

## Commercial Design Guideline Draft Amendments

(Changes Shown in Strikeout and Underline for Sections A & B. Sections K & L are completely new sections)

### **A. Conservation of Design**

4. Adding a new design element in order to create a separate business or residential unit identity is inappropriate if it breaks the basic lines, materials and concept of a building or imposes a hodgepodge of design elements.

**B. Façade Proportions.** Each building should be treated as a consistent whole. Modifications to storefronts, offices or residential units that are part of a larger building or court should preserve or restore the common elements that serve to integrate building design.

3. If one storefront, office or residential unit is to be demarcated from another in the same building, the distinguishing features should be limited to subtle variations in the color or pattern of surfaces of doors, tiling, or entries.

4. Buildings and storefronts in the core commercial area should establish a “pedestrian wall” close to the front property line (generally 0” to 24”). The pedestrian wall in the RC and R-4 Districts generally is between 5’ to 7.5’. “Pedestrian Wall” refers to the building façade facing the public way.

7. The pedestrian wall of Bbuildings occupied by special land uses should be setback from the public way~~pedestrian wall~~. Examples include churches, civic buildings and some institutional uses.

*“6. Generally, motels, residential and office buildings in the RC and R-4 districts should maintain a greater front setback to create an attractive landscape area and to complement the design and open space needs of such uses. This also establishes a design transition from the downtown core to the residential (R-1) district.” See section “K & L” for more specific guidelines for the RC and R-4 Districts.*

**(New Sections)**

**K. Parking Design.** On-site parking should be designed to limit the visibility of vehicles and vehicle access points as well as to reduce conflicts with pedestrians.

- Surface parking at the front of a lot is strongly discouraged.
- Vehicles should be located out of view from the public way whenever possible.
- Openings in a building façade to accommodate parking should be as minimal as possible (height, width, volume). A single car garage door or opening is preferred.



(encouraged)



(discouraged)

- For most projects, curb cuts and driveways should be limited in width (9-10 ft.). Curb cuts should avoid or limit the removal of existing on-street parking whenever possible.



(encouraged)



(discouraged)

- Architectural details on and around a garage entry should be consistent and compatible with the details on the rest of the building. Mechanical equipment and piping located in a garage should be screened from public view whenever possible.



(Encouraged)



(discouraged)

- Darker materials and colors should be considered for subgrade garage entrances if they allow the entrance to blend with the foundation of the building.



(encouraged)

- Mechanical equipment and piping located in a garage should be screened from public view whenever possible.
- Semipermeable paving materials are strongly encouraged for driveways and existing surface parking areas. Asphalt or monolithic materials are discouraged.
- Surface parking designs, when determined appropriate, should use informal demarcations for spaces (i.e. landscaping, planter boxes, etc.) rather than formal striping and tire stops.

**L. RC and R-4 Design.** Development in these Districts should be designed to achieve a smooth transition to the R-1 district in both design and land use

- Building designs should be sensitive to the context of the neighborhood in which they are located.
- Buildings in the RC District should be designed to allow for flexibility in their use over time.
- Paving in the front setback should be limited to a narrow driveway and a front walkway. The remainder of the front setback should be used primarily for landscaping.
- Allow for flexibility in zoning standards for projects in all commercial districts when significant physical constraints exist that would otherwise impede a project from complying with the intent of the Design Guidelines.
- The majority of a building's façade at street level should address the public way, be pedestrian oriented and provide visual interest.

## Draft Zoning Amendments

Changes shown in ~~strikeout~~ and underline

<b>Residential/Public and Semipublic</b>				
<b><u>Single-Family Dwellings</u></b>	<b><u>P</u></b> <b><u>L-5</u></b>	<b><u>P</u></b> <b><u>L-5</u></b>	<b><u>P</u></b> <b><u>L-5</u></b>	<b><u>See CMC 17.08.050(G)</u></b>
<p><b>Specific Limitations and Conditions:</b></p> <p>L-1: Limited to advertising, consumer credit reporting, secretarial court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair.</p> <p>L-2: Allowed only as accessory use to gasoline stations and limited to a maximum of 300 square feet. No sales of alcohol are permitted. See CMC <u>17.14.040(D)(2)</u> and (J)(2).</p> <p>L-3: Any establishments with activities generating noise, odors, deliveries by large vehicles, high traffic by customers, or requiring large storage needs are not permitted.</p> <p>L-4: Limited to offices for the following categories: operators of nonresidential buildings, apartment buildings, dwellings, real estate agents and managers, and title companies.</p> <p><b><u>L-5: Limited to the reconstruction of existing single-family residences. The allowed floor area ratio is based on the floor area ratio that would be allowed on an equal sized site in the R-1 District.</u></b></p>				

CMC Section 17.14.040

N. Multifamily Dwellings.

1. Condominium subdivisions are limited to:
  - a. Sites of 4,000 square feet or less; and
  - b. Projects incorporating an equal or greater number of rental apartment units for sites larger than 4,000 square feet.
2. The minimum size of any residential unit shall be 400 square feet.  
**The maximum size of any residential unit shall not exceed 45% of the size of the building site.**
3. All multifamily projects of three or more units shall include a mix of unit sizes, and at least 25 percent of all units shall be 400 to 650 square feet in size.