrance and front façade of individual buildings within a development using the Urban-style Multi-family building form shall be oriented toward the following, listed in priority order:
 - a. Public streets

- b. Perimeter streets
- c. Primary internal streets
- d. Parks or other common open space; and
- e. Secondary internal streets
- f. Primary entrances or facades shall not be oriented toward off-street parking lots, garages, or carports.

B. Building Height.

1. In the A-1 zone or within 100 feet of a single family residential land use district, as measured from the closest property lines, the Urban-style multifamily building form may not exceed 35 feet in height, measured from natural grade to the peak of the roof or, for flat roofed buildings, the top of the parapet.
2. Where otherwise allowed, this form of building may not exceed sixty five feet in height, subject to the following required height transition: Beginning at the minimum build-to zone line of the subject property, the maximum height is thirty-five feet (35’).
3. Additional height for buildings using this form may be added at a ratio of one (1) additional vertical foot of building height to two (2) horizontal feet of distance from the nearest setback line.
4. The building height transition requirement ends at 100 feet from an adjoining single-family residential land use district.

C. First Floor Height Requirements. Buildings using the Urban-style Multifamily Building Form shall have first floor with a minimum ceiling height of twelve feet (12’) measured from floor deck to floor deck.

D. Materials.

1. Exterior building walls of buildings using the Urban-style Multifamily Building Form shall be wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, split-faced masonry block, or similar material. Stucco, EIFS, glass, architectural metal panels, or corrugated metal may be used as accent materials only and shall not be the primary material used on any exterior wall.
2. For buildings using the Urban-style Multifamily building form, an identifiable break shall be provided between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in façade articulation, or similar means.

3. Buildings using the Urban-style multifamily building form shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a similar material, or a combination of similar materials, or shall have flat roofs as specified in this section.
 4. Accessory buildings shall be constructed of similar materials as used on the principal building(s).
- E. Stairways and Corridors.** All stairways and corridors intended to provide access to dwelling units or equivalent residential units in buildings using the Urban-style Multifamily Building form shall be enclosed.
- F. Porches, Balconies, and Private Patios.**
1. At least seventy percent (70%) of the dwelling units in an Urban-style Multifamily Building form that faces a public street, a perimeter street, primary internal street, or park or common open space shall have either a porch, a balcony, or a private patio. Porches, balconies, or patios shall be a minimum of 60 square feet in area and a minimum of five feet (5') in depth.
 2. Porches, balconies, and private patios shall be configured to avoid views into rear yards of parcels containing single-family dwellings to the maximum extent practicable.
- G. Common Open Space.** Development using the Urban-style Multifamily Building Form shall include common open space, according the following standards:
1. At least 20 percent (20%) of the development site, excluding dedicated rights-of-way and required build-to zone and setback areas, shall be common open space. Common open space for Urban-style Multifamily buildings may be exterior or interior space.
 2. Open space may take a variety of forms, but must be intended for use by all tenants.
 3. Private balconies, patios, and indoor recreation or common areas shall not be included in the calculation for open space.
 4. Parking lot landscaping as required shall not be included in the calculation for open space.
- H. Roofs.** Roofs on buildings using the Urban-style Multifamily Building form shall comply with the following standards:
1. Pitched roofs covering the main body of the building shall be hip style, monopitch or shed style, mansard, or shall have symmetrical gables.
 2. Monopitch roofs shall maintain a minimum pitch of 4:12 and all other roofs covering the main body of a Detached House Building shall maintain a minimum roof pitch of 6:12

3. Roof forms shall be designed to correspond and denote building elements and functions, including primary pedestrian entrances and arcades.
4. Flat roofs may be used for Urban-style Multifamily Buildings. All flat roofs shall require a minimum two-foot parapet wall along the roofline. The following additional conditions apply:
 - a. The parapet shall have a three (3) dimensional cornice treatment.
 - b. The parapet shall extend along all facades of the building
 - c. The parapet shall fully screen any roof-mounted equipment.
 - d. Additional two-foot projections or recesses in the façade plane every 40 feet.
5. All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or configured to have a minimum visual impact as seen from an adjacent street.

I. Facades.

1. All elevations of buildings using the Urban-style Multifamily Building form visible from the street shall provide doors, porches, balconies, or windows in the following amounts:
 - a. A minimum of 40 percent of front elevations; and
 - b. A minimum of 25 percent of side and rear building elevations.
2. For the purposes of this section, a building elevation shall include the entire wall surface on a building side from grade level to underneath an overhanging eave or to the top of the cornice.
3. For the purposes of this section, an elevation is measured as the full horizontal distance of a façade wall from the grade to the underside of an overhanging eave or cornice.
4. Facades of buildings using the Urban-style multifamily Building form facing streets or containing the Primary Facade(s) to dwellings shall provide a minimum of three of the following design features for each residential unit fronting onto a street:
 - a. Projections or recesses in the façade plane every 30 feet. Projections or recesses must have a minimum depth of two feet;
 - b. Different exterior building materials or colors;
 - c. Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features);

- d. One or more dormer windows, or box or bay windows with a minimum twelve-inch projection from the façade plane;
- e. Eaves with exposed rafters or a minimum twelve-inch projection from the façade plane;
- f. A parapet wall with an articulated design which entails design variation rather than a simple rectilinear form; or
- g. Multiple windows with a minimum four-inch wide trim.

J. Garages.

- 1. Individual garages or carports serving buildings using the Urban-style Multifamily Building form shall be located to the side or rear of such buildings, and shall be oriented perpendicular to the primary streets located around the perimeter of the development.
- 2. For developments using the Urban-style Multifamily Building form that incorporate a shared garage at the street level, the facade shall include treatments to enhance the pedestrian environment and obscure the view of parked cars, such as artwork, decorative grilles, Unique material treatments, or projections or recesses in the façade plane every 30 feet. Shared garages at the street level shall incorporate openings with grillwork or other treatments to resemble windows.

K. Off-Street Parking Location. Off-street surface parking, including access and travel ways, located on the side of a building using the Urban-style Multifamily Building Form shall not occupy more than 30 percent of the development's public street frontage.

L. Pedestrian Circulation. Development using the Urban-style Multifamily Building Form shall provide full pedestrian access across the front façade in the form of a sidewalk at least five feet wide. Crosswalks used as part of an internal pedestrian circulation system, or across driveways accessing public streets, shall be constructed of a contrasting paving material.

M. Meter and Equipment Placement. Wall-mounted and ground-based meters, HVAC, and utility equipment serving a Urban-style Multifamily Building shall:

- 1. Be fully screened from view, or located to the sides or rear of the building they serve, and
- 2. Be placed in close proximity to one another.

N. Waste Container Placement. Waste containers serving a Urban-style Multifamily building shall not be located between the building and the street it fronts. Waste containers shall be designed according to the standards set forth in this title.



17.21.120 Required Amenities for Multifamily Residential Buildings

A. Required Amenities. Buildings using the Mansion-style Multifamily or Townhome-style Multifamily form and all buildings using the Garden-style or Urban-style Multifamily Form shall include the following amenities:

1. An interior common social gathering area of at least four hundred (400) square feet for every fifty (50) dwelling units, equivalent residential units or portion thereof, within the development.
2. Three items from the Unit Features Section, two items from the General Amenities Section, two items from the Recreation Amenities Section, and one items from the Energy Efficiency Enhancements section described in the table below for every fifty (50) dwelling units, or equivalent residential units, or portion thereof, within the development. Developers may propose equivalent alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.

- B.** For multifamily residential building developments in excess of 150 dwelling units or equivalent residential units, buildings shall include nine items from the Unit Features Section, six items from the General Amenities Section, six items in the Recreation Amenities section, and three items in the Energy Efficiency Enhancements section.

B. Table of Required Amenities

Unit Features	General Amenities	Recreation and Enrichment Amenities	Energy Efficiency Enhancements
Must Choose 3 per each 50 dwelling unit, ERU or portion thereof	Must Choose 2 per each 50 dwelling unit, ERU or portion thereof	Must Choose 2 per each 50 dwelling unit, ERU or portion thereof	Must Choose 1 per each 50 dwelling unit, ERU or portion thereof
Individual Garages for at least 50 percent of units Washer/Dryer Connections Private porches, patio, or balcony – at least 70 square feet Upgraded floor coverings, in place of or in addition to carpet Visitability features for at least 10 percent of units Nine-foot ceilings for each unit Enhanced soundproofing Solid Doors throughout unit	Exterior Social Area – at least 400 square feet Project Security – automated gate or guard Enclosed Parking Secured, Enclosed Storage Units Public Transit Use Incentive Offering of Permanent On-Site Social Activities Library, Office, or Meeting Facilities	Pool - at least 400 square feet Internal Health or Fitness Facilities Secured, programmed, children’s play areas Hot Tub Community Garden Perimeter Trail Sport Court Bicycle Storage Programmed Tenant Skills Enrichment Facilities	Compliance with ENERGY STAR New Homes Standard for buildings three stories or fewer Compliance with ENERGY STAR Multifamily High Rise Program for buildings four stories or greater Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project’s estimated electricity demand. Design and install required connections for the installation of PV or solar hot water system in the future. Electric Vehicle Charging Station Participation in a recycling program as part of a rental agreement or HOA Installation of tankless hot water systems. Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the <i>2011 Enterprise Green Communities Criteria</i>

17.21.130 General Design Standards for Nonresidential Building Forms. The following design standards apply to all non-residential building forms:

- A. Frontage.** The primary façade of all non-residential buildings shall front onto a street or common open space area except as specified otherwise in the chapter.

- B. Orientation.** Development shall be parallel to the street it fronts to the maximum extent possible. Development that is perpendicular to the street it fronts shall have street-facing facades that meet the primary façade requirements described in this chapter.
- C. Primary Façade.** At least one primary façade shall be provided on the façade facing the primary street the building fronts. The primary façade shall contain at least one public pedestrian entrance. For the purposes of this section, the primary street shall be the street from which a building derives its street address. Buildings on corner lots shall locate the Primary Façade on the building corner closest to the adjacent street intersections. The primary façade must have at least two materials. Glass for use in windows and doors shall not be considered one of the required materials on a primary façade.
- D. Secondary Facades.** Side and rear facades of buildings that are visible from drive approaches, parking lot areas, and streets shall incorporate similar architectural treatment and materials as utilized on the primary façade.
- E. Building Massing.** Building massing shall be in proper proportion to the site, adjacent streets, open spaces, and surrounding development.
- F. Build-to Zones and Setbacks.** A “Build-to Zone” shall mean an area of lot designated for placement of a building façade along a street frontage, located parallel to a front or corner property line. The Build-to Zone defines an area in which the locations of building fronts can vary within a specified range, as described in the table below.

1. Front and Corner-Side Setbacks and Build-To Zones

- a. Single-Building Developments.** The normal minimum front and corner side yard setback is established as the average setback of all buildings within a distance of three hundred (300) feet measured in both directions of the subject property along both sides of the street, where possible.
- b. Multiple-Building and Outparcel Developments.** Buildings used to frame multiple-building and outparcel developments shall be located within a build-to zone of 15 to 30 feet.

2. Side and Rear Setbacks.

- a. Commercial, Mixed Use, Industrial and TOD Zones.** In commercial, mixed use, industrial, and TOD zones, buildings can be built to the side and rear boundaries and no setback is usually required, except as required pursuant to part 3 of this section.
- b. All other zones.** In all other zones, the standard rear and side yard setback is ten feet.

3. Additional requirements for all build-to zones and setbacks. The Land Use Authority may require additional setback for the following reasons:

- a. To achieve more effective design or compatibility with surrounding buildings;
- b. To comply with the landscaping requirements along urban corridors, as established in the City’s landscape ordinance.
- c. To meet the buffering and clear view requirements established in this chapter or elsewhere in this title;
- d. To comply with fire codes, building codes, dedications, and easements.

4. Building Heights. Minimum building heights established for each building form are established below. Maximum building heights for each building form are the lesser of the maximum zone height or as indicated below:

Building Form	Minimum Height	Maximum Height
Storefront	20 feet	36 feet
Civic	20 feet	Zone height
Office	36 feet Minimum height may be reduced to 26 feet if no off-street parking is provided between the primary façade of an office building and the street it faces.	65 feet
Commercial Retail	20 feet	36 feet
Commercial Bay	20 feet	36 feet
Large Format Retail	26 feet	36 feet
Flex/Industrial	30 feet	65 feet

5. Height Transitions. Any non-residential building form that is located within 100 feet of a single-family residential land use district as measured from the closest property lines shall be subject to the following height transition requirement:

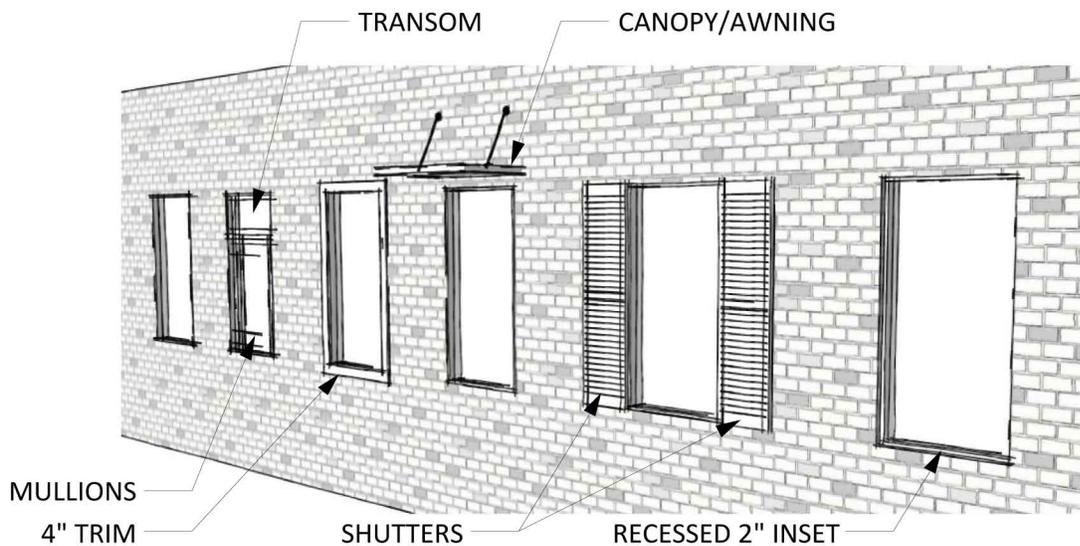
- a. Beginning at the minimum build-to zone line of the subject property, the maximum height is thirty-five feet (35’).
- b. Additional height for buildings using this form may be added at a ratio of one (1) additional vertical foot of building height to two (2) horizontal feet of distance from the nearest setback line.

- c. The building height transition requirement ends at 100 feet from the adjoining single-family residential land use district boundary or residential use within the district.

G. Windows. All buildings shall contain windows along the facades that are visible from the nearest public right-of-way. Windows at the street level shall be at least 60 percent transparent, as measured between two feet and eight feet above grade. Upper story windows shall be at least 25 percent transparent.

- 1. Unless otherwise specified in this chapter, all windows along building facades shall be set to the inside of the building face wall by at least two inches. In addition, windows shall incorporate at least one of the following standards:

- a. mullions and/or transoms
- b. Trim or molding at least four inches (4") in width
- c. Canopies, shutters, or awnings, proportional to window size.



H. Materials.

- 1. Permitted Primary Materials: Permitted materials consist of decorative glass, integral color CMU, metal panel, tile, cementitious fiber board or materials of similar quality and durability.
- 2. Prohibited Primary Materials. No building shall incorporate metal siding or stucco as a primary material on a primary façade.
- 3. Allowable Secondary materials. EIFS or similar stucco applications are permissible secondary materials on primary facades, up to 40 percent of non-glass areas.

4. Primary façade materials shall not change at the outside of building corners, and shall continue along any side façade visible from a street or pedestrian right-of-way. Primary façade materials used on buildings on corner lots shall be extended the full length of the sides visible from a street or pedestrian right-of-way.
 5. Exterior building materials shall be continued to the finished grade on any elevation.
 6. Primary materials shall utilize low-reflectance, subtle, neutral, or earth tone colors. Secondary materials may feature brighter colors.
- I. **Roofs.** Pitched shall be clad in asphalt shingles, wood shingles, standing seam metal, a similar material, or a combination of similar materials. Flat roofs shall incorporate a parapet.
- J. **Primary Pedestrian Entrance.** Each principal building shall include a primary entrance along the building's primary façade. Building forms with multiple tenants shall feature multiple primary entrances. All primary facades shall incorporate a building canopy, awning, or similar weather protection along the building's principal public entrances, projecting at least four feet from the façade. In addition, primary facades shall incorporate visually prominent building entrances through the use of at least one of the following features:
1. Secondary roof structures, or a parapet roof with transitions, used to accent the principal public entrance.
 2. Outdoor pedestrian features such as seat walls and landscaping, or permanent landscaped planters with integrated benches.
 3. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the building structure.
- K. **Screening Requirements.**
1. Ground-level, wall-mounted, or roof-top mechanical equipment shall be screened from streets and off-site views.
 2. All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or configured to have a minimum visual impact as seen from an adjacent street.
- L. **Buffering Requirements.** New development shall be required to provide a buffer of at least ten feet on any property line or portion thereof that abuts residential zoning, subject to the following requirements.
1. The buffer shall consist of contiguous landscaping.
 2. The buffer shall include a solid fence of at least eight feet in height.

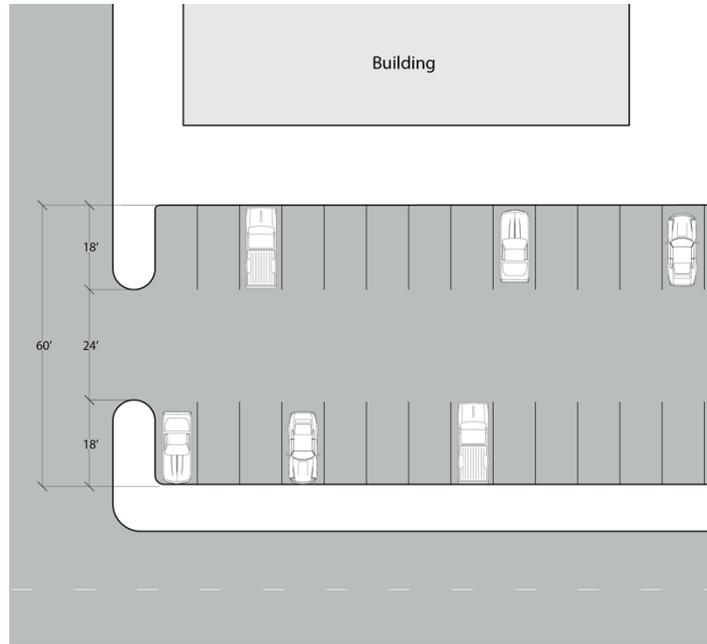
M. Fencing Requirements.

- 1. Solid Fencing.** Solid fencing within a development or along required buffers shall be constructed of brick, ceramic tile, stone, precast concrete panel, concrete block, or other masonry materials deemed appropriate by the Land Use Authority. Vinyl solid fencing is only permitted where an existing vinyl fence is being extended as part of a building addition or site expansion.
- 2. Semi-Transparent Fencing.** Semi-Transparent fencing is permitted for commercial, industrial, and institutional development, except where solid fencing is required for buffering or screening, as established in this code. Only acceptable materials for semi-transparent fencing that is visible from drive approaches, parking lots, and streets include metal or composite picket fencing.
- 3. Prohibited Materials.** Chain link fencing is prohibited where fencing is visible from drive approaches, parking lots, and streets.

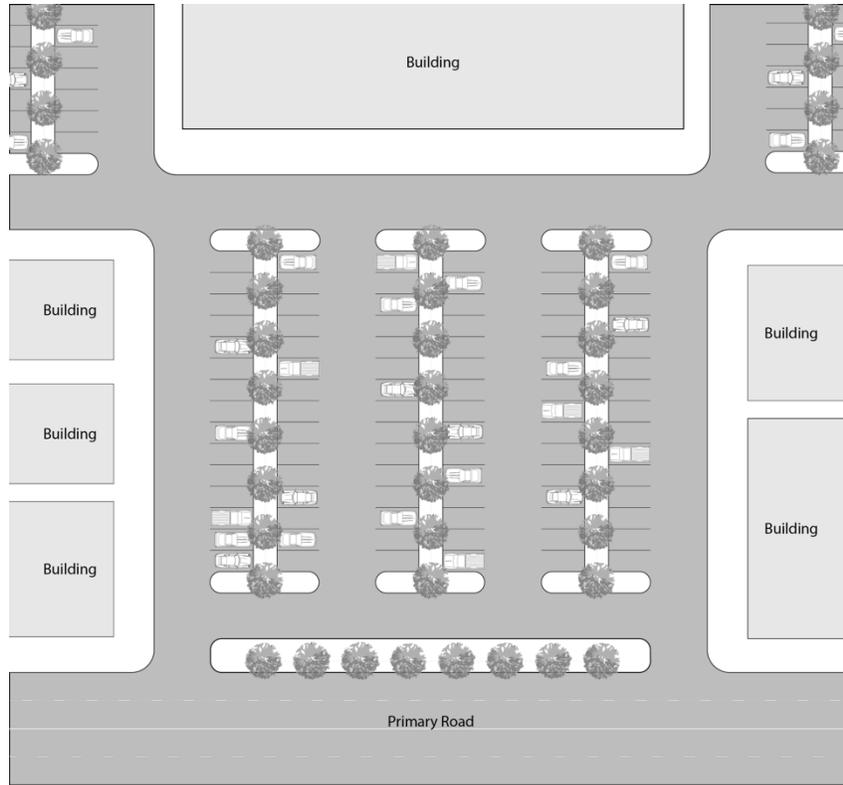
N. Unity. The architectural design within a single multi-building development of buildings shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style buildings shall adjust their standard architectural model to be consistent with a development's architectural character.

O. Off-Street Parking Areas. Off-street parking, required for all land uses in the city, shall comply with the parking and landscaping requirements found in Chapters 17.25 and 17.27 of this title. In addition, the following applies to all off-street parking constructed for any of the building types regulated by this code:

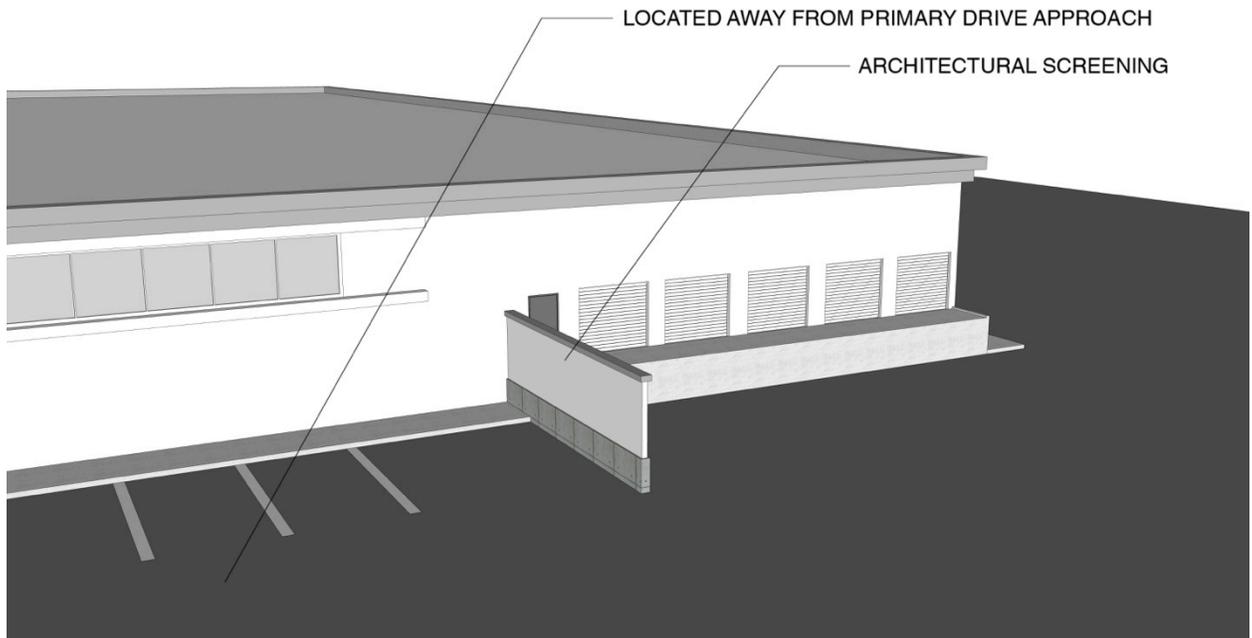
- 1.** For single-building developments, parking shall be arranged to the side or rear of a building's primary façade. For buildings on sites with limited frontage or land area, the Land Use Authority may allow for a parking lot with a maximum depth of 60 feet between the building and the street it fronts, as measured behind any required landscape buffer.



2. For multiple-building or outparcel developments, buildings shall be arranged to frame and enclose at least three sides of parking areas. Commercial retail, large format retail, and retail bay buildings in multiple-building developments may have up to 60 percent of the total off-street parking located between the structure and the street it fronts, unless the parking areas are enclosed by buildings at the perimeter of the development.
3. Surface parking lots of 100 or more spaces serving any commercial building regulated by this code shall be organized into a series of parking bays surrounded by buildings, landscaping, or drive aisles designed to appear as streets.



- P. Loading and Service Areas.** Loading, service, and equipment areas shall be located in a manner that minimizes their visibility from drive approaches, parking lots, and streets. Loading, service, and equipment areas shall be screened through the use of architectural elements, materials and landscaping that reduce their visibility.



Q. Utilities. All utility lines shall be placed underground in designated easements. Underground utility lines serving multiple-building or outparcel developments shall be placed within drive aisles or fire lanes. Except for backflow devices, no pipe, conduit, cable, line for water, gas, sewage, drainage, or any other energy or service shall be installed on a permanent basis above ground. Gas meters, electric service meter panels, transformers, and other utility equipment shall be grouped together and shall be painted to match the adjacent building wall.

R. Permanent Structures.

1. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile.
2. Prefabricated or relocatable structures shall conform to one of the building types established in this code, and all the design standards established for that building type.
3. Prefabricated or relocatable structures shall be attached to permanent foundations, in compliance with the International Building Code.

17.21.140 Storefront Building. The Storefront Building Form incorporates a storefront on the ground floor front facade, with large amounts of glass and regularly spaced entrances.



A. Primary Facade. At least one primary facade shall be provided on the facade facing the primary street the building fronts. For the purposes of this section, the primary street shall be the street from which a building derives its street address. Buildings on corner lots shall locate the primary facade on the building corner closest to the adjacent street intersections. All buildings using the Storefront Building Form must comply with the following facade requirements:

1. The primary facade shall contain at least one public pedestrian entrance or one entrance per every seventy-five feet (75') of frontage.
2. The primary facade shall contain facade depth variation of a minimum one foot (1') in depth and ten (10') feet in width a minimum every 40 feet.
3. Buildings using the Storefront Building Form shall provide a building canopy, awning, or similar weather protection over the public pedestrian entrance that extends at least four feet (4') from the façade, to the maximum extent practicable.

B. Windows.

1. The primary façade of storefront buildings shall provide windows of at least 40 percent of the façade.
2. All other facades of storefront buildings that are visible from streets or public parking areas shall provide windows to constitute at least 15 percent of the façade.

C. Materials

1. **Primary Materials.** The primary material of walls on a building using the Storefront Building Form shall be brick, cast concrete, stone, marble, or other materials similar in appearance and durability.
2. **Secondary Materials.** Regular or decorative concrete block, float finish stucco, EIFS, cementitious fiber board, or wood clapboard may be used on the front façade as a secondary material or trim but shall not be a primary treatment.

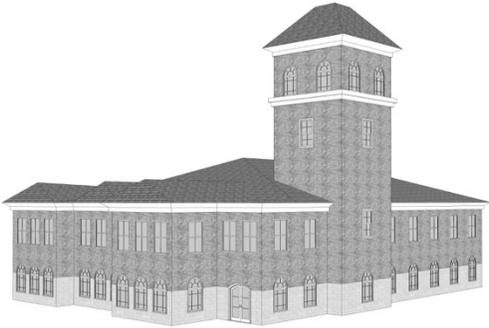
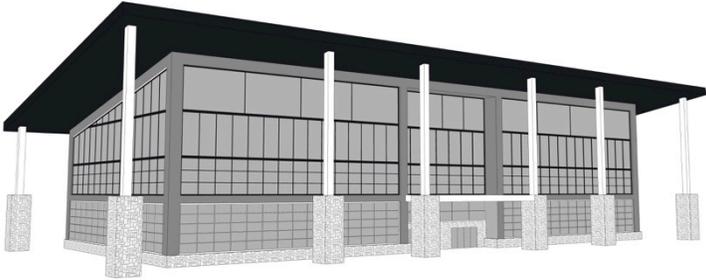
D. Facades

1. For buildings using the Storefront Building Form that have multiple stories with facades visible from a street shall have:
 - a. A base consisting of, but not limited to thicker walls, ledges or sills; integrally textured materials such as stone or other masonry; integrally colored and patterned materials such as smooth finished stone or tile; bulkheads; lighter or darker colored materials, mullions, or panels; or planters;
 - b. Windows on primary facades shall include a canopy or an awning.

E. Roofs. Roofs on buildings using the Storefront Building Form shall comply with the following standards:

1. Roof forms shall be designed to correspond and denote building elements and functions, including primary pedestrian entrances and arcades.
2. All flat roofs shall require a minimum two foot parapet wall along the roofline. The following additional conditions apply:
 - a. The parapet shall have a three dimensional cornice treatment.
 - b. The parapet shall extend along all facades of the building
 - c. Additional two-foot projections or recesses in the façade plane every 40 feet.

17.21.150 Civic Building. The Civic Building form is reserved for City facilities

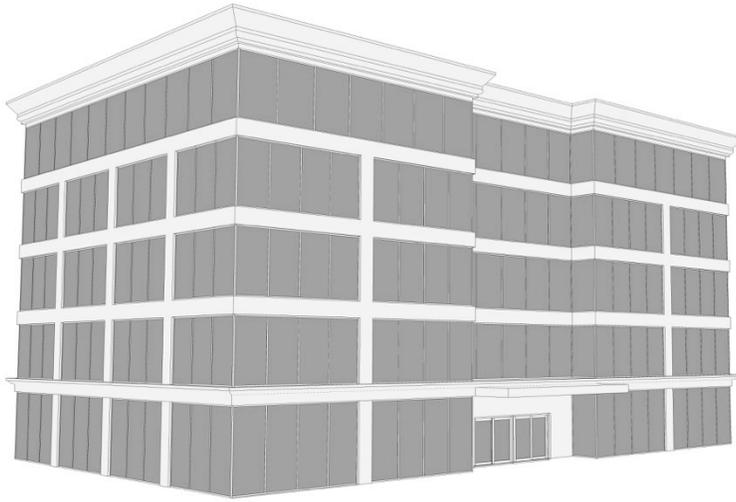


- A. Orientation.** The primary façade of all civic buildings shall be oriented to the street from which the building derives its street address. Accessory buildings shall be located behind the primary façade of the principal building, and arranged to create secondary fathering space on the site.
- B. Materials.** Allowable primary materials for civic buildings include brick, cast concrete, integral color CMU, stone, marble, or other materials similar in appearance and durability. EIFS, stucco, cementitious fiberboard, or metal siding may be used on the primary façade as secondary materials or trim.
- C. Facades.** Facades for buildings using this form may vary depending on the uses contained within the building. Blank building walls facing streets are prohibited.
- D. Towers.** A tower, spire, or other architectural element, may exceed the maximum height imposed by the height transition requirements. One tower per building is allowed. The width of

the tower shall be limited to one-third the width of the primary façade or 30 feet, whichever is less.

- E. Loading and Service Areas.** Loading and service areas shall not front a street, and shall be screened from view from the street and from surrounding uses.

17.21.160 Office Building. The office building form is regulated as follows.



A. Orientation.

1. In cases where a building using the office building form includes office uses along the front façade, such offices shall front the primary street.
2. Developments with multiple buildings using the office building form shall be configured in a manner that incorporates on-site streets, drive approaches, pedestrian walkways, and other circulation routes throughout the development.

B. Primary Façade. Buildings using the office building form shall have clearly-defined, highly visible primary facades that include at least two of the following design features:

1. Canopies or porticos above the entrance
2. Roof overhangs above the entrance
3. Entry recesses or projections
4. Raised corniced parapets above the entrance
5. Gabled roof forms or arches above the entrance; or
6. Architectural details, such as tile work or moldings, integrated into the building building and above or directly adjacent to the entrance.

C. Materials. All exterior walls on a building using the office building form visible from a street or parking area shall be brick, cast concrete, stone, marble, split-faced masonry block, or similar

material. Stucco, EIFS, architectural metal panels, or corrugated metals may be used as accent materials only and shall not be the primary material used on any exterior wall visible from a street or adjacent public parking area.

D. Facades. Buildings shall be constructed, through the use of materials, design elements or architectural details, to emphasize the proportion of height to width so that building facades are vertically oriented.

1. Horizontal Façade Articulation.

- a.** Buildings using the office building form shall have an identifiable break between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in color, or architectural details integrated into the building.
- b.** Buildings using the office building form that exceed three stories in height shall incorporate a façade treatment along the top story and the roof. Treatments may include three-dimensional cornice treatments incorporating integrated materials and architectural details, sloping roofs, stepped parapets, or aligned openings and articulations.

E. Windows.

- 1.** At least forty (40) percent of the width of the ground floor of the primary facade shall be occupied by windows or doorways. For the purposes of this section, the ground floor façade consists of the portion of the façade from finished grade to the roof deck of the ground floor, or 14 feet, whichever is less.
- 2.** All street-level windows shall be visually permeable.
- 3.** Windows shall be set to the inside of the building face wall.

F. Roofs

- 1.** Roof forms shall be designed to correspond and denote building elements and functions, including primary pedestrian entrances and colonnades.
- 2.** All rooftop equipment associated with a building using the workplace building form shall be screened from view from all streets.
- 3.** Skylights shall be flat.

G. Drive-Through Facilities. Where permitted, drive-through facilities associated with office buildings shall:

- 1.** Be prohibited along any side with street frontage.

2. Be architecturally integrated with the building.

3. Allow remote drive-through buildings that are located to the rear of the property.

H. Pedestrian Circulation. Buildings using the office building form shall provide full pedestrian access across the front façade in the form of a sidewalk at least six feet wide.

17.21.170 Commercial Retail Building. The Commercial Retail building form is required for small and moderate scale commercial and retail uses.



A. Orientation

1. Single Building Development. Development composed of a single building using the Commercial Retail Building form shall be oriented so that the primary façade faces the street from which the building derives its street address.
2. Multi Building Development. Development composed of multiple buildings totaling 15,000 square feet or more and using the commercial/retail building form shall be configured to:
 - a. Break up the site into a series of smaller blocks defined by on-site complete streets, drive aisles and internal streets, pedestrian walkways, or other circulation routes;
 - b. Frame the corner of an adjacent street intersection or entry point into the development
 - c. Frame and enclose a main pedestrian or vehicle access corridor within the development site
 - d. Frame and enclose on at least three sides of parking areas, public spaces, or other site amenities; or
 - e. Frame and enclose outdoor dining or gathering spaces for pedestrians between buildings.

3. Outparcel Development

- a. To the maximum extent practicable, outparcels and their buildings shall be clustered in order to define street edges, entry points, and outdoor seating and gathering areas
- b. Outparcels shall be consolidated.
- c. Spaces between buildings and outparcels shall be improved to provide small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, gathering spaces, or well-landscaped parking areas.

B. Materials. Primary materials shall consist of decorative glass, integral color block, metal panel, tile, cementitious fiber board, or materials of similar quality and durability. Metal siding shall not be a primary material on any façade of a building using the Commercial Retail building form.

C. Primary Facades. Primary facades on buildings using the commercial retail building form shall incorporate at least two of the following design elements:

1. Variations in roof form and parapet heights;
2. Wall recesses or projections of a minimum depth of two feet at least every 40 feet.
3. Distinct changes in texture and color of wall surfaces
4. Vertical accents or focal points.
5. Ground-level arcade along the full length of the primary façade.

In addition, all primary facades shall incorporate a building canopy, awning, or similar weather protection along the building's principal public entrance, projecting at least four feet from the façade. In addition, primary facades incorporate visually prominent building entrances through the use of at least one of the following features:

1. Secondary roof structures, or a parapet roof with transitions, used to accent the principal public entrance.
2. Outdoor pedestrian features such as seat walls and landscaping, or permanent landscaped planters with integrated benches.
3. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the building structure.

D. Secondary Facades.

1. All secondary facades visible from a public right of way or internal vehicular or pedestrian access lane shall include a similar level of architectural detail and treatment consistent with the primary façade, and shall include similar colors and materials.

Secondary façade walls shall include either a window, a functional doorway, or another architectural detail to match the architectural articulation of the primary façade.

2. All other secondary facades may include a reduced level of architectural detail and treatment consistent with the primary façade.

E. Windows. Commercial Retail Buildings shall comply with the following window requirements:

1. All street level windows within 20 feet of the principal pedestrian entrance of a multi-tenant building shall be visually permeable.
2. Front façade walls shall include a window or functional general access doorway per the following standard:
 - a. Every 24 feet for buildings of 40,000 square feet or less in size; and
 - b. Every 40 feet for buildings larger than 40,000 square feet in size.

F. Drive-Through Facilities. Drive through facilities, where permitted as accessory uses associated with commercial retail buildings shall include a canopy or roof that is architecturally integrated with the building and that mirrors the roof form of the primary building.

1. **Location.** Drive through windows are not permitted on facades that face a right-of-way, unless existing site or access conditions prohibit a drive through window on a façade that does not face a right-of-way. In situations where a drive through window is required on a street facing façade, the building shall incorporate a five-foot landscaped buffer between the drive-through lane and the adjacent parking or right-of-way.

17.21.180 Commercial Bay Building

The Commercial Bay building form is required for a retail storefront and a service building with bay doors.

- A.** Compliance with Standards for Commercial Retail Building Form. In addition to the standards in this section, Buildings using the Commercial Bay Form uses shall be subject to the standards for a Commercial Retail Building. In the event of a conflict between the Commercial Retail Building Form standards and the Commercial Bay Building Form standards, these standards shall apply.

- B. Overhead Doors.** Commercial Bay buildings may utilize overhead doors, subject to the following standards.
 - 1.** Door width. Overhead doors may not exceed 22 feet in width.

 - 2.** Transparency. At least 40 percent of each overhead door visible from a public right-of-way shall be transparent or semi-transparent.

 - 3.** Door materials and color. Overhead doors that are visible from a public right-of-way must utilize materials and colors that are complementary and architecturally integrated into the overall building design.

 - 4.** Facades with overhead doors shall incorporate a canopy or awning over the door, sconces or other decorative lighting, or similar architectural elements.

17.21.190 Large Format Retail Building



The large format retail building form is required for retail buildings containing single-tenant retail sales uses that exceed 30,000 square feet in size.

- A. Compliance with Standards for Commercial Retail Building Form. In addition to the standards in this section, Buildings using the Large Format Retail Building Form uses shall be subject to the standards for a Commercial Retail Building. In the event of a conflict between the Large Format Retail Form standards and the Commercial Retail Building Form standards, these standards shall apply.
- B. Applicability
 - 1. These standards apply for buildings 30,000 square feet in size or more that are occupied by one or more primary retail sales establishments in a single building.
 - 2. Buildings that contain accessory retail uses such as a coffee shop, restaurant, bank, or other accessory use in addition to a principal retail sales establishment shall not be exempted from these standards.
- C. **Customer Entrances.** Each building using the Large-Format Retail Building Form facing a street shall include at least one customer entrance, except that no building shall be required to provide entrances on more than two sides of the building that face streets. In addition to the primary façade requirements for commercial retail buildings, all customer entrances must feature an outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet.

D. Windows.

1. The primary facade of large format retail buildings shall provide windows for at least 30 percent of the ground floor façade.
2. All other facades of storefront buildings that are visible from streets or public parking areas shall provide windows to constitute at least 20 percent of the façade.
3. The land use authority may decrease the window requirement to 15 percent of the ground floor façade where a façade faces residential uses.
4. For the purposes of this section, the ground floor façade consists of the portion of the façade from finished grade to the roof deck of the ground floor, or 14 feet, whichever is less.

17.21.200 Flex/Industrial Building



The Flex/Industrial building form is required for manufacturing, light industrial, and flexible business buildings.

A. Orientation

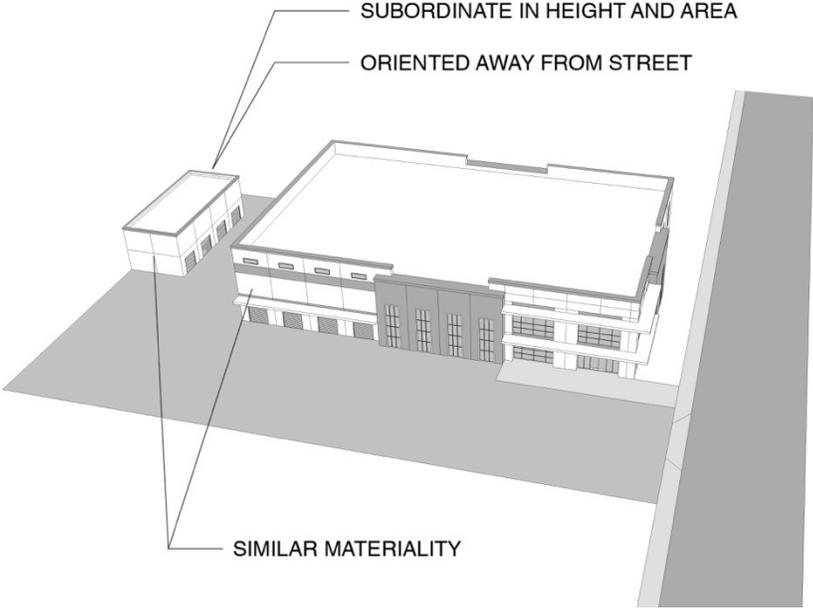
- 1. Buildings using the flex/industrial building form shall be oriented so the primary façade faces the street from which the building derives its street address.
- 2. Industrial operations, including loading bays, shall be screened from view from a private road or public right-of-way.
- 3. Accessory structures or uses shall not front a street, and shall be located in a manner that minimizes their impacts on adjacent uses.

B. Materials

- 1. All exterior walls of a building using the Flex/Industrial building form shall be clad with materials that are durable, economically maintained, and of a quality that will retain their appearance over time, including but not limited to:
 - a. Natural or synthetic stone;
 - b. Brick;
 - c. Integral color CMU;
 - d. High-quality pre-stressed concrete systems;

- e. Finished and treated tilt-up concrete panels;
 - f. Float finish EIFS; or
 - g. Glass
2. Building facades utilizing metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems are not allowed on any façade visible from public or private streets, parking areas, or adjacent residential, institutional, or commercial uses.
- C. Primary Facades.** Primary facades on buildings using the Flex/Industrial building form shall incorporate wall recesses or projections of a minimum depth of two feet at least every 60 feet or for each principal entrance, whichever is greater. In addition, at least two of the following design elements are required:
- 1. Variations in roof form and parapet heights;
 - 2. Distinct changes in texture and color of wall surfaces
 - 3. Vertical accents or focal points.
- D. Windows.** All facades facing a street or parking lot shall provide windows for a minimum of 20 percent of the façade.
- E. Rear and Side Loading and Service Areas.** Loading and service areas shall be separated from customer parking, pedestrian areas, and main drive aisles, and shall be configured to avoid disruption of primary vehicular access and circulation.

17.21.210 Accessory Structures for Non-residential Buildings. Accessory structures support a primary structure and use on a site.



- A. Orientation.** Except for fuel pump canopies, accessory structures or uses shall not front a street, and shall be located in a manner that minimizes their impacts on adjacent uses.
- B. Height and Area Requirements.** Except for fuel pump canopies, accessory structures may not exceed the height or area of the primary structure on the site.
- C. Roof Types.** Accessory structures shall incorporate the same roof type and pitch if applicable that is used for the primary structure it serves.
- D. Materials.** Accessory structures shall use materials that are similar in quality and durability to materials used on the primary structure it serves.
- E. Fuel Pump Canopies.** Fuel pump canopies shall incorporate materials used in the primary structure it serves. Canopy lighting shall be recessed and flush with its underside. Columns shall be integrated with the design of the primary structure it serves.