City of Sumner

DESIGN AND DEVELOPMENT GUIDELINES

- Town Center Plan Area
- Commercial
- Multifamily
- Single-Family
- Industrial

Table of Contents

A. Introduction

Purpose

As stated in the Comprehensive Plan, the Design and Development Guidelines are meant "to encourage development which enhances the human, pedestrian scale, creating a sense of community and place." The following guidelines promote development which is consistent with the goals identified in the Community Character Strategy and Comprehensive Plan. These Guidelines are intended to supplement, and clarify the zoning and development standards for the public, and help facilitate the permitting process.

When Do I Need to Comply?

All of the design standards apply to new construction and redevelopment and renovations within the City unless otherwise noted. Generally, the Zoning Code establishes thresholds between major and minor renovations/development. Relatively minor new construction and renovation is reviewed administratively and does not require Design Commission approval, whereas major new construction does.

Refer to the Zoning Code, SMC 18.40.020, for thresholds regarding the level of design review required for a specific project.

Which Set of Guidelines Do I Need to Comply With?

The guidelines are organized into the following chapters:

1. Town Center District
2. Commercial
3. Multifamily
4. Single-Family
5. Industrial

Most development needs to comply with only one of the chapters based on the type, zone, or location. For instance, development within the CBD needs to comply with the CBD guidelines; Multifamily development needs to comply with the Multifamily Guidelines. Developments featuring a mix of uses, however, may need to comply with two sets of guidelines. For instance, mixed-use developments will need to comply with the CBD or Commercial Guidelines depending on which zone they are located in, and portions of the Multifamily Guidelines. Details on how projects are applied are referenced at the beginning of each chapter under the "Applicability" section.

How to Use This Document

The Design and Development Guidelines are intended to supplement the City of Sumner Zoning Code. Where there is a conflict between the guidelines herein and the zoning code, the guidelines shall apply. Persons proposing development should consult these guidelines in the preparation of plans for review by the City.

Steps in the development and permitting process (See SMC 18.54):

- The applicant should consult the Comprehensive Plan and Zoning maps to determine within which planning area the proposed property for development is located.
- The applicant should consult the Zoning Code to determine the uses allowable on this property and the applicable development standards.
- The applicant should consult the Design and Development Guidelines for more specific illustrations of the goals of the Zoning Code.
- The applicant must check with the City staff to determine if there is a requirement for SEPA review.
- The applicant must check with the City staff to determine if there is a requirement for Pre-application review.

How Are the Guidelines Applied?

Guidelines which are required are indicated by the use of the terms “shall be” or “must” provided. Guidelines which have some flexibility as to how the intent of the guideline can be met are indicated by the use of the terms “should” or “may.” A design review process will permit a review of design and development guidelines for each project.

Definitions

Words within the guidelines that are *italicized* are defined in Chapter B.

B. Definitions

All words within the guidelines that are *italicized* are defined herein.

Undefined words and phrases.

The definition of any word or phrase not listed in the definitions which is in question when administering this title shall be defined by the Director from one of the following sources. The sources shall be utilized by finding the desired definition from source number one, but if it is not available there, then source number two may be used and so on. The sources are as follows:

A. Any city of Sumner resolution, ordinance, code or regulation;

B. Any statute or regulation of the state of Washington;

C. Legal definitions from Washington common law or a law dictionary;

D. The common dictionary.

Articulation - means the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm dividing large buildings into smaller identifiable pieces.

Art, Artwork - A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of *artwork* include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the Director, may be considered *artwork* provided they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered *art*.

Balcony - An outdoor space built as an above-ground platform projecting from the wall or recessed into the wall of a building and enclosed by a parapet or railing.

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

(a) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or

(b) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

Building entrance, primary - Is the entrance established as the main access point for customers.

Building entrance, secondary - Is the entrance which is a fire exit, employee only, and/or service access.

Courtyard - A landscaped space enclosed on at least three sides by at least single structure.

Fenestration - The design, proportioning, and disposition of windows and other exterior openings of a building.

Green roof - A *green roof* is a roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. This does not refer to roofs which are merely colored green, as with green shingles. Container gardens on roofs, where plants are maintained in pots, are not generally considered to be true *green roofs*.

Franchise and Corporate Architecture - Franchise architecture is a building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature. Some typical issues and negative impacts often associated with national chain or commercial franchise designs include:

(1) Large logos and/or colors used over large expanses of a building;

(2) Branded buildings are difficult to reuse if vacated by the primary business promoting vacancies and blight; and

(3) Buildings lack architectural elements and design consistent with the local community's architectural composition, character, vernacular, and historic context.

Hard Surface – Capable of supporting pedestrian and ADA traffic and shall not include dirt and gravel surfaces.

Human scale – The perceived size of a building relative to a human being.

Landscaping Type A - A dense landscaping screen separating different uses. Specifically:

(1) For landscaping strips 10 to 15 feet wide:

- At least one row of evergreen trees, minimum 8 feet in height and 10 feet maximum separation.
- Permitted evergreen tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.
- Shrubs at a rate of one shrub per 20 square feet of landscaped area.
- Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
- Ground cover.
- Bioretention cells, swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.120 for more details

(2) For landscaping strips wider than 15 feet:

- A minimum of one evergreen tree at least 8 feet tall for every 150 square feet arranged in a manner to obstruct views into the property.
- Permitted evergreen tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.
- Shrubs and ground cover as required above.

- Bioretention cells swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.100 for more details.

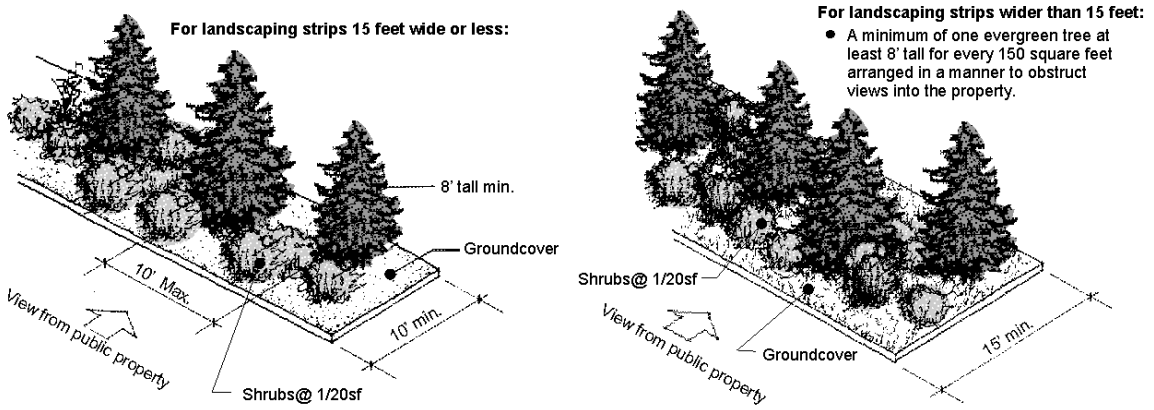


Figure B-1. Landscaping Type A.

Landscaping Type B **-** A moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment. Specifically:

(1) For landscaping strips less than 15 feet wide:

- Informal groupings of evergreen (minimum 8 feet in height) and/or deciduous trees (minimum 2 inch caliper as measured 4 feet from the root ball). At least 50 percent of the trees must be evergreen. Trees to be spaced at an average of 20 feet on-center, but may be grouped in asymmetrical arrangements.
- Permitted tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.
- Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
- Ground cover.
- Bioretention cells swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.100 for more details.

(2) For landscaping strips wider than 15 feet:

- At least one tree per 300 square feet of landscaped area. At least 50 percent of the trees must be evergreen.
- Tree species, shrubs, and ground cover as required above.
- Bioretention cells swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.100 for more details.

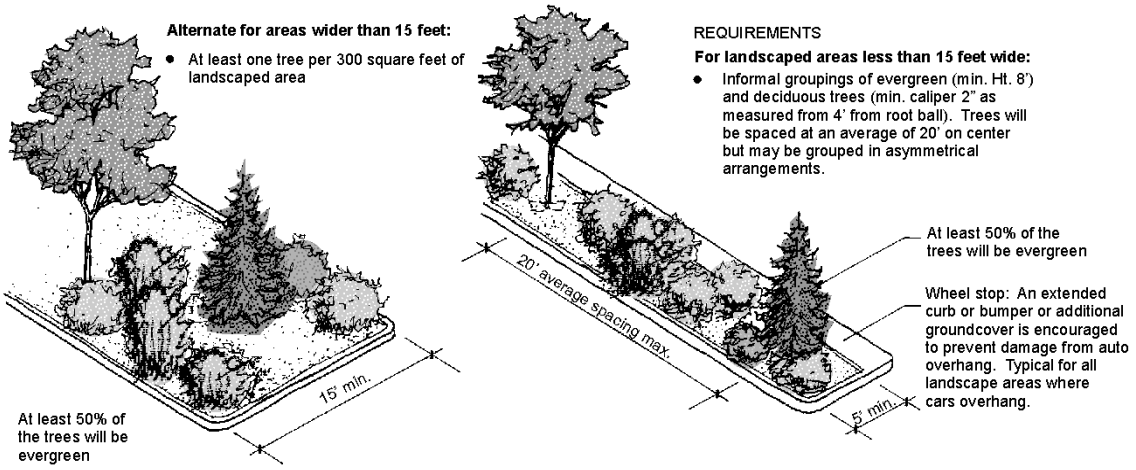


Figure B-2. Landscaping Type B.

Landscaping Type C - Landscaping provides visual relief in parking areas and along roadways where both a canopy of trees and visibility is required.

(1) For landscaping strips 5 to 20 feet wide:

- Trees at 20 feet on-center (minimum 2 inch caliper as measured 4 feet from the root ball).
- Permitted tree species are those that reach a mature height of at least 35 feet.
- Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
- Ground cover.
- Bioretention cells swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.100 for more details.

(2) For landscaping strips wider than 20 feet:

- At least one tree per 300 square feet of landscaped area or 20 foot separation (on average). Place trees to create a canopy in desired locations without obstructing necessary view corridors.
- Tree species, shrubs, and ground cover as required above.
- Bioretention cells swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.100 for more details.

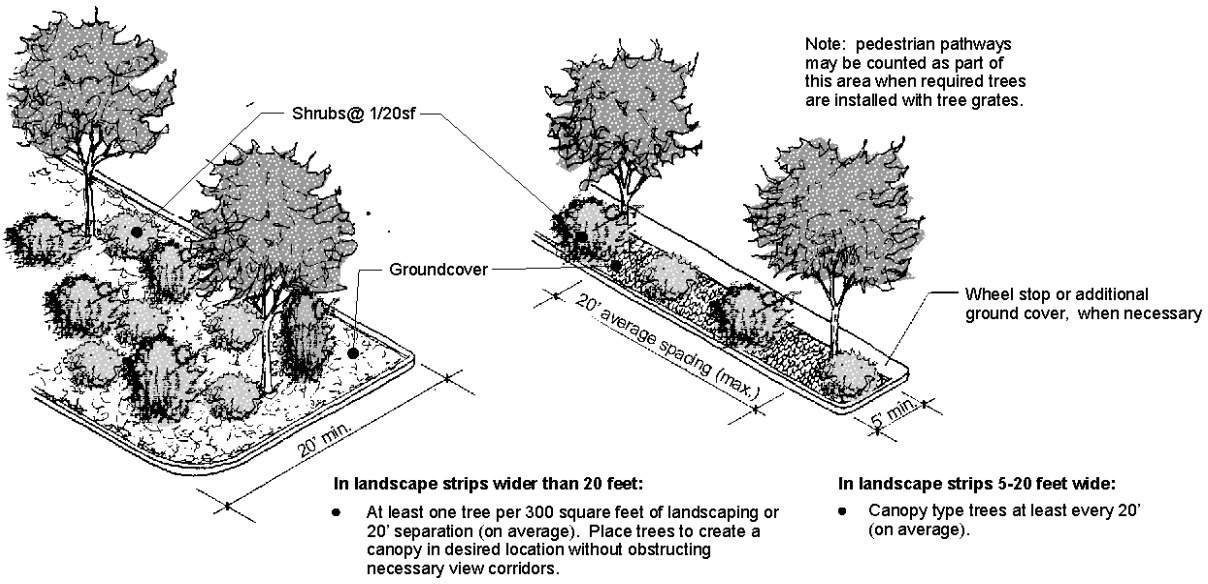


Figure B-3. Landscaping Type C.

Landscaping Type D - A decorative landscaped display with colorful flowers or foliage as a focal setting for signs, special site elements and/or high visibility or pedestrian areas. Specifically:

(1) Shrubs, at least 50 percent of which must exhibit decorative floral or foliage, shall cover at least 50 percent of the landscaped area. They shall be planted to cover the allocated area within 3 years.

(2) The remaining 50 percent of the landscaped area may be planted with trees, shrubs, ground cover, or cultivated flower beds.

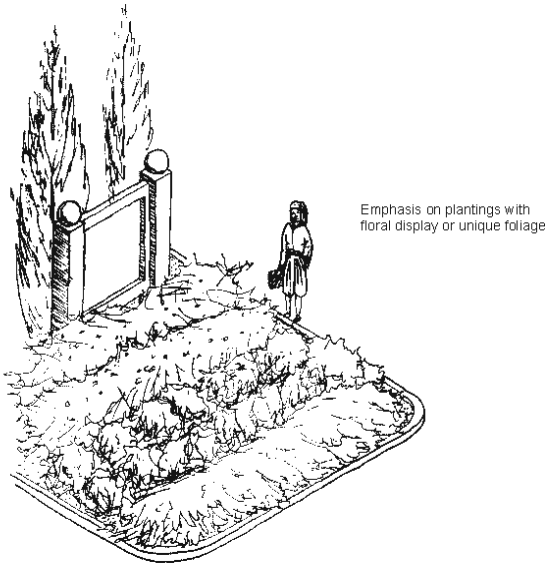


Figure B-4. Landscaping Type D.

Landscaping Type E - Enhancing natural areas to better integrate developments into existing conditions. Specifically:

(1) Landscaping shall consist of trees, shrubs, and ground covers that are native to the Puget Sound and are appropriate to the conditions of the site. Species are subject to the approval by the Director.

(2) Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.

(3) Minimum 20 feet in width if used as a screen or required front yard treatment.

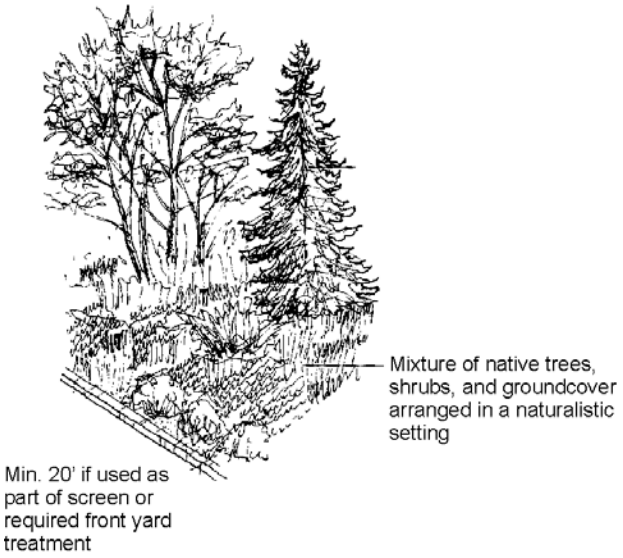


Figure B-5. Landscaping Type E.

LEED – Refers to the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™, which is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. Web information: http://www.usgbc.org/DisplayPage.aspx?CategoryID=19

Modulation - A stepping back or projecting forward of portions of a building facade within specified intervals of building width and depth, as a means of lessening the apparent bulk of a structure's continuous exterior walls

Multifamily - A building that is designed to house more than one family and cottage houses. Examples would be a multiplex, townhouses, condominiums, or apartment building.

Pedestrian-oriented facade - Ground floor facades that contain the following characteristics:

(a) Transparent window area or window displays along a minimum of 75 percent of the ground floor facade between a height of 2 to 8 feet above the ground.

(b) The primary building entry must be on this facade.

(c) Weather protection at least 5 feet in width and a height accentuating the design of the structure while providing protection to the pedestrian along at least 75 percent of the facade width.

Pedestrian-oriented space - To qualify as *pedestrian-oriented space*, the following must be included:

(a) To qualify as a *pedestrian-oriented space*, an area must have:

- Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular *courtyard*.
- Paved walking surfaces of either concrete or approved unit paving.
- Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
- At least 3 feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
- Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
- Landscaping components that add seasonal interest to the space.

(b) The following features are encouraged in *pedestrian-oriented space*:

- Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or *artwork*.
- Provide *pedestrian-oriented facades* on some or all buildings facing the space.
- Consideration of the sun angle at noon and the wind pattern in the design of the space.
- Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
- Movable seating.
- Bicycle rack.

(c) The following features are prohibited within *pedestrian-oriented space*:

- Asphalt or gravel pavement.
- Adjacent unscreened parking lots.
- Adjacent chain link fences.
- Adjacent blank walls.
- Adjacent dumpsters or service areas.

1. Town Center Plan Guidelines

Contents

Introduction

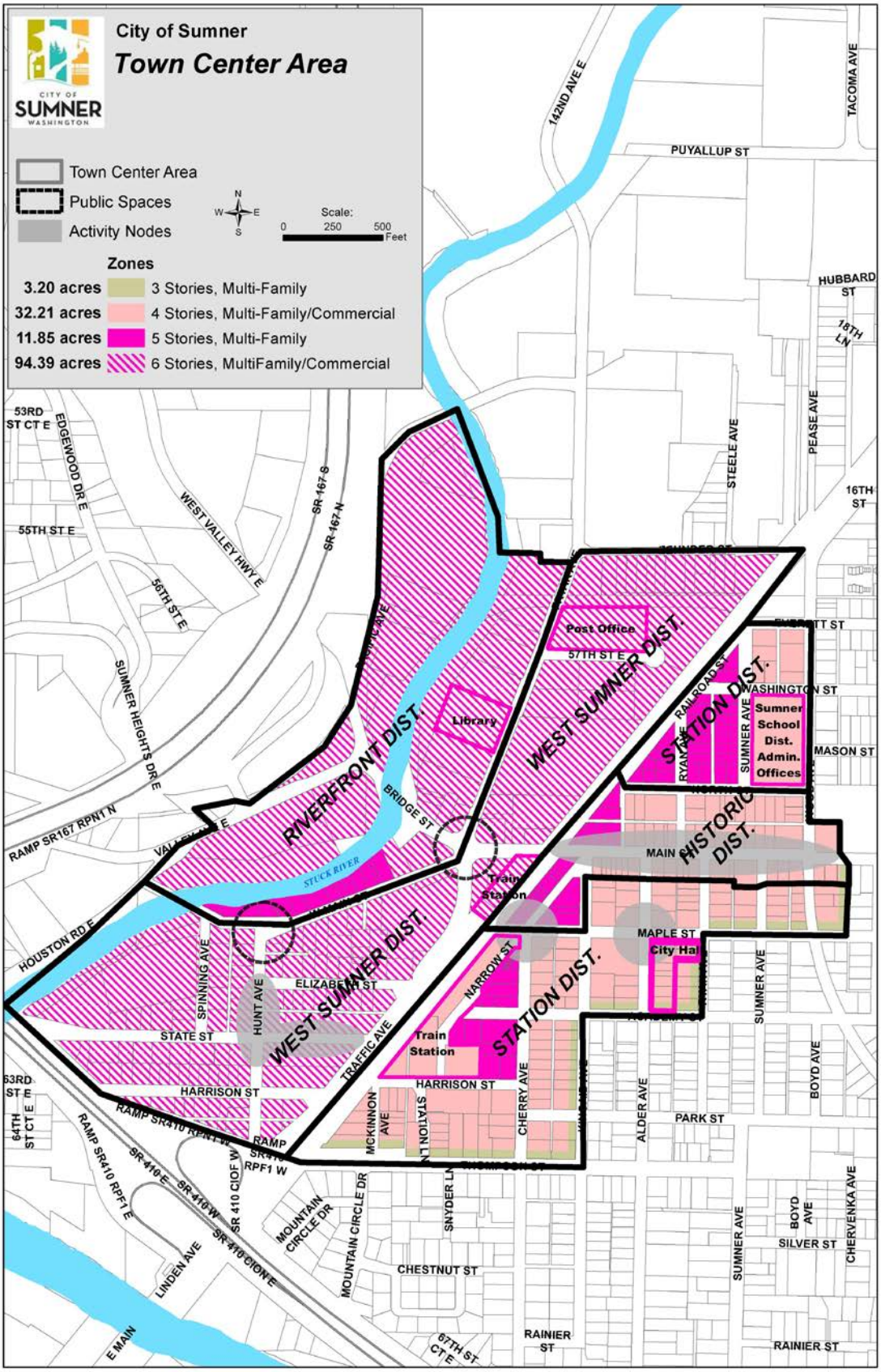
As described in the Sumner Comprehensive Plan, the Town Center Plan area intends to reinforce and strengthen the Sumner Downtown as a fully functional "everyday" downtown maintaining its classic small town character. The Downtown, centered on Main Street, continues to be a focal point of the community with its concentration of businesses and civic uses, and by virtue of its character and history. In 2000 the City and Sound Transit re-established a rail station on the original 1883 train site, south of Main Street along the Burlington Northern/Santa Fe Line. In order to build upon the success of Sound Transit, the City has developed the Town Center Plan area to focus growth and development near the Sounder train station. The goal of the Town Center Plan is to encourage development that not only supports the station and alternative travel options, but also to further enhance Downtown in accordance with the community vision:

- Sumner, a city of excellence reinforcing its role as classic, small town Americana that goes beyond nostalgia, and
- Sumner, a community that retains/strengthens a fully functional, "everyday" downtown.

The Plan also serves to be a roadmap to revitalizing downtown as a vibrant gathering place, a stable commercial core, and a neighborhood providing a variety of housing options for small families, empty nesters, and other households to live in proximity to the rail station and Downtown businesses.

Applicability

These guidelines apply to all new development and re-development within the Town Center Plan. For mixed-use buildings featuring residential uses, the residential portion of the building/site shall comply with the Multifamily Design Guidelines addressing open space and building design.


City of Sumner
Town Center Area
CITY OF SUMNER WASHINGTON
Town Center Area
Public Spaces
Activity Nodes
N
W
E
S
Scale:
0 250 500 Feet
Zones
3.20 acres 3 Stories, Multi-Family
32.21 acres 4 Stories, Multi-Family/Commercial
11.85 acres 5 Stories, Multi-Family
94.39 acres 6 Stories, MultiFamily/Commercial
142ND AVE E
TACOMA AVE
PUYALLUP ST
HUBBARD ST
18TH LN
PEASE AVE
STEELE AVE
16TH ST
53RD ST CT E
EDGEWOOD DR E
55TH ST E
WEST VALLEY HWY E
SR 167 S
SR 167 N
56TH ST E
SUMNER HEIGHTS DR E
RAMP SR167 RPNT N
RIVERFRONT DIST.
WEST SUMNER DIST.
Post Office
57TH ST E
Library
BRIDGE ST
STUCK RIVER
Train Station
STATION DIST.
RAILROAD ST
WASHINGTON ST
SUMNER AVE
Sumner School Dist. Admin. Offices
MASON ST
HISTORIC DIST.
MAIN ST
MAPLE ST
City Hall
HOUSTON RD E
SPINNING AVE
HUNT AVE
ELIZABETH ST
STATE ST
TRAFFIC AVE
NARROW ST
HARRISON ST
CHERRY AVE
ALDER AVE
PARK ST
BOYD AVE
63RD ST E
64TH ST CT E
RAMP SR410 RPNT W
RAMP SR410 RPF1 W
SR 410 CIOF W
SR 410 CIOF E
SR 410 E
SR 410 W
RAMP SR410 RPF1 E
MCKINNON AVE
STATION LN
SNYDER LN
MOUNTAIN CIRCLE DR
CHESTNUT ST
LINDEN AVE
E MAIN
67TH ST CT E
RAINIER ST
SILVER ST
CHERVENKA AVE

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement the standards of SMC. Where there is a conflict between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

1.1 Site Design and Parking

Intent

- To create streets which are safe and attractive to pedestrians.
- To provide connectivity, activity and interest along the street.
- To create streets that are more pedestrian and less auto focused.
- To create a sense of enclosure by requiring development to orient toward the street.
- To reduce the visual impact of parking lots and *blank walls* located adjacent to the street.
- To encourage developments to integrate *pedestrian-oriented spaces* into projects.

Guidelines

1.1.1 Building location. Buildings must be located adjacent to the sidewalk and feature *pedestrian-oriented facades*. This includes:

a) Primary building entry on this facade.

b) For commercial space on the ground floor:

a. Transparent windows and doors covering at least 75 percent of the facade between 2 and 8 feet above the ground.

Exceptions:

i) Buildings may be set back from the sidewalk provided the space between the sidewalk and the building meets the definition of a *pedestrian-oriented space*.

ii) For street corner buildings, the Director will consider reducing the transparency requirement to 50 percent of the ground floor facade between 2 and 8 feet above the sidewalk provided the facade incorporates sufficient design details that provide visual interest at a pedestrian scale. Facades along Main Street shall not qualify for this exception.

b. Pedestrian weather protection at least 5 feet wide along at least 75 percent of the building's front face. Wider weather protection features are encouraged to provide for outdoor seating areas. The weather protection may be in the form of awnings, marquees, canopies, arcades, or building overhangs. Gaps in the covering allow for visual variety in the facade through the use of architectural features and/or landscaping components.

c) For residential space on the ground floor:

a. For townhouses and row housing, entrances should be raised or lowered and accessed via a stoop, or similar stair case access.

b. Where access is provided to multiple tenants a singular access point is preferable and may be provided at the rear of the building.

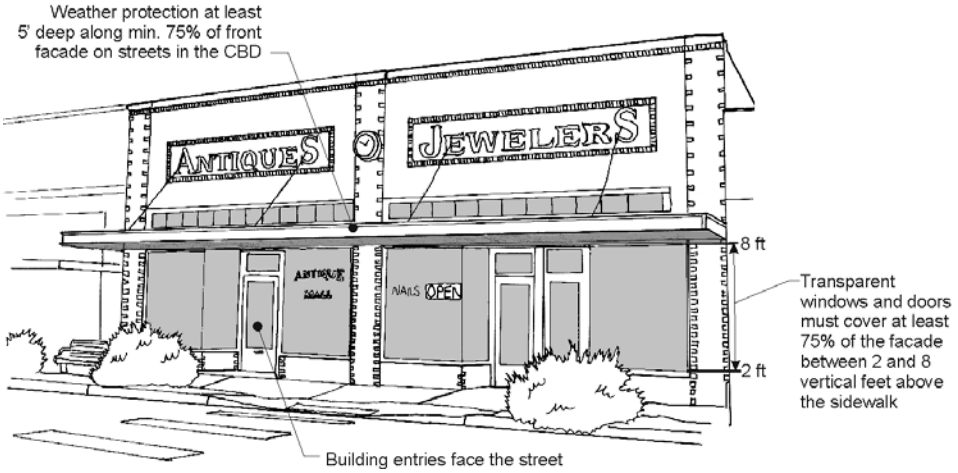


Figure 1-1. Standards for pedestrian-oriented facades.

[EM1]

Figure 1-2. Examples of a pedestrian-oriented facades in Downtown Sumner.

[EM2] 

Figure 1-3. Examples of a residential street frontage.

1.1.3 Parking location and design:

a) Main Street: New surface parking lots or ground floor structured parking fronting Main Street are prohibited.

b) All other streets: Parking shall be located behind or under structures and away from streets. Where at least some street front surface or structured parking and vehicular access is unavoidable, as determined by the Director, no surface parking may occupy the street frontage. Structured parking (parking garage) may occupy the street frontage with appropriate screening elements. Vehicle access shall be limited from the street and should be shared by multiple users as applicable. Surface parking lots shall be screened from the sidewalk by one of the following methods:

i) Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature *Landscaping Type C*. Alternative landscaping schemes will be considered by the Director provided they meet the intent of the guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director. See Figure 1-5 for an example.

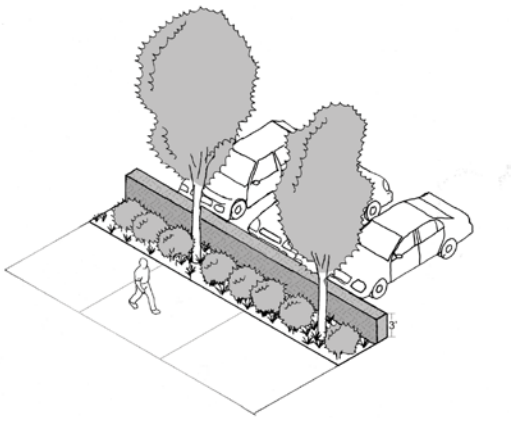


Figure 1-5. Parking lot planting buffer with low wall.

ii) Provide an elevated planter which is a minimum of 5 feet wide and between 2 and 3 feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest as determined by the Director. See Figure 1-6 as an example.

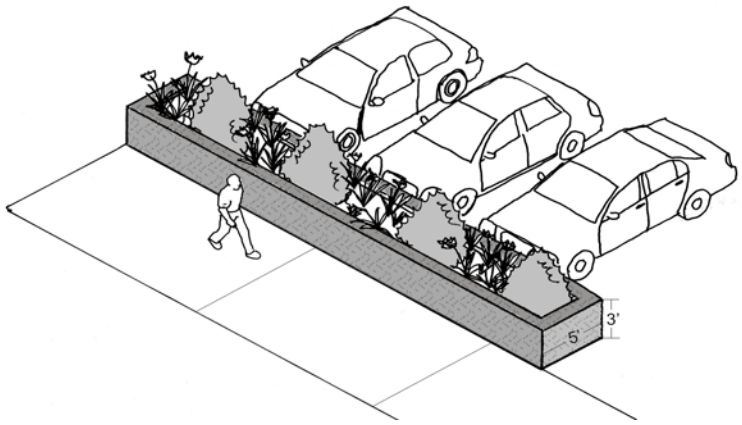


Figure 1-66. Elevated parking lot planting buffer.

Both options (i) and (ii) should choose and maintain plantings to maintain eye level visibility between the street/sidewalk and parking area for safety. This means that shrubs and other low plantings should be maintained below 3 feet in height while trees (once they achieve taller heights) should generally be trimmed to up to the 8-foot level. See Figure 1-7.

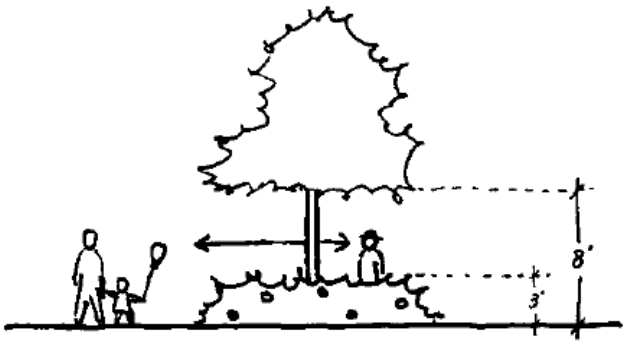


Figure 1-7. Parking lot planting buffers shall emphasize the 3:8 rule for visibility and safety.

c) Surface or structured parking lots may not be located adjacent to street corners, but the Director may make exceptions for any street, except for Main Street, provided the development includes a special corner treatment that mitigates negative visual impacts of a parking lot, including applicable sight distance requirements, and adds character and identity to the Town Center. Examples could include:

   i) Install distinctive landscaping (covering an area at least 20 feet by 20 feet or 400 SF) with a combination of groundcover and shrubs or trees. Such landscaping should be designed to provide special interest in all four seasons.

   ii) Include a special architectural element, such as a trellis, to add identity or demarcation of the area.

   Such landscaping or architectural element may have a sign or mural incorporated into it (as long as such sign does not identify an individual business or businesses).

1.1.4 Vehicular access and curb cuts. In the Historic District new driveways onto any street are prohibited. Access to all other off-street parking areas shall be from existing alleys. All other Districts shall limit the parking access from the street. Shared driveways and

access are recommended when possible. An easement(s) for public and/or future access may be required.

Exception: New driveways accessing parking lots approved per Guideline 1.1.3 may be permitted by the Director where it is determined that such a driveway will not adversely impact the pedestrian environment

1.1.5 Street corner sites. All buildings located at the intersection of streets are encouraged to include design elements that accentuate their street corner location. Consider orienting the primary entrance to the corner. Cropped or notched building corners that provide for small *pedestrian-oriented spaces* adjacent to the street corner are encouraged.

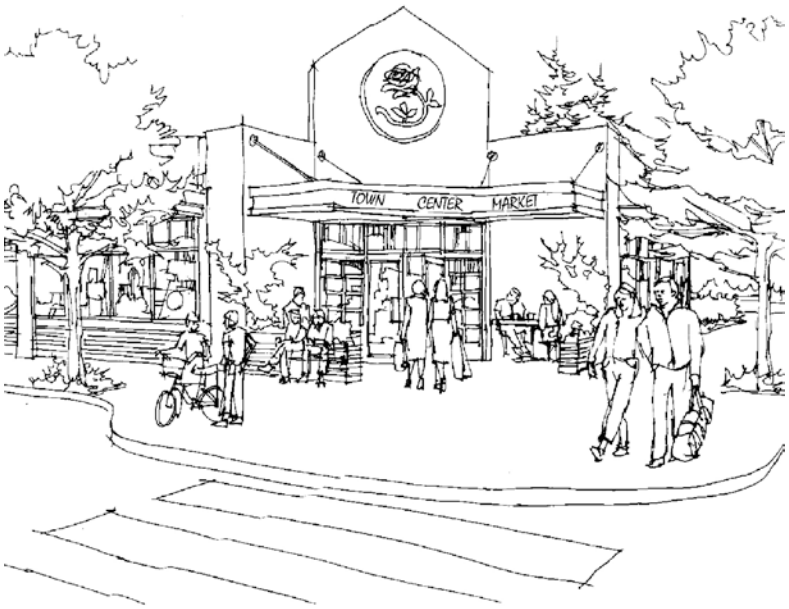


Figure 1-8. Street corner development example.

1.1.6 Open space. Commercial developments within the Town Center Plan and in the Activity Nodes or Public Space designations are required to provide *pedestrian-oriented space*. Commercial developments in the Historic District are not required, to incorporate open spaces into the design of the site, but *pedestrian-oriented space* is encouraged to provide for gathering spaces Downtown. Desirable locations for *pedestrian-oriented space* are:

a) Between the sidewalk and the building entrance.

b) Adjacent to the street corner.

c) Adjacent to a building's secondary entrance (off the alley).

d) On rooftops as a patio or garden.


Figure 1-7. Examples of pedestrian-oriented spaces *located adjacent to sidewalks.*

1.1.7 *Pedestrian-oriented space* guidelines:

a) To qualify as a *pedestrian-oriented space*, an area must have all of the following:

i) Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular *courtyard*.

ii) Paved walking surfaces of either concrete or approved unit paving.

iii) Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.

iv) At least 3 feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.

v) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.

vi) Landscaping components that add seasonal interest to the space.

b) The following features are encouraged in *pedestrian-oriented space*:

i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or *artwork*.

ii) Provide *pedestrian-oriented facades* on some or all buildings facing the space.

iii) Consideration of the sun angle at noon and the wind pattern in the design of the space.

iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.

v) Movable seating.

c) The following features are prohibited within *pedestrian-oriented space*:

i) Asphalt or gravel pavement.

ii) Adjacent unscreened parking lots.

iii) Adjacent chain link fences.

iv) Adjacent *blank walls*.

v) Adjacent dumpsters or service areas.

vi) Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as *pedestrian-oriented space.*

1.1.8 Service and utility elements guidelines:

a) Dumpsters, refuse and recycling containers, loading, mechanical areas, utility meters, electrical conduit, and other service/utility elements shall be located in alleys where available. Where alleys are not available or alternative location is necessary, service elements shall be located and designed to minimize the impacts on the streetscape and customer parking areas. Solid waste receptacles visible from the street, customer parking areas, and residential units shall be surrounded on at least three sides by a site obscuring fence or wall. Chain link fencing with slats may be used for gates but not for the enclosure. Landscaping elements surrounding such screen walls are encouraged.

b) All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element of the building.

c) Exterior hose bibs must be located as to not interfere with access to entryways.

d) No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street).

e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.

f) Dumpster, refuse, and recycling containers shall be well maintained. Doorways shall be closed when not being serviced.

g) Exterior electrical utilities, such as transformer boxes, shall be developed in a manner that provides visibility and shall include artwork murals to deter graffiti. These areas may include pedestrian amenities such as seating or plantings that reduce the visual impact.

Figure 1-9. Avoid exposed utility meters along the sidewalk, like this.

1.2 Building Character and Massing

Intent

- Preserve historic details in buildings which typify Downtown Sumner's small town character.
- Encourage preservation, rehabilitation, restoration, or reconstruction of historical properties based on appropriate historic information, materials, and methods.
- Reduce the bulk and mass of buildings compatible with Sumner's small sense of scale.
- Preserve Sumner's traditional, compact, pedestrian-scaled network.
- Maintain compact rhythm of storefronts.
- Avoid a generic appearance and chain or franchise architecture that is trademarked, branded, or easily identified with a particular national or regional chain or commercial franchise.

Guidelines

1.2.1 Historic District:

Historic building guidelines and standards. Property owners of early 20th century buildings are encouraged to use the "Secretary of Interior's Standards for the Treatment of Historic Properties" (web: **http://www.cr.nps.gov/hps/tps/standards/**) (hard copy also available at City Hall) as a guide to preserve, rehabilitate, restore, or reconstruct historic properties. These standards provide detailed recommendations on restoration, maintenance, repair, replacement, design, alterations, building materials, roofs, interiors, etc.

The restoration of older buildings to their original condition is encouraged. Historic photographs are extremely useful in determining historic precedent and should be used by owners interested in improving their historic properties. Renovations shall not cover or hide original windows or details with siding, paneling or signage.

If historic facade elements are missing, use a simplified interpretation of similar nearby historic facades. Do not replace facade elements with new interpretations unless evidence of the original is missing. New designs should continue the character of the original.

Figure 1-80. Historical photographs are extremely useful in determining historic precedent. Building owners are thus strongly encouraged to consult historic images of their building prior to making any facade changes. This 1930 image looks west down Main Street.

1.2.2 Non-period architecture. Existing architecture which is not consistent with the early 1900 style and represents later periods is also encouraged to celebrate distinctive design features, except where such features conflict with other standards and guidelines herein, as determined by the Director. Renovations of these structures should facilitate pedestrian access. Unique signage and design elements which are not inconsistent with the remainder of the guidelines are to be encouraged.

1.2.3 No *franchise and corporate architecture*. The use of stock building plans, typical corporate and/or franchise designs, "regional prototype alternatives," or other designs which are easily identified with a particular chain or corporation are not allowed.

Figure 1-91. Generic franchise and corporate architecture is not allowed in the CBD.

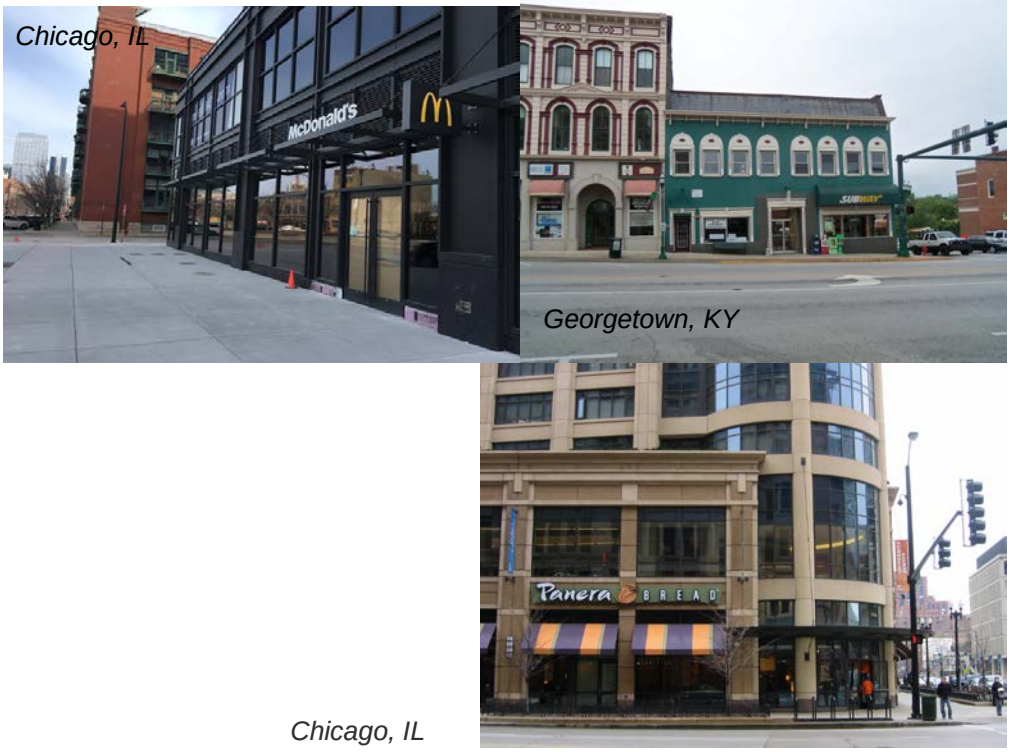


Figure 1-102. Examples from other communities where a fast food franchise's architecture was modified to fit into the context of the community.

1.2.4 Design all visible facades. All facades of a building shall be given equal design consideration. Some flexibility may be given by the Director for alley or other facades that are not visible from streets, parks, parking lots, or other uses.

1.2.5 ***Articulation*.** Buildings in the Town Center Plan should include *modulation* and/or *articulation* features every 30-60 feet to reinforce Downtown's pattern of small storefronts. At least two of the following methods must be employed at intervals no greater than 30 feet:

a) Use of window and/or entries that reinforce the pattern of 30-foot storefront spaces.

b) Use of weather protection features that reinforce 30-foot storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.

c) Change of roofline

d) Change in building material or siding style

e) Use of pillars every 30-40 feet.

e) Other methods that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.

Figure 1-113. Facade articulation examples at no more than 30-60 foot intervals.

1.2.6 **Massing for Multi-story buildings:** Buildings must use design techniques to break up long continuous building walls and reduce the architectural scale of the building, and add visual interest. Specifically, any building facade longer than 120 feet in width must employ design techniques to successfully limit the perceived length of individual facades. A combination of techniques will likely be required to meet the intent of the guidelines. Possible techniques include a combination of vertical building *modulation* or roofline *modulation* with a change in building materials or finishes, a clear change in building *articulation* and/or *fenestration* techniques. Changes in paint color alone will not be enough to meet the intent of the guidelines. For buildings incorporating residential uses on upper floors, this guideline is in addition to Guideline 3.6.1.

Figure 1-14. This building uses a clear change in building materials and other articulation *techniques to reduce the perceived scale of the building and add visual interest.*

1.2.7 First story height. In order to ensure the ground floor of structures have adequate height to function efficiently for potential commercial uses, the first story's height to finished ceiling of new infill buildings in the Town Center Plan must not be lower than 13 feet. No waiver or variance will be permitted in activity node areas.

1.2.8 Vertical *articulation*. To moderate the vertical scale of multi-story buildings, the design shall include techniques to clearly define the building's top, middle and bottom. The following techniques are suggested methods of achieving vertical *articulation*:

a) Top: Distinct cornice treatments.

b) Middle: Upper level *fenestration*, material changes, and similar treatments that unify the building design.

c) Bottom: Pedestrian-oriented storefronts, pedestrian-scale building details, and weather protection elements.

d) Other methods that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.

Figure 1-15. Multi-story buildings should employ vertical modulation.

1.3 Building Details and Materials

When buildings are seen from a distance, the most noticeable qualities are the overall form and color. For example, a 100-foot wide, three-story commercial building must be observed at least 200 feet away in order for the building to fit within a person's cone of vision so its overall shape can be perceived. At that distance, the building's major features including windows and doors are clearly visible. However, at closer range (within 60 to 80 feet from the building - approximately the distance across a typical Downtown street), a person notices a building's individual elements and details much more than its overall form. From the adjacent sidewalk, the most important aspects of a building are its design details, texture of materials, quality of its finishes, and small, decorative elements. In Sumner's Downtown setting, it is essential that buildings and their contents be attractive up close.

Intent

- Encourage the incorporation of creative design details and small scale elements into building facades are attractive at a pedestrian scale and add visual interest.
- Encourage high quality building materials that will promote the character and identity of Sumner.
- Discourage the use of materials that are not compatible with the character of Sumner.
- Encourage the use of building colors compatible with the established historical character of Sumner.
- Mitigate the impacts of *blank walls* on the pedestrian environment.

Guidelines

1.3.1 Building details.

1.3.1.1 Non-residential. All non-residential buildings shall be enhanced with appropriate details. All new buildings are required to employ at least one detail element from each of the three categories below. The applicant must demonstrate how the amount, type, and mix of details meet the intent of the guidelines. For example, a large building with multiple storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the guidelines.

a) Window and/or entry treatment
   i) Display windows divided into a grid of multiple panes
   ii) Transom windows
   iii) Roll-up windows/doors
   iv) Other distinctive window treatment that meets the intent of the guidelines.
   v) Recessed entry
   vi) Decorative door
   vii) Arcade

viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry

ix) Other decorative entry treatment that meets the intent of the guidelines.

b) Decorative facade attachments

i) Decorative weather protections element such as a steel canopy, decorative cloth awning, or retractable awning.

ii) Decorative, custom hanging sign(s).

iii) Decorative building-mounted light fixtures.

c) Building materials and other facade elements

i) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.

ii) Decorative *artwork* on building (such as a mural) or bas-relief sculpture.

iii) Decorative kick-plate, pier, beltcourse, design.

iv) Other details that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.

Other mixtures of detailed elements will be considered provided they meet the intent of the guidelines.

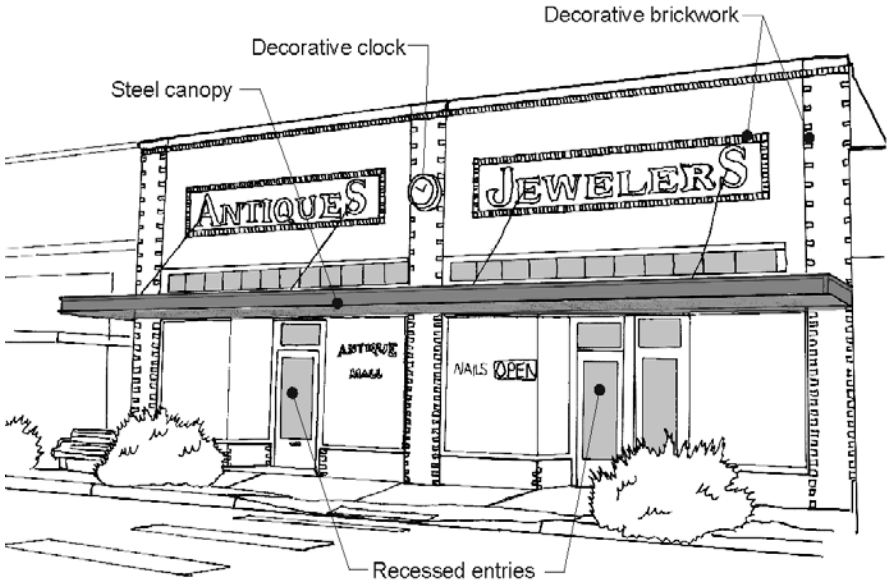


Figure 1-16. This older Downtown building would meet the current standards by including transom windows, a recessed entry, a steel canopy, a decorative clock, and decorative brickwork.

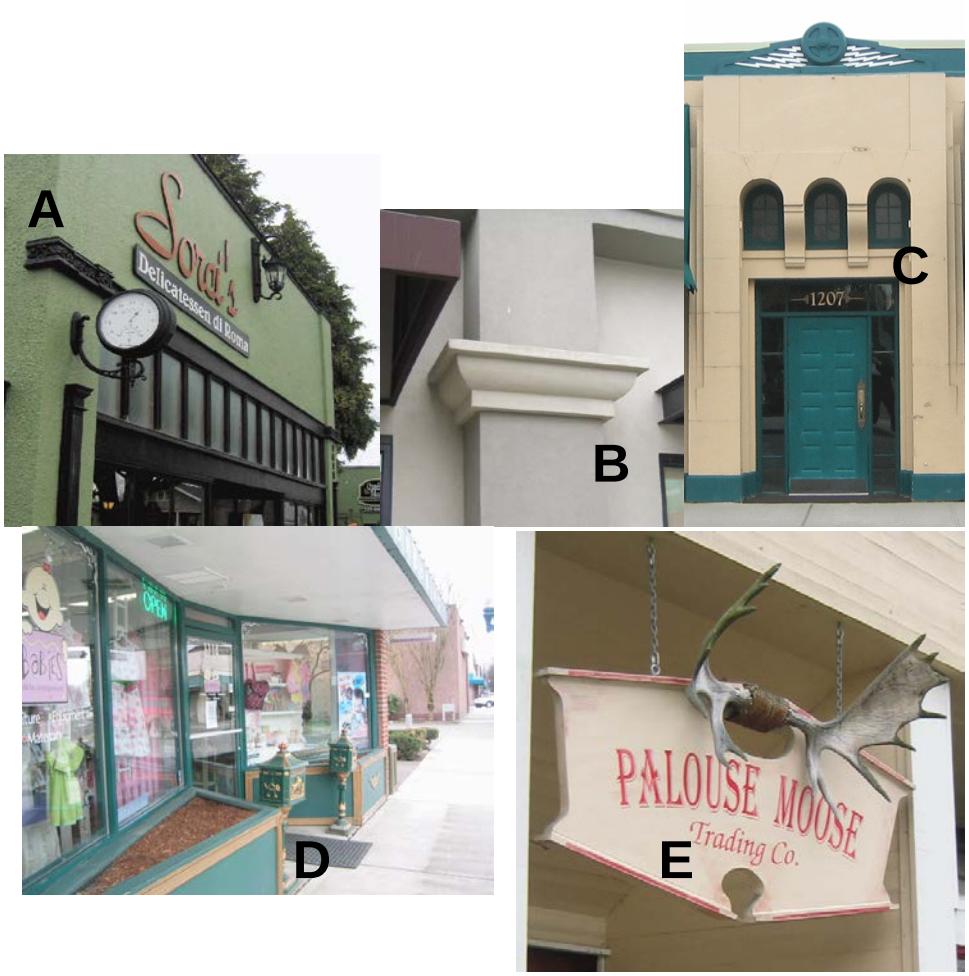


Figure 1-17. Other Downtown elements that would qualify as a building details: A = decorative clock and lights and transom windows; B = decorative columns; C = decorative entry, windows, and roofline element; D = recessed entry and decorative kickplates; and E = decorative pedestrian-oriented signage.

1.2.1.2 Residential. All residential buildings shall be enhanced with appropriate details. All new buildings are required to employ at least one detail element from each of the three categories below. The applicant must demonstrate how the amount, type, and mix of details meet the intent of the guidelines.

a) Window treatment
   i) Windows must be treated with trim at least 3 inches wide.
   ii) Landscape treatments below the window ceil.
   iii) Romeo and Juliet balcony at least 6 inches deep and as wide as the window.
   iv) Other distinctive window treatment that meets the intent of the guidelines.

b) Entry treatment
   i) Recessed entry
   ii) Decorative door
   iii) Arcade

iv) Landscaped trellises or other decorative element that incorporates landscaping near the building entry

v) Other decorative entry treatment that meets the intent of the guidelines.

Other mixtures of detailed elements will be considered provided they meet the intent of the guidelines.

1.3.2 *Blank walls.*

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

i) A ground floor wall or portion of a ground floor wall over 6 feet in height that has a horizontal length greater than 15 feet and does not include a transparent window or door; or

ii) Any portion of a ground floor wall having a surface area of 400 square feet or greater that does not include a transparent window or door.

b) Untreated *Blank walls* facing a public street, *pedestrian-oriented space*, or pedestrian pathway are prohibited. Any new *blank walls* shall be treated through one or more of the methods below sufficient to meet the intent of the guidelines. For large walls, for example, a combination of treatments may be needed to break up the façade and provide visual interest. Owners of existing buildings containing visible *blank walls* are encouraged to utilize one or more of the following treatments to add visual interest to the street. Methods to treat *blank walls* can include:

i) Display windows.

ii) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 35 percent of the wall's surface within three years.

iii) Installing a vertical trellis in front of the wall with climbing vines or plant materials.

iv) *Artwork* (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the *blank wall* surface.

v) Other methods that meet the intent as determined by the Director and as recommended by the Design Commission.

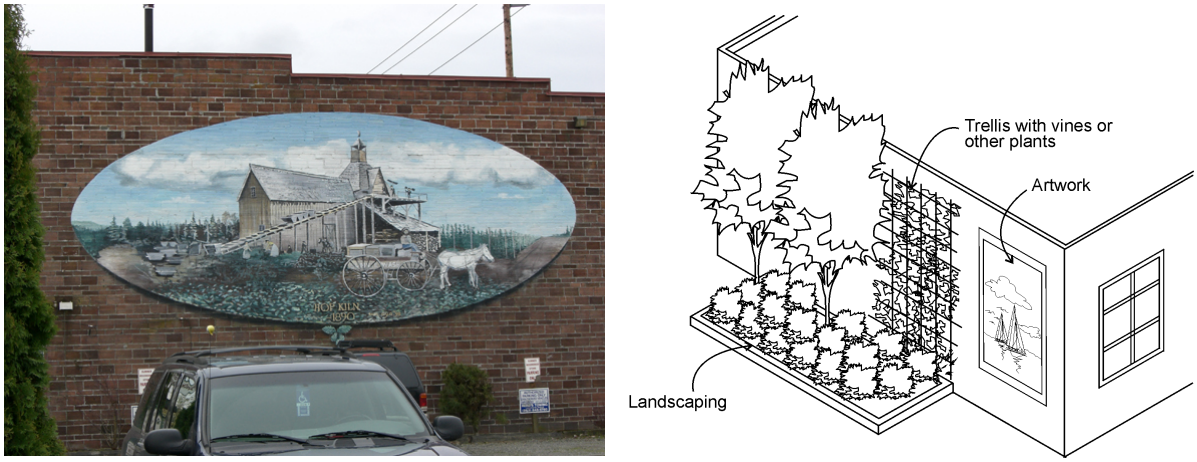


Figure 1-18. Examples of blank wall *treatments.*

1.3.3 Fire wall treatments: Exposed firewalls alongside property lines visible from a street or parking area must utilize material, color, and/or textural changes as approved by the City to add visual interest to the wall.

1.3.4 Secondary entrance design elements. All commercial uses containing a secondary side or rear customer entrance shall incorporate at least two of the following design elements to visually enhance such entries:

a) Weather protection over the entry at least 3 feet wide in the form of awnings, marquees, canopies, or overhangs.

b) Decorative pedestrian-oriented signage consistent with SMC 18.44 that highlights the entry and adds visual interest.

c) *Pedestrian-oriented space* or designated outdoor eating areas.

d) Fixed landscaping elements, including one of the following:

   i) Landscaped planter or fixed planter box incorporating decorative groundcover, shrubs, and/or trees.

   ii) A trellis or other similar architectural element that incorporates landscaping.

e) Decorative pedestrian-scaled lighting fixture(s).

f) Special building details that highlight the entry and add visual interest.

g) Other features that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.

Figure 1-19. Provide design elements and amenities for secondary public building entries, particularly where there is substantial public parking off the alley.

1.3.5 Preferred exterior building materials. Building exteriors shall be constructed from high quality, durable materials. In the Historic District brick is the preferred exterior building material. Other building materials may be acceptable provided they meet all other guidelines herein. All other districts shall use durable materials that meet the intent of this section.

Figure 1-19. Brick is the preferred exterior material for the Historic District buildings.

1.3.6 Prohibited materials. The following materials are prohibited in visible locations unless an exception is granted by the Director based on the successful integration of the material into the overall design of the structure.

a) Vinyl or plywood siding (including T-111 or similar plywood).

b) Highly tinted or mirrored glass (except stained glass), except when used as an accent design element covering less than 10 percent of the building facade.

c) Corrugated fiberglass.

d) Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure). See SMC 18.16.080(m) for restrictions for temporary uses.

e) Crushed colored rock/crushed tumbled glass.

f) Non-corrugated and highly reflective sheet metal.

1.3.7 Special material standards:

a) Concrete block. Special standards for concrete or concrete blocks (concrete masonry units or "cinder blocks"): When used for walls that are visible from a street, public park or open space, or pedestrian route, concrete or concrete block construction shall be architecturally treated in one or more of following ways:

i) Use a combination of textured surfaces such as split face or grooved to create distinctive patterns that add visual interest.

Figure 1-120. When concrete block is used on a facade, the design should utilize a combination of textured surfaces and color.

ii) Use of other masonry types such as brick, glass block, or tile in conjunction with concrete or concrete blocks.

iii) Use of decorative coursing to break up *blank wall* areas.

iv) Use matching colored mortar where color is an element of architectural treatment for any of the options above.

Figure 1-131. An example of concrete block used in conjunction with other materials.

b) Metal siding. When used for walls that are visible from a street, public park or open space, or pedestrian route, buildings shall have visible corner moldings and trim and incorporate masonry, stone, or other durable permanent material within 2 feet of the ground level. Facades wider than 40 feet that employ metal siding shall incorporate multiple colors or other siding materials.

Figure 1-22. This building features metal siding with visible corner trim and concrete block closer to the ground level.

Figure 1-23. This facade *combines stucco with concrete block and other accent materials.*

1.3.8 Year of construction. The year of construction of a building shall be noted by the installation of a permanent cast metal plaque attached to the building. Stone or masonry set integral with other masonry on the front building elevation facing the principal street may be used in lieu of a cast metal plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may have historic interest in the future may be included.

1.3.9 Color Palette. In the Historic District a storefront's palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with the base color. Specifically, darker base colors with white trim work particularly well. However, lighter base colors can effectively be combined with dark trim colors. Applicants should consult with Sumner's Downtown Association on appropriate façade colors.

Figure 1-24. Dark base colors with contrasting white trim.

Figure 1-25. This storefront uses a lighter base color with darker trim and a contrasting red door.

1.4 Streetscape and Landscaping

Intent

- Enhance the small town character of Downtown Sumner.
- Improve the pedestrian environment by making it easier, safer and more comfortable to walk throughout the Town Center.
- Provide signs which are pedestrian in scale and located so as to be legible to pedestrians on the sidewalks.
- Reduce conflicts between pedestrians and automobiles.
- Support the Urban Design Concept Plan for the City of Sumner public improvements.

Guidelines

1.4.1 Sidewalk widths and uses.

a) New buildings intended for ground floor restaurant or other similar uses that may desire outdoor dining or seating opportunities are encouraged to setback storefronts to provide for wider sidewalks. For example, 12-foot sidewalks allow for very limited outdoor dining/sitting opportunities, while 15-foot sidewalks provide a more desirable configuration for outdoor dining. Also see SMC 12.28.100 and 18.16.080(O) for related standards.

Figure 1-26. Wider sidewalks provide opportunities for a greater range of pedestrian activities.

b) Sidewalks shall not be enclosed as building space for retailing. Outdoor dining and small, temporary displays for items such as groceries, hardware, books, etc. may be allowed provided they do not impede pedestrians passing comfortably on the sidewalk. Also see SMC 12.28.080 for related provisions.

1.4.2 Streetscape amenities. Pedestrian amenities must be included along all downtown streets. Specifically, at least one amenity listed below must be included for each 60 lineal feet (on average) of street frontage. The type, location, and design of chosen amenities must contribute to a well-balanced mix of features on the street, as determined by the

Director. Developments with greater than 120 linear feet of frontage shall include at least one amenity from Category II below. Desired amenities include:

Category I:

a) Pedestrian furniture, such as seating space, approved trash receptacles, and consolidated newspaper racks (each piece of furniture may count as an amenity element). The design of such furniture should be compatible, durable, and located to minimize impacts to pedestrian movement on the sidewalk. Seating areas and trash receptacles are particularly important where there is expected to be a concentration of pedestrian activity (such as near major building entrances and transit stops) and may be required by the Director. Low walls or planter edges to be used for seating should be at least 12 inches wide to function successfully. Seating can be incorporated into parking lot screening walls, building foundations or be free-standing planters or benches.

b) Planting beds and/or other permanent planting elements;

c) Decorative pavement patterns and tree grates;

Figures 1-27. Examples of Category I streetscape pedestrian amenities.

Category II:

a) Drinking fountain.

b) Ground-mounted Pedestrian-scaled lighting (placed between 12 feet and 14 feet above the ground) as approved by the Director.

c) Informational kiosks.

d) Transit shelters.

e) Decorative clocks.

f) *Artwork* such as sculptures, installations, or other *artwork* incorporated into sidewalk.

Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement (at least 8 feet of unobstructed horizontal clearance is required on all sidewalks) will not qualify as an amenity to meet this guideline.

Figures 1-28. Examples of Category II streetscape pedestrian amenities.

1.4.3 Site Lighting. Provide adequate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

a) All public areas shall be lighted with average minimum and maximum levels as follows:

   i) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;

   ii) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and

   iii) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.

b) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

c) Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a *human scale*. Requests for higher lighting fixtures may be considered with the approval of the Director. All fixtures over 12 feet in height shall be fitted with a full cut-off shield, except for catenary lights.

d) Pedestrian-scaled lighting (light fixtures no taller than 14 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.

1.4.4 Landscaping. Developments in the Town Center Plan incorporating landscaped areas are subject to SMC Chapter 18.41 requirements with the following exceptions/provisions:

a) Properties adjacent to Main Street are exempt from the requirements of SMC 18.41.040.

b) *Green roofs* are encouraged to be used to provide pee patches and open space areas for residents. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.

Figures 1-29. Green roof example.

2. Commercial Guidelines

Contents

Introduction

Applicability

These guidelines apply to all new development and re-development within the General Commercial (GC), Interchange Commercial (IC), Neighborhood Commercial (NC), and Central Business District (CBD) outside of the Town Center zones unless specifically noted. For example, there are some guidelines that apply only to properties fronting on East Main Street. In such instances, the text in the guideline will clearly spell out what properties are applicable.

For mixed-use buildings featuring residential uses, the residential portions of the building and site must comply with the Multifamily Design Guidelines. This shall include open space and building design guidelines and may include other *multifamily* design guidelines, depending on the nature of the development. Single purpose *multifamily* or single-family developments (where allowed) in these zones are exempt from these design guidelines and must instead comply with the Multifamily Design Guidelines or Single-Family Design Guidelines, respectively.

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement to the standards of SMC. Where there is a conflict between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

Sumner Urban Design Concept Plan

The Sumner Urban Design Concept Plan defines public design elements that are intended to reinforce Sumner's pedestrian scale and small town character. Where the design guidelines address development of private land, the Urban Design Concept plan describes necessary public improvements to link downtown with public facilities and other commercial districts. The plan describes the overall goals, public investment strategy, and a description of implementation mechanisms for funding these improvements.

Sumner Town Center Plan

This document provides the policy and housing analysis for revitalizing the downtown core and encouraging development of more housing to serve local businesses and utilize the Sounder station. The Town Center Plan is an area within close proximity to the Sounder commuter rail station and is intended to be a pedestrian oriented area with a mix of housing and commercial uses.

District Objectives

NC, Neighborhood Commercial District

The NC district is intended to provide for convenient retailing and other commercial services principally oriented to adjacent residential areas and neighborhoods. The NC zone, as with other commercial zones, allows residential uses as a secondary use. Developments are encouraged to include a combination of retail, office, service and residential uses – mixed either vertically (one use above another) or horizontally (different uses side by side). While buildings in this district can be larger than those of surrounding residential neighborhoods, architectural treatments that help to reduce the perceived scale and fit well into the neighborhood's context are particularly important.

GC, General Commercial District

The GC district is intended to provide for retailing and other commercial services that serve the large market area surrounding the Sumner community. In this respect, GC district regulations are intended to accommodate conventional commercial development that is typical to urban areas such as shopping centers, commercial malls and office complexes. While such commercial developments usually rely upon the automobile as their principal source of access, they should be designed to encourage pedestrian access.

IC, Interchange Commercial District

The IC district is intended to provide for retailing and other commercial services that are easily accessible from the freeway, yet are not located near residential districts. Such commercial developments primarily rely on the automobile as their principal source of access, yet the design will need to accommodate good pedestrian access. Specific areas are located in the vicinity of the 24th/28th street interchange off of SR-167, and the 166th Ave/ SR-410 area. The design of these often highly visible developments are important to the character of Sumner.

MUD, Mixed-Use Development District

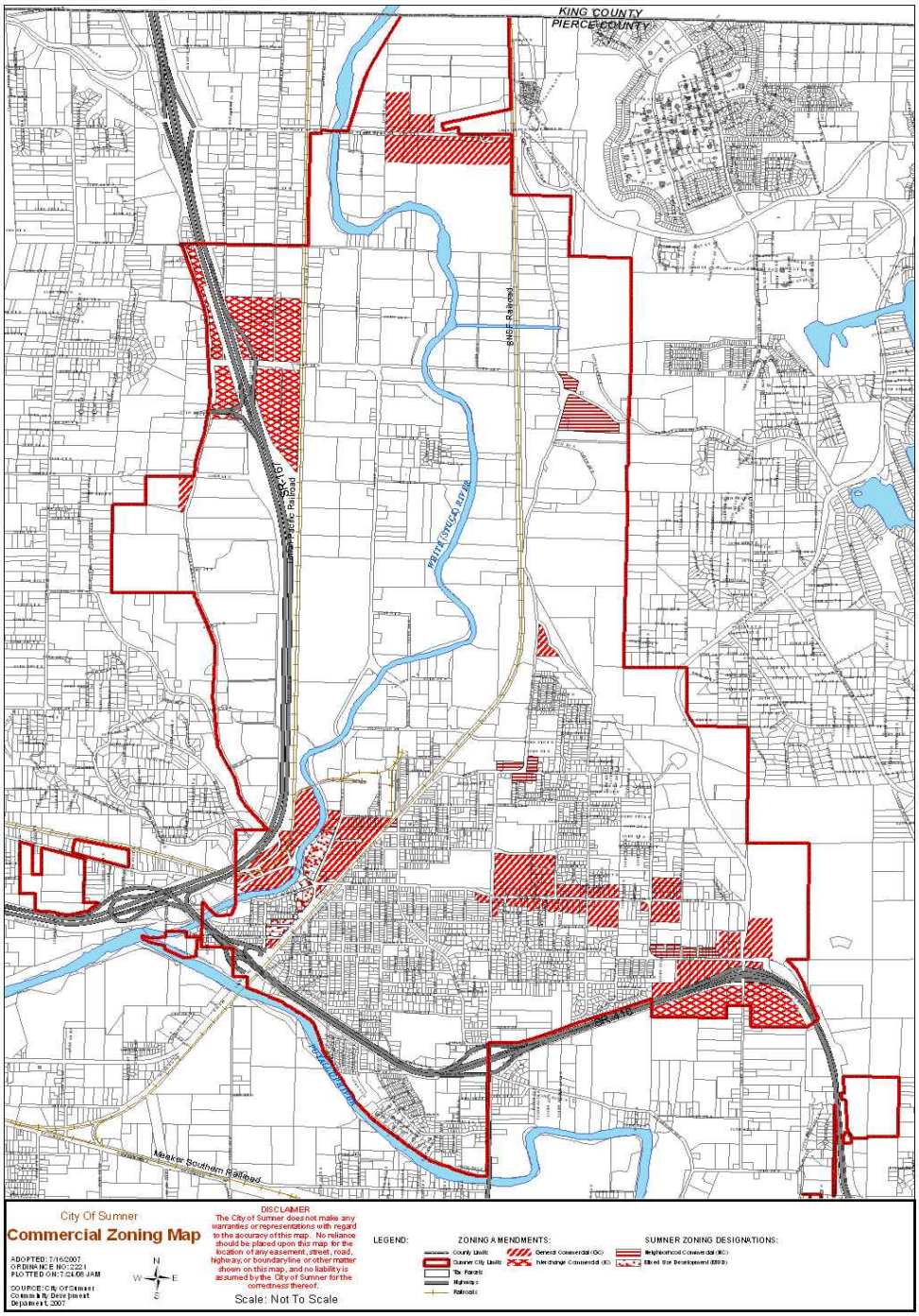
The MUD district is intended to provide for a mix of residential and appropriate commercial services within close proximity to the historic central business district and increased housing density near regional transit centers. Good pedestrian access and amenities are top priorities in the design of developments.

East Main Street Commercial

East Main Street is a special design overlay area shown on the zoning map and described in the City's East Main Street Design Strategy document. The objectives for this area are to create an

area that is safe and friendly to pedestrians while accommodating the automobile and to maintain or increase existing business activity.

Figure 2-1. Zoning districts applicable to these guidelines.



2.1 Site Design and Parking

Intent

- Create streets which are safe and attractive to pedestrians.
- Provide activity and interest along the street.
- Create a sense of enclosure by encouraging development to orient toward the street.
- Reduce the impact of parking lots and *blank walls* located adjacent to the street.
- Allow adequate vehicular and pedestrian access to both commercial and live/work buildings.
- Encourage safe and pleasant environments for pedestrians moving between cars/transit and their commercial destinations.

Guidelines

2.1.1 Building location guidelines:

a) Non-residential and mixed-use buildings may be placed up to the edge of the sidewalk of any street (unless otherwise noted) only if they feature a *pedestrian-oriented facade*.

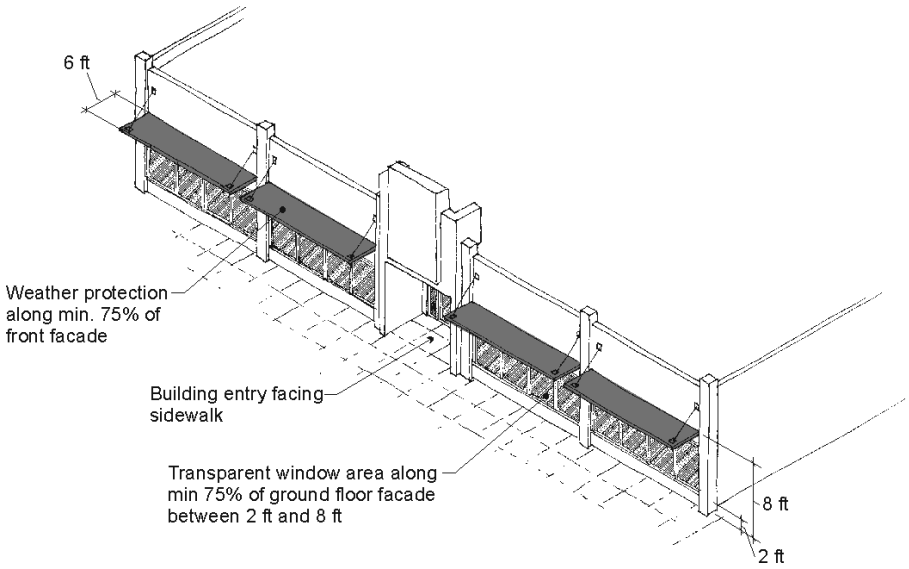


Figure 2-2. Standards to meet the definition of a pedestrian-oriented facades.

b) All non-residential buildings located along E. Main Street shall be placed up to the edge of the sidewalk and shall feature a *pedestrian-oriented facade.* Exceptions are provided in SMC 18.16.080(Q).

c) All other non-residential and mixed-use buildings that are not located adjacent to the sidewalk must feature at least 10 feet of *Landscaping Type C or pedestrian-oriented space* between the sidewalk or front property line and the building.

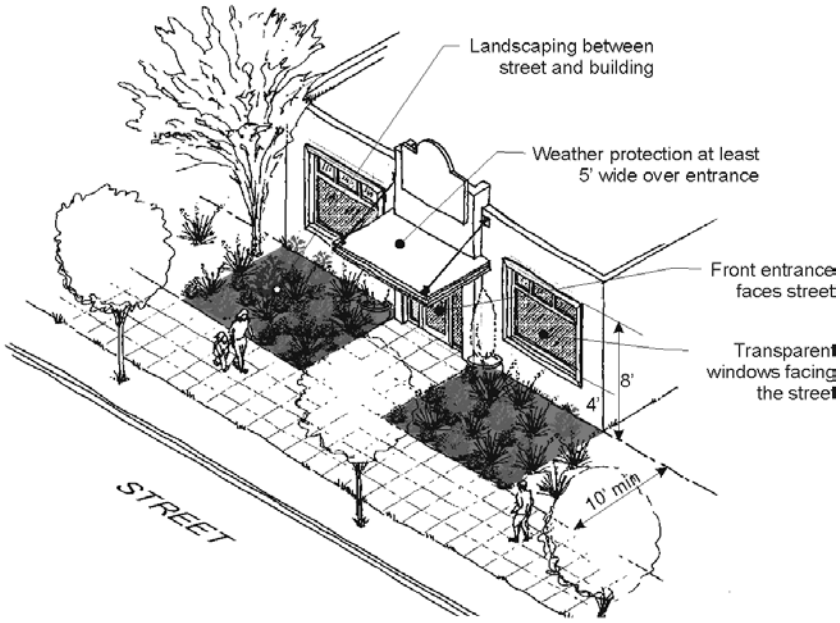


Figure 2-3. Landscaped front setback.

Reduced setbacks will be considered provided the proposed landscaping and/or building design treatment adds visual interest to the street and creates a comfortable environment for pedestrians. Special standards and considerations for exceptions:

i) All buildings within 5 feet of the sidewalk should provide a minimum transparency of 50 percent for the ground floor facade between 4 and 8 feet above the sidewalk level.

ii) Low level landscaping elements are usually needed to cover foundation materials while maintaining visibility between sidewalk and ground floor windows.

iii) Raised or terraced planting beds between a sidewalk and building can be an attractive way of defining the street and providing a comfortable transition between the sidewalk and building – particularly where buildings have a limited amount of transparency on the ground floor.

Figure 2-4. Reduced landscaped setbacks will be considered provided the landscaping and building design treatment adds visual interest to the street and creates a comfortable environment for pedestrians.

2.1.2 Building orientation. All buildings shall be oriented towards the street. To meet this requirement:

a) Building entries must face the street. Exceptions:

i) For multi-building developments where one or more buildings are located away from the street, the building entries for those buildings not adjacent to the street must be clearly visible and/or accessible from the street.

ii) For street corner buildings, an entry on the corner or entries fronting on both streets are encouraged, but one entry only on the primary street may be permitted, provided the proposed design treatment on the secondary street meets the intent of the guidelines.

iii) For the GC and IC Districts, entries may be on the side of buildings provided the entry is clearly visible and accessible from the street.

b) The facade must have transparent windows and/or doors covering at least 25 percent of the ground floor facade between 4 and 8 feet above the sidewalk. Exceptions:

i) For street corner buildings, the Director may reduce the transparency on the secondary street provided the proposed building and landscaping design provide visual interest and create a comfortable pedestrian environment.

ii) Reduced transparency proposals will be considered provided alternative design treatments meet the intent of the guidelines, provide an interesting pedestrian experience, and are compatible with the existing and/or desired character of the area. Examples could include, but are not limited to, a vertical trellis with vine plants, a mural, a series of terraced planting beds between the façade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A blank wall with no windows and a simple evergreen planting screen will not be enough to meet the intent of the guidelines.

2.1.3 Parking location guidelines. Parking should be located behind structures, away from streets. Specifically:

a) Parking lots shall not be located between the street and any building.

b) For properties where at least some street front parking and vehicular access is unavoidable, as determined by the Director, no more than 30 percent of the primary street frontage and no more than 75 percent of the secondary street frontage may be occupied by parking and vehicle access. Design elements must be included to screen parking areas and maintain visual continuity along the street. This could include a combination of trees, lighting, decorative banners, and architectural elements such as a low wall (approximately 3 feet in height) or a trellis.

c) For properties in the IC zones, parking should be placed to the side or rear of buildings. For multi-building developments, no more than 50 percent of the street frontage may be occupied by parking lots and vehicle access areas. The Director may grant the following exceptions to this requirement provided design elements are included to maintain visual continuity along the street:

i) The applicant can successfully demonstrate that an increased amount of street front parking allows for a more desirable development configuration in terms of pedestrian access and amenities.

ii) Vehicle sales lots: Areas for display vehicles may be provided between the building and the street.

d) Except for permitted garage entrances, structured parking on the ground floor may not occupy the primary street frontage. For street corner sites, structured parking may occupy up to 75 percent of the street frontage on the secondary street.

e) Parking is prohibited on street corner sites.

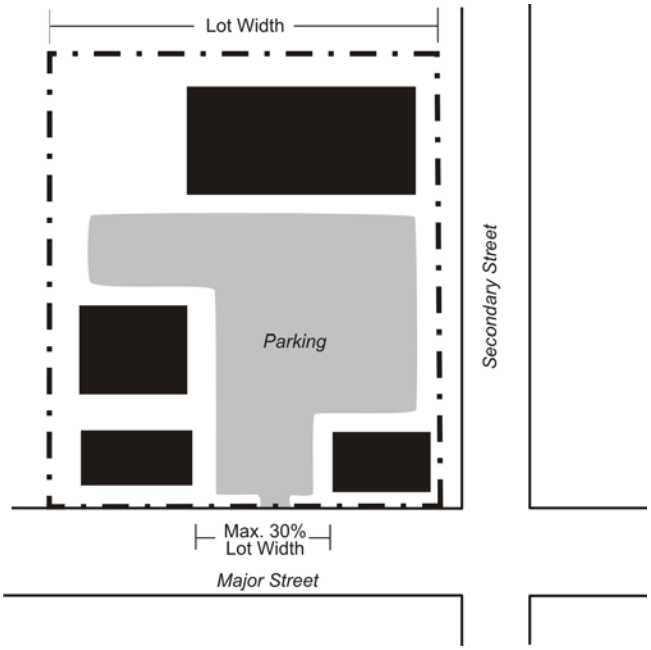


Figure 2-5. Parking lot location standards for East Main Street or within the NC and MU zones, where at least some on-street parking and vehicular access is unavoidable.

2.1.4 Parking lot screening. One of the following screening methods shall be provided between the sidewalk and any parking area:

a) Provide at least 10 feet of *Landscaping Type C*.

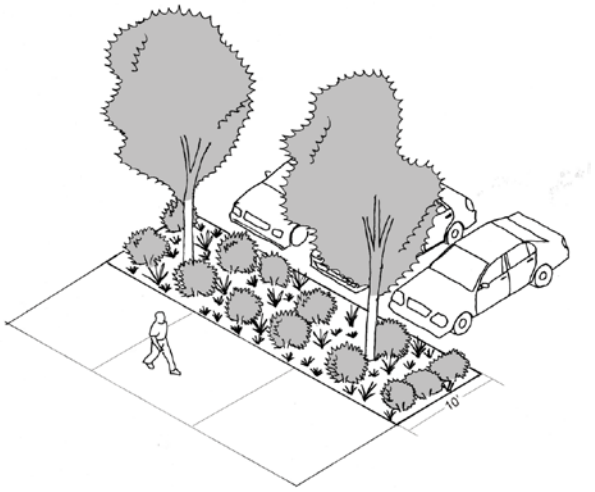


Figure 2-6. 10-foot parking lot buffer with Landscaping Type C.

b) Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature

Landscaping Type C. Alternative landscaping schemes will be considered by the Director provided they meet the intent of the guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director and as recommended by the Design Commission.

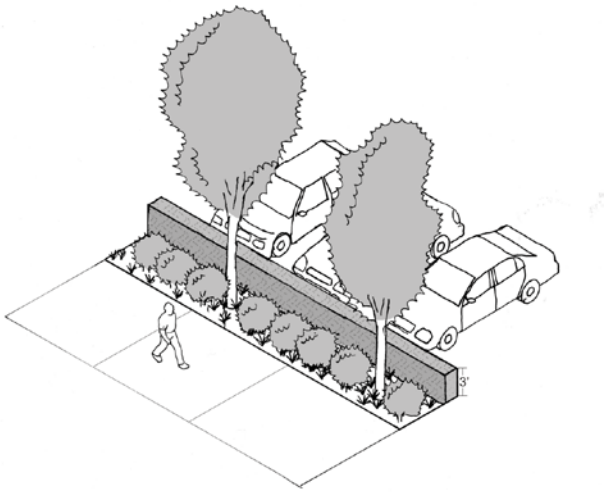


Figure 2-7. Parking lot planting buffer with low wall.

c) Provide an elevated planter which is a minimum of 5 feet wide and between 2 and 3 feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest as determined by the Director and as recommended by the Design Commission.

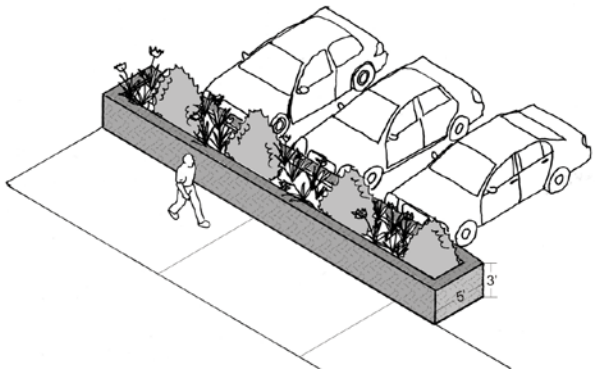


Figure 2-8. Elevated parking lot planting buffer.

Both options (i) and (ii) should choose and maintain plantings to maintain eye level visibility between the street/sidewalk and parking area for safety. This means that shrubs

and other low plantings should be maintained below 3 feet in height while trees (once they achieve taller heights) should generally be trimmed to up to the 8-foot level.

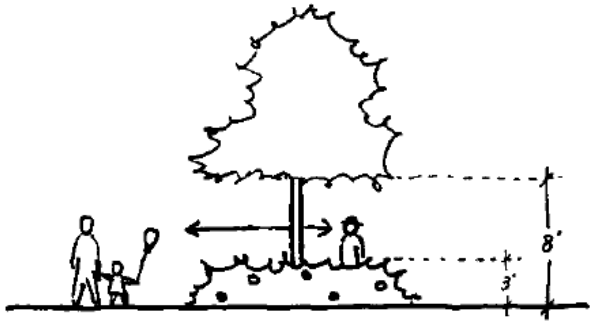


Figure 2-9. Parking lot planting buffers shall emphasize the 3:8 rule for visibility and safety.

2.1.5 Driveways. New driveways should be located and designed to minimize impacts on the pedestrian environment. Specifically:

a) Parking lot entrances, driveways, and other vehicle access routes onto private property from a street may be restricted to no more than 25 feet of driveway width per 150 linear feet of street frontage as measured horizontally along the street face.

b) Properties with less than 150 linear feet of street frontage shall make a genuine effort to negotiate shared access with adjoining property owners. One entry and one exit lane for vehicle access will be allowed after there is demonstrable evidence, acceptable to the Director, that shared access is not feasible.

c) Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.

   Exception: Corner lots may have one entrance per street provided the owner provides evidence acceptable to the Director that they are unable to arrange joint access with an abutting property.

d) Parking garage entries must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry.

e) Driveways and vehicular access in the East Main Street Area are regulated by SMC 18.43.

Figure 2-10. The parking garage for this mixed-use building is tucked behind the facade *of the building and advertised with a simple sign and driveway.*

2.1.6 Vehicular Access. Specific standards:

a) Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable. For example, large sites (at least 2 acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale similar to most pedestrian-oriented downtowns.

b) Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of new development shall be designed to utilize these connections.

c) Properties within the East Main Street Area shall provide vehicular access per SMC 18.43

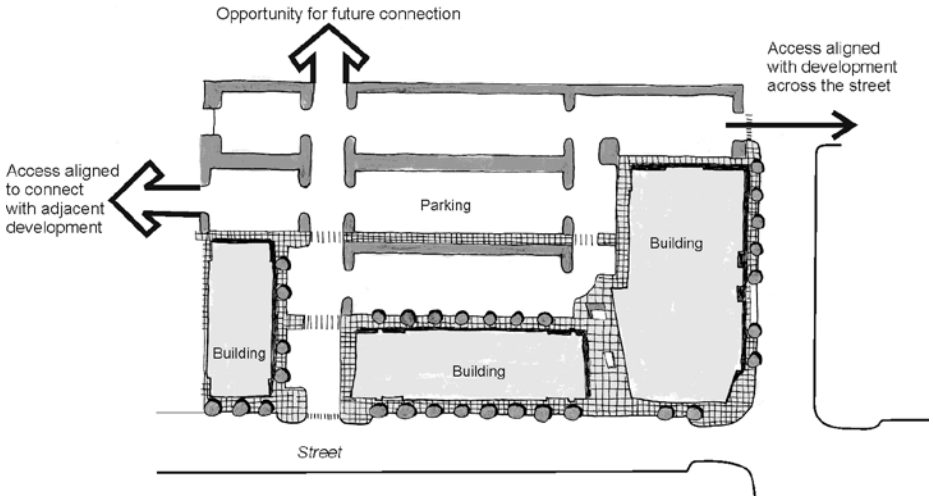


Figure 2-11. Provide for shared driveways and coordinated access.

2.1.7 Street corners. Development proposals for street corner sites shall include at least one of the design treatments described below:

a) Locate a building towards the street corner (within 15 feet of corner property line).

b) Provide *pedestrian-oriented space* at the corner leading directly to a building entry or entries.

Figure 2-12. Desirable street corner design treatments.

2.1.8 Service, Loading, and Garbage Area Guidelines.

a) Service, loading, refuse and storage areas shall be located and designed to minimize the impacts on the streetscape, pedestrian areas, and customer parking areas. Solid waste receptacles visible from the street, customer parking areas, and residential units shall be surrounded on at least three sides by a wall. Such enclosures shall be designed compatible with the primary structure(s) onsite by using concrete block or other durable materials compatible with the primary structure(s). Enclosures located in a parking lot shall feature self-closing doors.

b) Landscaping or other forms of screening shall be provided around outdoor service, storage, loading and mechanical areas, utility meters, electrical conduit, and other service and utilities apparatus to provide sensory (visual, olfactory, auditory) screening from adjacent properties, streets, affected pedestrian circulation routes, and affected *pedestrian-oriented spaces*.

c) No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street).

d) All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element of the building.

e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.

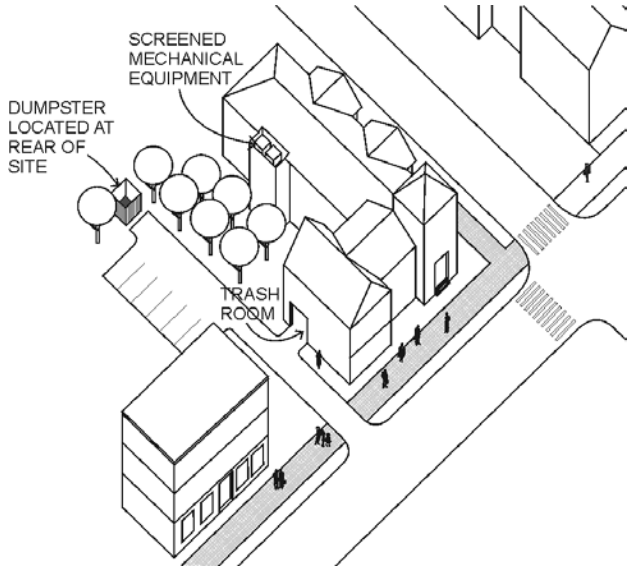


Figure 2-13. Service elements shall be located to minimize impacts on the streetscape and pedestrian environment.

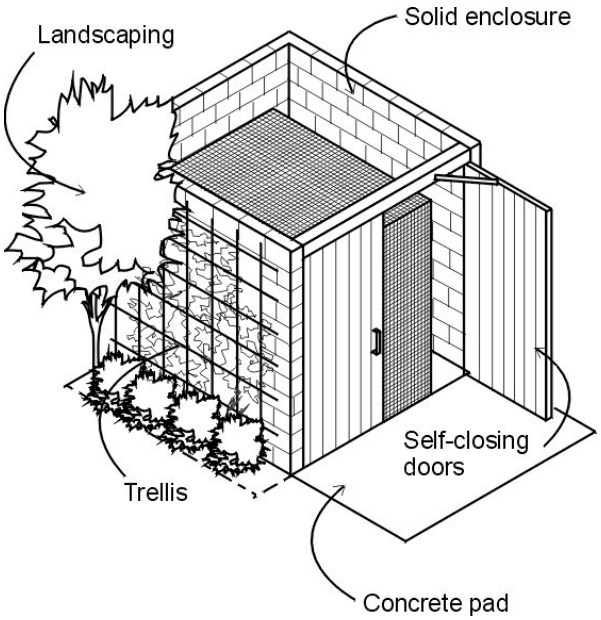


Figure 2-14. An acceptable service enclosure with landscaped screening.

2.1.9 Multiple Building and Large Lot Development. Developments with more than 20,000 square feet of gross floor area should take advantage of special opportunities and mitigate impacts. Applicants shall demonstrate how their development features a unifying organization that accomplishes the following goals:

a) Mitigate transportation impacts and facilitate better traffic circulation by connecting through streets, where applicable.

b) Provide convenient and connected pedestrian access system.

c) Encourage buildings to complement adjacent activities and visual character (where desirable).

d) Arrange buildings in clustered masses that enhance the pedestrian environment within the development and along street frontages. For example, consider clustering small retail stores are in close proximity to large retail stores and clustering smaller retail shops front on the main arterial as separate building "pads."

e) Incorporate open space and landscaping as a unifying feature.

f) Incorporate screening, environmental mitigation, utilities, and drainage as a positive element.

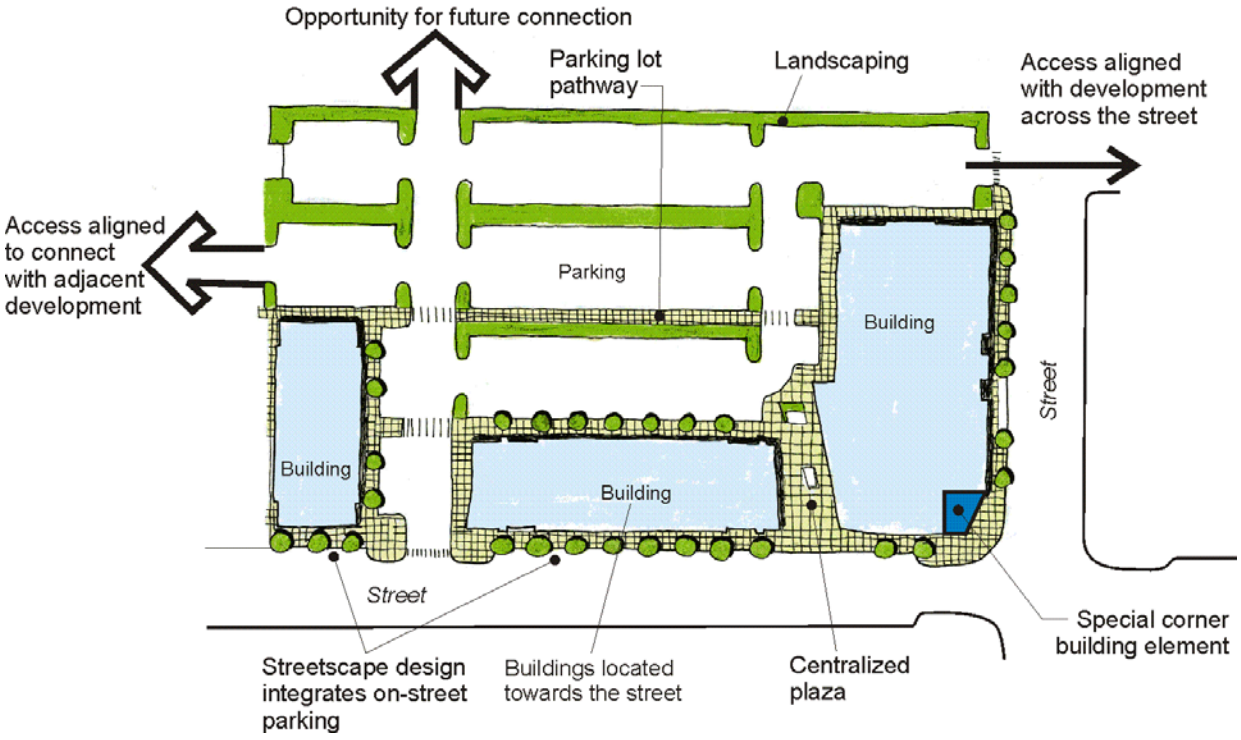


Figure 2-15. Acceptable large lot development example.

2.2 Pedestrian Access and Amenities

Intent

- Improve the pedestrian environment by making it easier, safer and more comfortable to walk throughout commercial areas.
- Enrich the pedestrian environment and encourage pedestrian activity by improving access and connectivity for pedestrians.
- Reduce conflicts between pedestrians and automobiles.

Guidelines

2.2.1 Internal pedestrian circulation guidelines:

a) All buildings must have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.

b) Developments must include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system.

c) For sites abutting vacant or underdeveloped land, the Director may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of 200-300 feet would meet the "Intent" statements above and be scaled similar to traditional Sumner block sizes in downtowns.

d) Provide pathways through parking lots. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or spaced no more than 150 feet apart shall be maintained between paths (which ever is more restrictive). Such access routes through parking areas shall utilize pedestrian-scaled lighting (lights mounted no higher than 14 feet) and contrasting paving material. Walkways shall be separated from vehicular access and parking areas by 5-foot minimum planting strips with *Landscaping Type C*. Alternative configurations will be considered by the Director where such treatments create a more desirable configuration/design in terms of pedestrian access and visual or environmental amenities.

e) Crosswalks are required when a walkway crosses a paved area accessible to vehicles. The crosswalk shall use contrasting paving material that differentiates it from the parking lot.

f) Developments must continue the sidewalk pattern and material across driveways.

Figure 2-16. A generous landscaped walkway through a shopping center parking lot.

2.2.2 Weather protection. Provide pedestrian weather protection in public spaces such as transit stops, building entries, along display windows, and over outdoor dining areas. Specifically:

a) Weather protection at least 5 feet deep is required over all primary building, individual business, and individual residence entries. This may include a recessed entry, canopy, porch, marquee, or building overhang.

b) Canopies, awnings, or other similar weather protection features should not be higher than 15 feet above the ground elevation at the highest point or lower than 8 feet at the lowest point. The street-side edge of the canopy or awning shall be at least 8 feet above the walking surface.

c) Multi-tenant retail buildings are encouraged to use a variety of weather protection features to emphasize individual storefronts and reduce the architectural scale of the building.

Figure 2-17. The multiple awning configuration on this building helps to articulate the facade *and add visual interest to the building.*

2.2.3 Internal Pedestrian Paths and Circulation. Provide appropriate pathway widths to accommodate the anticipated pedestrian activity and create a comfortable pedestrian environment. Specifically:

a) All internal pathways must be at least 5 feet in width.

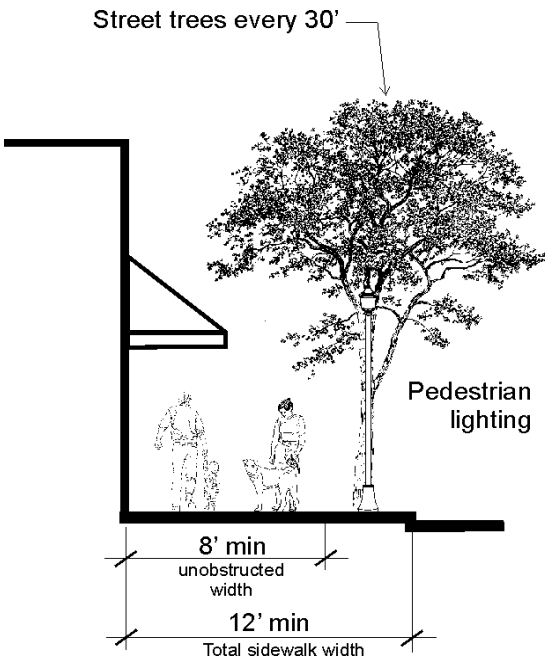
b) Pathways along the facade of mixed-use and retail buildings 100 feet or more in length (measured along the facade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:

i) Street trees, as approved by the Director, should be placed at an average of 30 feet on-center and placed in grates. Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than 1 tree per 60 lineal feet of building facade must be provided;

ii) Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 15 feet in width; and

iii) Pedestrian-scaled lighting may be used as a substitute to the required street trees subject to Director approval, provided they are used at the same intervals.

c) For all other interior pathways, the applicant must demonstrate to the Director's satisfaction that the proposed walkway is of sufficient width to accommodate the anticipated number of users. For example, a 10- to 12-foot pathway can accommodate groups of persons walking four abreast, or two couples passing one another. An 8-foot pathway will accommodate three persons walking abreast, while a 5-foot pathway will allow two individuals to pass comfortably



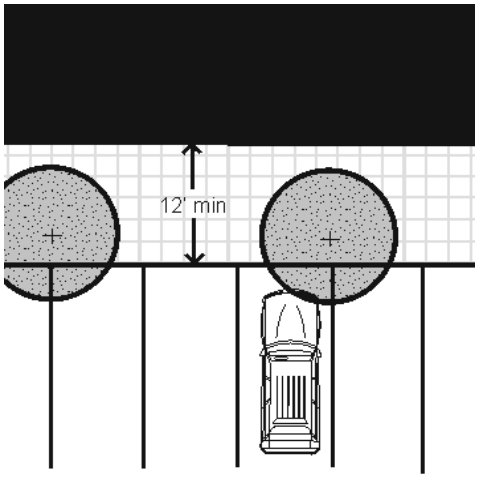


Figure 2-18. Internal pedestrian paths should look and function like a public sidewalk.

2.2.4 Secondary entrance design elements. All commercial uses containing a secondary side or rear customer entrance shall incorporate at least two of the following design elements to visually enhance such entries:

a) Weather protection over the entry at least 3 feet wide in the form of awnings, marquees, canopies, or overhangs.

b) Decorative pedestrian-oriented signage consistent with SMC 18.44 that highlights the entry and adds visual interest.

c) *Pedestrian-oriented space* or designated outdoor eating areas.

d) Fixed landscaping elements, including one of the following:

   i) Landscaped planter or fixed planter box incorporating decorative groundcover, shrubs, and/or trees.

   ii) A trellis or other similar architectural element that incorporates landscaping.

e) Decorative pedestrian-scaled lighting fixture(s).

f) Special building details that highlight the entry and add visual interest.

g) Other features that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.

Figure 2-19. An example of a secondary entrance that has been enhanced with outdoor seating, an awning, pedestrian-scaled signage, and windows.

2.2.5 ***Pedestrian-oriented space*.** All non-residential development shall provide *pedestrian-oriented space* (designed consistent with the definition below) according to the formula below:

- 2 percent of the lot area + 1 percent of the non-residential building area. This total area can be provided in one large space or split up into a few smaller spaces.

Note: Minimum required sidewalks or interior walkway areas shall not count as *pedestrian-oriented space.* However, where walkways are widened beyond minimum requirements, the widened area may count as *pedestrian-oriented space* if the Director determines that the area meets the definition of *pedestrian-oriented space.*

A *pedestrian-oriented space* is an area that promotes pedestrian activity, subject to the following:

a) To qualify as a *pedestrian-oriented space*, an area must have:
   i) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
   ii) Paved walking surfaces of either concrete or approved unit paving.
   iii) Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
   iv) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
   v) Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular *courtyard.*
   vi) Landscaping components that add seasonal interest to the space.

b) The following features are encouraged in *pedestrian-oriented space*:
   i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or *artwork.*
   ii) Provide *pedestrian-oriented facades* on some or all buildings facing the space.
   iii) Consideration of the sun angle at noon and the wind pattern in the design of the space.

iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.

v) Movable seating.

c) The following features are prohibited within *pedestrian-oriented space*:

i) Asphalt or gravel pavement.

ii) Adjacent unscreened parking lots.

iii) Adjacent chain link fences.

iv) Adjacent *blank walls*.

v) Adjacent dumpsters or service areas.

vi) Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as *pedestrian-oriented space.*

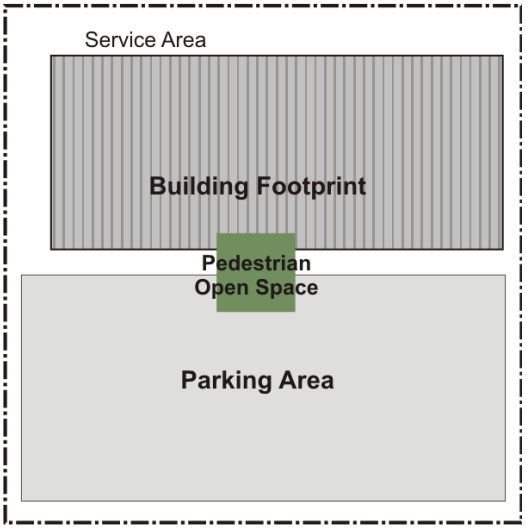


Figure 2-20. Illustrating the amount of pedestrian-oriented space *that would be required for a typical single story retail building with surface parking.*

Figure 2-21. Examples of pedestrian-oriented open spaces in commercial areas.

2.2.6 Site Lighting. Provide adequate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

a) All public areas shall be lighted with average minimum and maximum levels as follows:
   i) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
   ii) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
   iii) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.

b) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

c) Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a *human scale*. Requests for higher lighting fixtures may be considered with the approval of the Director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

d) Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.

e) Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

2.3 Building Character and Massing

Intent

- Preserve historic details in buildings which typify Downtown Sumner's small town character.
- Encourage preservation, rehabilitation, restoration, or reconstruction of historical properties based on appropriate historic information, materials, and methods.
- Reduce the bulk and mass of buildings compatible with Sumner's small sense of scale.
- Encourage the use of creative design details and small scale elements into building facades that are attractive at a pedestrian scale and add visual interest.
- Preserve Sumner's traditional, compact, pedestrian-scaled network.
- Maintain a compact rhythm of storefronts for retail buildings.
- Encourage high quality building materials that will promote the character and identity of Sumner.
- Discourage colors that are not compatible with the character of Sumner.
- Avoid a generic appearance and chain or franchise architecture that is trademarked, branded, or easily identified with a particular national or regional chain or commercial franchise.

Guidelines

2.3.1 **No *franchise and corporate architecture***. The use of stock building plans, typical corporate and/or franchise designs, or other designs which are easily identified with a particular chain or corporation are not allowed. "Regional prototype alternatives," may be considered as an alternative by the Director if all other design criteria have been met.

Figure 2-22. Generic franchise and corporate architecture is not allowed in the CBD.

Figure 2-23. Examples from other communities where a fast food franchise's architecture was modified to fit into the context of the community.

2.3.2 Design all visible facades. All facades of a building shall be given equal design consideration. Some flexibility may be given by the Director for alley or other facades that are not visible from streets, parks, parking lots, or other uses.

2.3.3 Unique designs. Designs which are unique and utilize generic products and integrate them into the building design may be considered.

2.3.4 Facade *articulation* in the NC and MU districts, facades along East Main Street, and on storefronts adjacent to a sidewalk. All non-residential building facades fronting on a street or containing a pedestrian entrance must include at least two of the following *articulation* features at intervals no greater than 30 feet.

a) Use of window and/or entries that reinforce the pattern of small storefront spaces.

b) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.

c) Change of roofline.

d) Change in building material or siding style.

e) Other methods that meet the intent.

Figure 2-24. For commercial buildings built up to the sidewalk, provide facade articulation features at no more than 30-foot intervals.

2.3.5 Facade *articulation* for all other non-residential buildings not covered in Guideline 2.3.4 above. All non-residential building facades fronting on a street or containing a pedestrian entrance must include at least three of the following *articulation* features at intervals no greater than 60 feet.

a) Use of window and/or entries that reinforce the pattern of small storefront spaces.

b) Providing building *modulation* of at least 2 feet in depth and 4 feet in width.

c) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.

d) Change of roofline.

e) Change in building material or siding style.

f) Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.

g) Other methods that meet the intent.

Exception: Alternative *articulation* methods will be considered by the Director provided such treatment meets the intent of the guidelines. For example, use of high quality building materials (such as brick or stone) with attractive detailing may allow a building to meet the intent of the guidelines using greater *articulation* intervals. Also, where the articulated features are more substantial in terms of effectively breaking up the façade into smaller components, then a greater distance between architectural intervals may be acceptable.

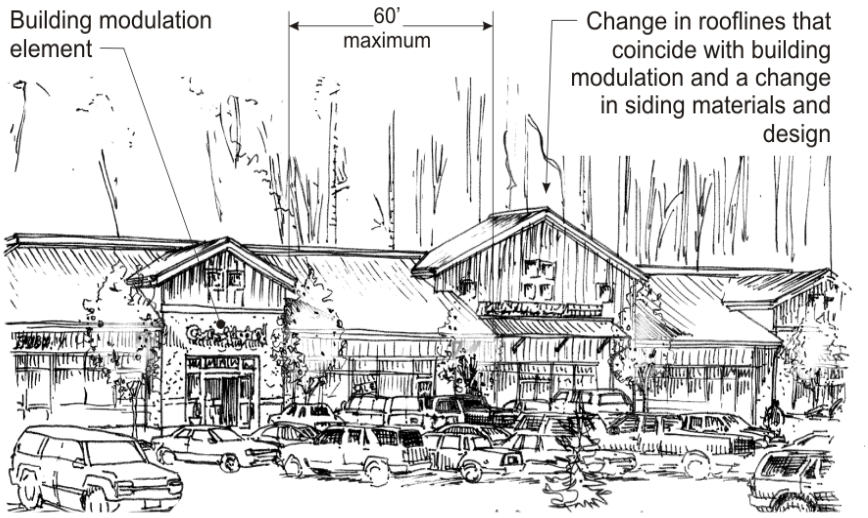


Figure 2-25. This example shows a commercial building with facade articulation *every 60 feet.*

Figure 2-26. This building uses a combination of material changes, modulation, a distinctive window pattern, and a trellis to reduce its perceived scale and add visual interest.

2.3.6 **Rooflines**:

a) Rooflines visible from a public street, open space, or customer parking area must be varied by emphasizing dormers, gables, stepped roofs, prominent cornice or fascia, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without *modulation*. *Modulation* should consist of either:

i) For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline *modulation* is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall). The required change in elevation noted above may be reduced by approximately ½ provided the roofline change corresponds with a change in building materials.

ii) A sloped or gabled roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.

iii) A combination of the above.

The Director may relax this requirement if building incorporates other design treatments that reduce the perceived scale of the building, add visual interest, and complement the design of other nearby buildings.

b) For buildings in the NC zone, pitched roofs with a minimum slope of 5/12 are preferred to maintain the residential character of the area.

2.3.7 Maximum Facade Width. The maximum facade width (the facade includes the apparent width of the structure facing the street) of the upper story of multi-story and large-scale retail buildings (with floor area greater than 50,000 square feet) visible from a street, public open space, or *pedestrian-oriented space* is 120. Buildings exceeding 120 feet in width along the street front shall be divided by a 30-foot wide *modulation* of the exterior wall, so that the maximum length of a particular facade is 120 feet. Such *modulation* must be at least 20 feet or deeper and extend through all floors except the ground floor where a *pedestrian-oriented facade* has been provided. Decks and roof overhangs may encroach up to 3 feet (per side) into the *modulation*. The Director will consider other design methods that are effective at reducing the perceived width of the building.

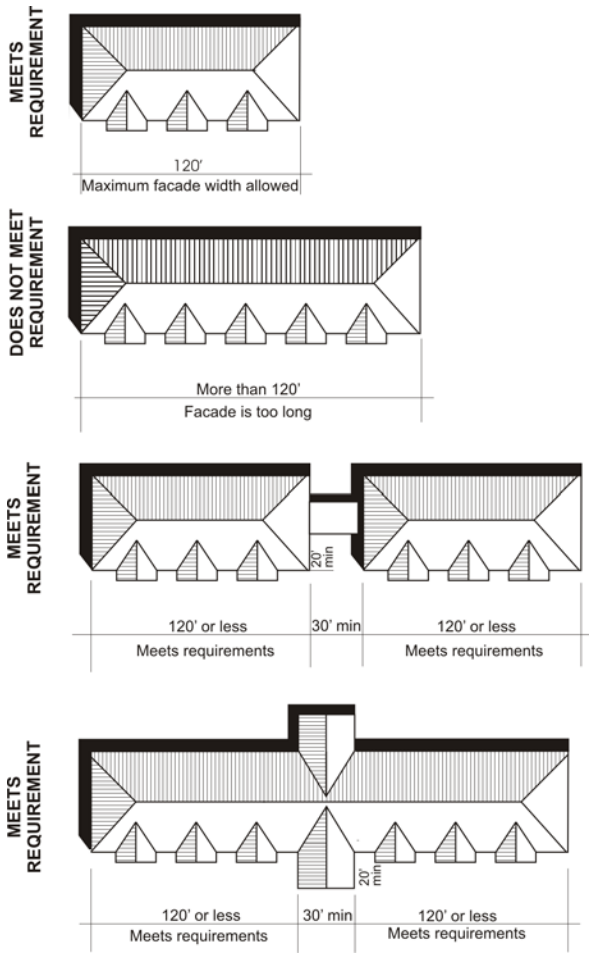


Figure 2-27. Illustrating maximum facade width standards.

Figure 2-28. Acceptable alternative design treatment for a building wider than 120 feet. Note the entry's clear vertical and horizontal modulation *elements.*

2.3.8 First story commercial frontages. In order to ensure the ground floor of structures has adequate height to function efficiently for retail uses, the first story's height to finished ceiling of new infill buildings must not be lower than 13 feet.

2.3.9 Vertical *articulation*. To moderate the vertical scale of multi-story buildings, the design shall include techniques to clearly define the building's top, middle and bottom. The following techniques are suggested methods of achieving vertical *articulation*:

a) Top: Sloped roofs, strong eave lines, cornice treatments, horizontal trellises or sunshades, etc.

b) Middle: Windows, balconies, material changes, railings and similar treatments that unify the building design.

c) Bottom: Pedestrian-oriented storefronts, pedestrian-scaled building details, awnings, and arcades.

Figure 2-29. Multi-story buildings should provide a clearly defined top, middle, and bottom by utilizing a combination of storefront elements on the ground floor, defined window patterns and articulation *treatments on upper floors, and a distinctive roofline and/or top floor.*

2.3.10 ***Blank walls.*** Untreated *blank walls* visible from a public street or pedestrian pathway are prohibited.

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

i) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or

ii) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

b) Untreated *Blank walls* facing a public street, *pedestrian-oriented space*, or pedestrian pathway are prohibited. Any new *blank walls* shall be treated through one or more of the methods below sufficient to meet the intent of the guidelines. For large walls, for example, a combination of treatments may be needed to break up the façade and provide visual interest. Owners of existing buildings containing visible *blank walls* are encouraged to utilize one or more of the following treatments to add visual interest to the street.

i) Transparent windows or doors;

ii) Display windows

iii) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen approximately 1/3 of the wall's surface within three years.

iv) Installing a vertical trellis in front of the wall with climbing vines or plant materials.

v) *Artwork* (mosaic, mural, sculpture, relief, etc.) over approximately 1/2 of the *blank wall* surface.

vi) Other methods that meet the intent.

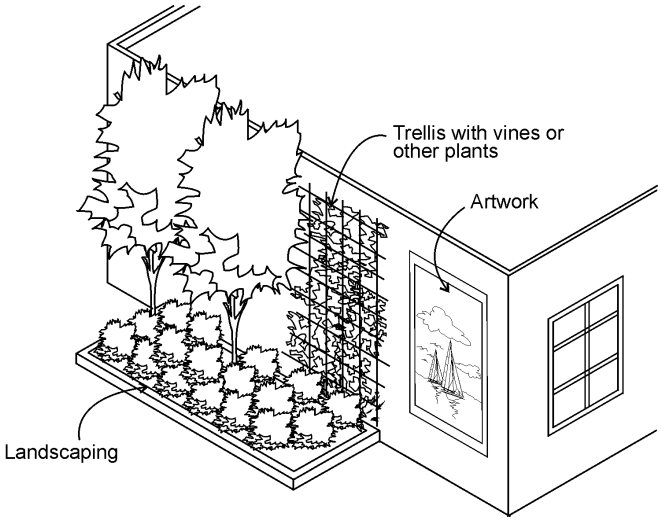


Figure 2-30. Acceptable blank wall *treatments.*

Figure 2-31. An example of a blank wall *treatment in downtown Sumner.*

2.4 Building Details and Materials

Intent

- Encourage the incorporation of creative design details and small scale elements into building facades are attractive at a pedestrian scale and add visual interest.
- Encourage high quality building materials that will promote the character and identity of Sumner.
- Discourage the use of materials that are not compatible with the character of Sumner.
- Encourage the use of building colors compatible with the established historical character of Sumner.

Guidelines

2.4.1 Building details. All buildings shall be enhanced with appropriate details. All new buildings are encouraged to employ at least one detail element from each of the three categories below. Other mixtures of detail elements will be considered. The applicant must demonstrate how the amount, type, and mix of details meet the intent of the guidelines. For example, a large building with multiple storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the guidelines.

a) Window and/or entry treatment

i) Display windows divided into a grid of multiple panes

ii) Transom windows

iii) Roll-up windows/doors

iv) Other distinctive window treatment that meets the intent of the guidelines.

v) Recessed entry

vi) Decorative door

vii) Arcade

viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry

ix) Other decorative entry treatment that meets the intent of the guidelines.

b) Decorative facade attachments

i) Decorative weather protections element such as a steel canopy, decorative cloth awning, or retractable awning

ii) Decorative, custom hanging sign(s)

iii) Decorative building-mounted light fixtures

c) Building materials and other facade elements

i) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.

ii) Decorative *artwork* on building (such as a mural) or bas-relief sculpture

iii) Decorative kick-plate, pier, beltcourse, design

iv) Other details that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.

Decorative elements referenced above must be distinct "one-of-a-kind" elements or unusual designs that require a high level of craftsmanship as determined by the Director.

Figure 2-32. This building would meet the details guideline by using a decorative entry element, building materials, and lighting.

2.4.2 Building materials. Building exteriors should be constructed from high quality, durable materials. Building materials such as concrete, masonry, tile, stone, and wood are encouraged.

2.4.3 Prohibited materials. The following materials are prohibited in visible locations unless an exception is granted by the Director based on the integration of the material into the overall design of the structure.

a) Vinyl or plywood siding (including T-111 or similar plywood).

b) Highly tinted or mirrored glass (except stained glass), except when used as an accent design element covering less than approximately 10 percent of the building facade.

c) Corrugated fiberglass.

d) Un-enhanced (e.g. galvanized, non-trimmed, non-vinyl) chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).

e) Crushed colored rock/crushed tumbled glass.

f) Non-corrugated and highly reflective sheet metal.

2.4.4 Special standards for concrete block. Special standards for concrete or concrete blocks (concrete masonry units, CMU, or "cinder blocks"): When used for walls that are visible from a street, public park or open space, or pedestrian route, concrete or concrete block construction shall be architecturally treated in one or more of following ways:

a) Use a combination of textured surfaces such as split face or grooved to create distinct banding or other design.

b) Use of other masonry types such as brick, glass block, or tile in conjunction with the concrete or concrete blocks.

c) Use of decorative coursing to break up *blank wall* areas.

d) Use matching colored mortar where color is an element of architectural treatment for any of the options above.

Figure 2-33. An example of concrete block effectively used with EIFS (see Guideline 2.4.6 below) and metal awnings.

2.4.5 Special standards for metal siding. When used for walls that are visible from a street, public park or open space, or pedestrian route, buildings shall have visible corner moldings and trim and incorporate masonry, stone, or other durable permanent material within 2 feet of the ground level. Facades wider than 40 feet that employ metal siding shall incorporate multiple colors / other siding materials.

Figure 2-34. This building features metal siding with visible corner trim and concrete block closer to the ground level.

2.4.6 Special standards for Exterior Insulation and Finish System (EIFS) and other similar troweled finishes. EIFS and other similar troweled finishes (including Exterior Insulation and Finish system or "EIFS") must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than approximately 1/3 of the facade area. Weather exposed horizontal surfaces must be avoided. Masonry, stone, or other durable permanent material is required for the first 2 feet above ground level.

2.4.7 Year of construction. The year of construction of a building shall be noted by the installation of a permanent cast metal plaque attached to the building. Stone or masonry set integral with other masonry on the front building elevation facing the principal street may be used in lieu of a cast metal plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may have historic interest in the future may be included.

2.4.8 Color Palette. A storefront's palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with the base color. Specifically, darker base colors with white trim work particularly well. However, lighter base colors can effectively be combined with dark trim colors. An attempt should be made to choose colors that are compatible with surrounding buildings.

2.5 Streetscape and Landscaping

Intent

- Enhance the small town character of downtown Sumner.
- Improve the pedestrian environment by making it easier, safer and more comfortable to walk throughout the Commercial Districts.
- Provide signs which are pedestrian in scale and located so as to be legible to pedestrians on the sidewalks.
- Reduce conflicts between pedestrians and automobiles.
- Support the Urban Design Concept Plan for the City of Sumner public improvements.

Guidelines

2.5.1 Sidewalk widths and uses.

a) New buildings intended for ground floor restaurant or other similar uses that may desire outdoor dining or seating opportunities are encouraged to setback storefronts to provide for wider sidewalks. For example, 12-foot sidewalks allow for very limited outdoor dining/sitting opportunities, while 15-foot sidewalks provide a more desirable configuration for outdoor dining. Also see SMC 12.28.100 and 18.16.080(O) for related standards.

Figure 2-35. Wider sidewalks provide opportunities for a greater range of pedestrian activities.

b) Sidewalks shall not be enclosed as building space for retailing. Outdoor dining and small, temporary displays for items such as groceries, hardware, books, etc. may be allowed provided they do not impede pedestrians passing comfortably on the sidewalk. Also see SMC 12.28.080 for related provisions.

2.5.2 Streetscape amenities. Pedestrian amenities must be included along Main Street within the East Main Street Planning Area and Fryer/Traffic Avenue within the Town Center Plan Area. Specifically, one or more of the desired amenities listed below must be included for each 60 lineal feet (on average) of street frontage. The type, location, and design of chosen amenities must contribute to a well-balanced mix of features on the

street, as determined by the Director. Developments with greater than 120 linear feet of frontage shall include at least one amenity from Category II below. Desired amenities include:

Category I:

a) Pedestrian furniture, such as seating space, approved trash receptacles, and consolidated newspaper racks, and drinking fountains (each piece of furniture may count as an amenity element). The design of such furniture should be compatible, durable, and located to minimize impacts to pedestrian movement on the sidewalk. Seating areas and trash receptacles are particularly important where there is expected to be a concentration of pedestrian activity (such as near major building entrances and transit stops) and may be required by the Director. Low walls or planter edges to be used for seating should be at least 12 inches wide to function successfully. Seating can be incorporated into parking lot screening walls, building foundations or be free-standing planters or benches.

b) Pedestrian furniture, such as approved trash receptacles, consolidated newspaper racks, bicycle racks, and drinking fountains.

c) Planting beds, hanging flower baskets, and/or large semi-permanent potted plants, and/or other permanent planting elements;

d) Decorative pavement patterns and tree grates;

Figure 2-36. Examples of Category I streetscape pedestrian amenities.

Category II:

a) Drinking fountain.

b) Ground-mounted Pedestrian-scaled lighting (placed between 12 and 14 feet above the ground) as approved by the Director.

c) Informational kiosks.

d) Transit shelters.

e) Decorative clocks.

f) *Artwork* such as sculptures, installations, or other *artwork* incorporated into sidewalk.

g) Other amenities that meet the intent.

Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement (at least 8 feet of unobstructed horizontal clearance is required on all sidewalks) will not qualify as an amenity to meet this guideline.

Figure 2-37. Examples of Category II streetscape pedestrian amenities.

2.5.3 Bicycle Rack Location. New developments are to provide bicycle parking per SMC 18.42.085. These bicycle racks should be placed close to major entrances in visible and well lit areas on private property.

2.5.4 Site Lighting. Provide adequate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

a) All public areas shall be lighted with average minimum and maximum levels as follows:

i) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;

ii) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and

iii) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.

b) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

c) Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a *human scale*. Requests for higher lighting fixtures may be considered with the approval of the Director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

d) Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.

e) Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

2.5.5 Landscaping. Developments are subject to SMC Chapter 18.41 requirements.

a) *Green roofs* may be used to meet up to 50 percent of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.

b) Permeable pavements may count for up to 30 percent of the required landscaped areas based on the level of permeability and long term maintenance capabilities as determined by the Director.

Figure 2-38. Green roof example.

2.5.6 Side and rear yard buffer requirements. All developments shall incorporate one or more of the following design options:

a) Provide *Landscaping Type A* at least 10 feet deep along side and rear property lines where adjacent to residential zoned land.

b) Provide *Landscaping Type B or C* at least 10 feet deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to 5 feet if used in conjunction with a screen fence approximately 6 feet tall.

c) Other treatments that meet the intent of the guidelines as approved by the Director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:

i) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

ii) Tall privacy fence or hedge (up to 6 feet tall). This is most applicable for commercial uses adjacent to multifamily uses – where the fence doesn't negatively impact views from the street or nearby properties.

iii) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.

iv) Where allowed in the specific zoning district, buildings sited up to the property line may be acceptable provided design treatments are included to meet Guideline 2.4.7 (Blank Walls).

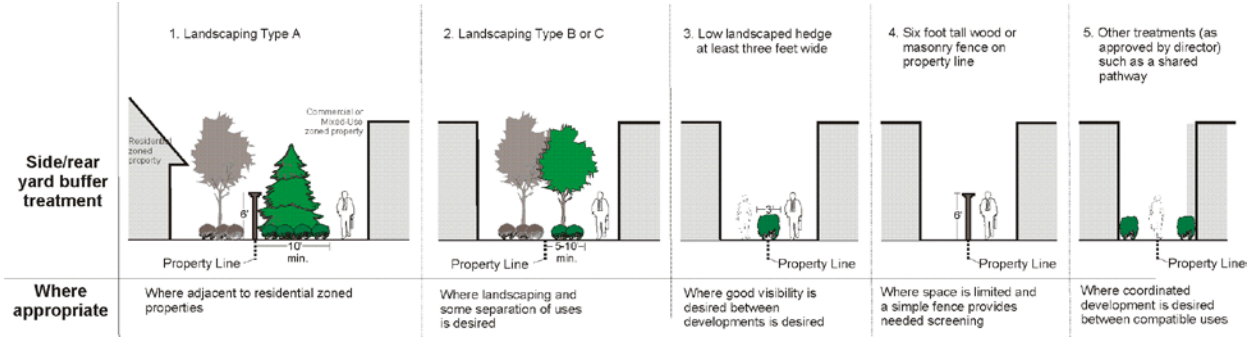


Figure 2-39. Side and rear yard design treatment options.

3. Multifamily Design Guidelines

Contents

Introduction

Applicability

These guidelines apply to all new *multifamily* and cottage developments in the City. This includes any building containing three or more dwelling units and mixed-use buildings featuring commercial and at least one dwelling unit. For mixed-use buildings featuring ground floor commercial uses, the development must comply with applicable site planning, pedestrian access, building design, and streetscape guidelines for applicable CBD or Commercial Design Guidelines (depending on location), as determined by the Director. Residential portions of the site and building will need to comply with open space and building design guidelines of the Multifamily Design Guidelines. While multi-family complexes may adopt a wide variety of neighborhood types, at their perimeter they should harmonize with the surrounding neighborhood type through both site planning and architectural techniques.

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement to the standards of SMC. Where there is a conflict between the guidelines herein and the standards in SMC, these guidelines shall apply.

3.1 Duplexes

Applicability

These guidelines apply to all duplexes in any applicable zone within the City.

Duplexes are also subject to Chapter 3.4 of the Multifamily Design Guidelines (Pedestrian Access and Amenities) and Chapter 4.4 of the Single-Family Design Guidelines (Building Design) unless otherwise noted. Where there is a conflict between these guidelines and guidelines in other chapters, these Duplex Guidelines shall apply.

Intent

- To ensure that duplexes are pedestrian friendly and contribute to the character the surrounding neighborhood.

Guidelines

3.1.1 SMC zoning standards for duplexes. Duplexes are subject to the provisions of SMC Title 18. Figure 3-1 below illustrates key dimensional standards for duplexes.

3.1.2 Covered entry. Duplexes shall provide separate covered entries for each dwelling unit with a minimum dimension of 4 feet by 6 feet. Exceptions may be granted by the Director for the use of regional housing styles that do not traditionally contain such entries.

3.1.3 Windows on the street. All duplexes must provide transparent windows and/or doors on at least 15 percent of the facade (this includes any upper levels, if applicable).

3.1.4 Garage design standards for duplexes.

a) Garages fronting the street shall be setback a minimum of 20 feet.

b) The garage face or side wall shall occupy no more than 50 percent of the ground-level facade facing the street.

c) Where the garage faces the side yard, but is visible from the street, the garage shall incorporate a window on the streetfront facade so that it appears to be a habitable portion of the house. The window size and design must be compatible with the windows on habitable portions of the house.

3.1.5 Corner duplexes. Duplexes located on corner lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-family dwelling. Where no alley is available for vehicular access, separate driveways for each unit may be placed on opposite streets.

3.1.6 Through lots. Duplexes located on through lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-family dwelling.

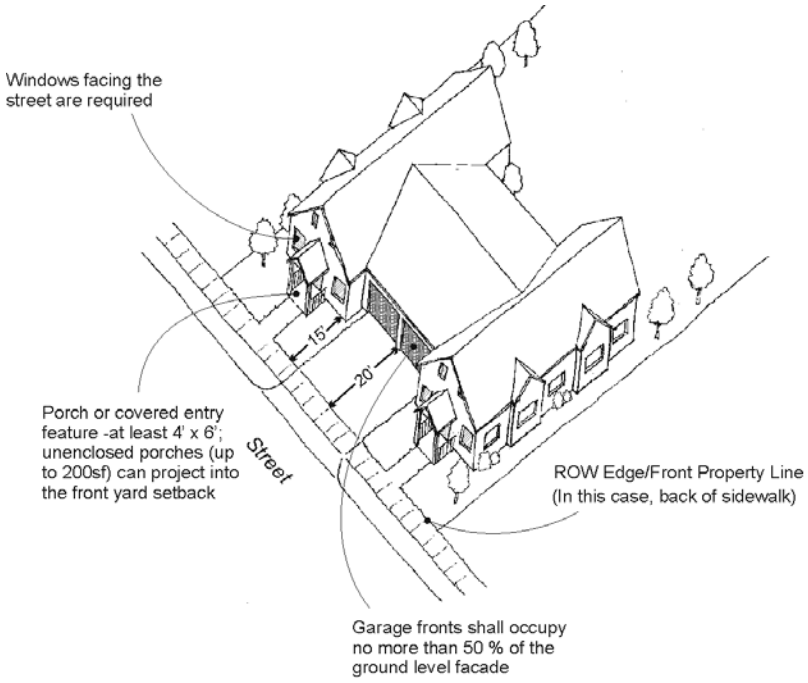


Figure 3-1. Design requirements for duplexes with front loaded access.

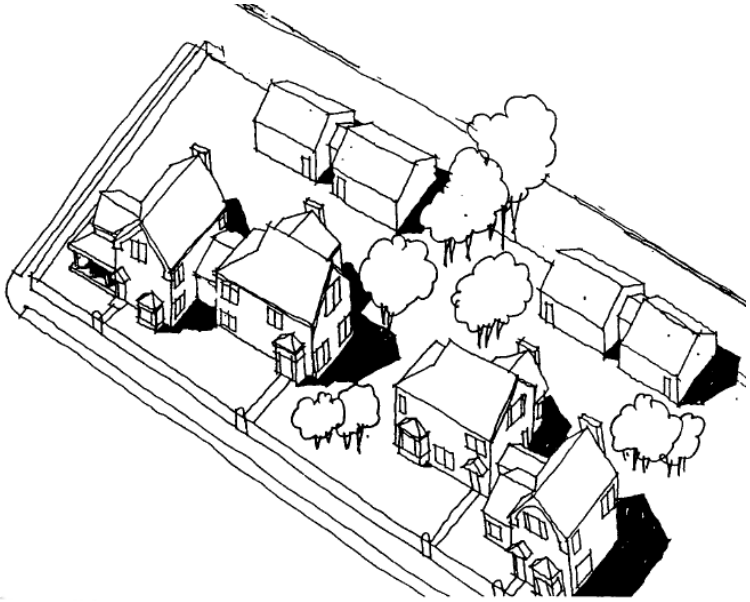


Figure 3-2. Duplex examples with alley access.

3.2 Cottage Housing

Applicability

These guidelines apply to all cottage developments in any applicable zone within the City.

Cottages are subject to Chapter 3.5 of the Multifamily Design Guidelines (Pedestrian Access and Amenities) and Chapter 4.4 of the Single-Family Design Guidelines (Building Design) unless otherwise noted. Where there is a conflict between these guidelines and guidelines in other chapters, these Cottage Housing guidelines shall apply.

Intent

- To provide a housing type that responds to changing household sizes and ages (e.g., retirees, small families, single person households).
- To encourage creation of more usable open space for residents of the development through flexibility in density and lot standards.
- To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments, remain smaller and incur less visual impact than standard sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.
- To provide centrally located and functional common open space that fosters a sense of community and a sense of openness in cottage housing developments.
- To provide private area around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.
- To ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.

Guidelines

3.2.1 Dimensional standards for cottage housing. See Table 3-1.

Table 3-1. Dimensional Standards for Cottage Housing

Standard	Requirement
Average Gross Floor Area	900 square feet per dwelling (approximate)
Maximum Gross Floor Area	1100 square feet per dwelling
Minimum Gross Floor Area	700 square feet per dwelling
Maximum Gross Floor Area/Ground or Main Floor	800 square feet per dwelling
Minimum Common Space	400 square feet per dwelling (See paragraph (a) below)
Minimum Private Open Space	200 square feet per dwelling (See paragraph (b) below)
Maximum Height	18 feet
Setbacks (to exterior property lines)	Front Yard: 5 Interior Side Yard: 5 Street Side Yard: 5 Rear Yard: 5
Minimum Distance Separating Structures *(Including accessory structures)*	7.5 feet
Minimum roof slope of all structures	5:12
Minimum Parking Spaces	1.75 spaces per dwelling
Clustering Groups	Developments shall contain a minimum of 4 and a maximum of 12 dwellings located in a cluster group to encourage a sense of community among the residents. A development site may contain more than one group.

3.2.2 Cottage open space design standards:

a) Common open space requirements for cottage developments:

i) Shall abut at least 50 percent of the cottages in a cottage housing development.

ii) Shall have cottages abutting on at least two sides of the common open space.

iii) Cottages shall be oriented around and have an entry facing the common open space.

iv) Cottages shall be within 60 feet walking distance of the common open space.

v) Shall be at least 20 feet in width.

vi) Shall be designed and maintained as an amenity for residents of the development.

b) Required private open space for cottage dwelling units shall be adjacent to each dwelling unit and for the exclusive use of the cottage resident(s). The private space shall be:

i) Usable (not on a steep slope).

ii) Oriented toward the common open space as much as possible.

iii) Minimum depth of 10 feet as measured from the cottage.

Alternative open space configurations may be permitted by the Director provided they provide a hierarchy of usable semi-private and public open spaces that meet the intent of the guidelines.

3.2.3 Porches and covered entry standards for cottages:

a) Cottage facades facing the common open space or common pathway shall feature a roofed porch at least eighty square feet in size with a minimum dimension of eight feet on any side, unless the cottage fronts on the street then the front porch should face the street. Porch railings are required.

b) Cottages located adjacent to a public street shall also provide a covered entry feature facing the street per 4.4.2.

3.2.4 Cottage parking standards:

a) Located on the same property as the cottage development.

b) Screened from public streets and adjacent residential uses by landscaping or architectural screening.

c) Located in clusters of not more than five adjoining spaces (except where parking areas are adjacent to an alley).

d) Prohibited in front and interior yard setback areas.

e) A pitched roof design is required for all detached parking structures.

f) Garages may be attached to individual cottages provided all other design standards have been met and the footprint of the ground floor, including the garage, does not exceed 1,000 square feet. Such garages shall be located away from common open spaces to the extent possible.

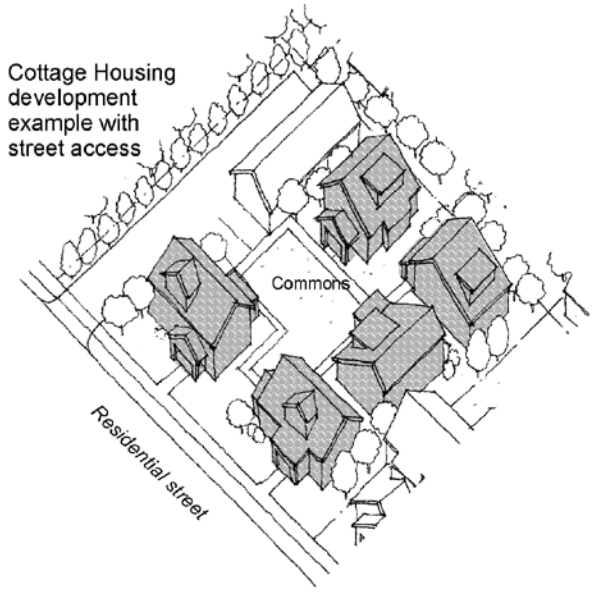


Figure 3-3. Cottage housing development example. Note the configuration of units surrounding a common open space, with vehicular access and garages off the side.

Figure 3-4. Cottages surrounding common open space.

Figure 3-5. An example of a cottage development on a narrow lot.

3.3 Townhouse Guidelines

Applicability

These guidelines apply to buildings containing two or more ground-related dwelling units that are attached horizontally and contain individual building entries to the outside. Each unit is separated from any other unit by one or more vertical common fire-resistant walls. Townhouses are often also called "Row Houses."

Townhouses are subject to other Multifamily Design Guidelines in Chapters 3.5 through 3.9 unless otherwise noted. Where there is a conflict between these guidelines and other Multifamily Design Guidelines in this chapter, these Townhouse Guidelines shall apply.

Intent

- To ensure that townhouse developments enhance the character of the street.
- To provide adequate private and common open space for townhouse developments.
- To reduce the impact of garages and driveways on the pedestrian environment.
- To reduce the apparent bulk and scale of townhouse buildings.
- To promote architectural variety that adds visual interest to the neighborhood.

Figure 3-6. Desirable townhouse example. Units front on the street. Garages are off the alley.

Guidelines

3.3.1 Dimensional standards for townhouses. See Table 3-2 below.

Table 3-2: Dimensional Standards for Townhouses.

Standard	Requirement *(Rationale/Discussion)*
Maximum Lot Coverage	None.
Impervious Area	See Public Work Standards.
Maximum number of units in one building	6 unless otherwise noted in particular zoning district.
Minimum Private Open Space	200SF attached and accessible from each unit. This may include landscaped front and/or rear yards, porches, patios, and balconies. Driveways and minimum required landscape buffers may not be included in the calculations. Up to 50% of the required private open space can be provided as additional common open space (beyond minimum requirements specified below).
Minimum Common Open Space *(See Guidelines 3.2.2 and 3.2.3 for detailed common open space requirements and guidelines)*	100 square feet/dwelling unit for developments with more than 10 dwelling units.
Maximum Height	SEE STANDARDS FOR PARTICULAR ZONING DISTRICT
Minimum Setback from a Public Street	10 feet for building 5 feet for porch/stoop
Side Yard (setback to exterior property line for development)	0 feet for connected structures 5 feet for end units 10 feet for street side yards
Rear Yard (setback to exterior property line for development)	10 feet

3.3.2 Design standards unique to Townhouses:

a) Townhouses may depart from lot size and width standards set forth in SMC 18.14.070 provided they do not exceed applicable density standards.

b) Townhouses fronting on a street must all have individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited. The Director may allow exceptions to these rules depending on the nature of the site and where design treatments have been included to enhance the character of the street. Such departure must meet the intent of the guidelines and goals and objectives of the Comprehensive Plan in terms of desired character of the area and pedestrian access.

c) Emphasize pedestrian entries: New developments must give greater emphasize to individual pedestrian entrances rather than private garages to the extent possible by using both of the following measures:

   i) Enhance entries with a trellis, small porch, or other architectural features that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.

   ii) Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).

d) Garage configuration: For any townhouse configuration where the primary pedestrian access is off of the same facade as vehicular access, developments shall incorporate single-width parking configurations for at least 50 percent of the units. This will minimize the impact of garage doors on the pedestrian environment. The Director may grant departures to this provision provided design treatments effectively minimize the impacts of garage doors on the pedestrian environment.

Figure 3-7. Good and bad examples of garage/entry configurations. The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas deemphasize the garage. In the right image, the lack of landscaping is a glaring omission.

e) Landscaped alleys: For development configurations where the townhouse units have their primary pedestrian entry off of a street or a common open space and garages are served off of an alley, the alleys shall include one of the following landscaping elements:

   i) Provide a planted area between each individual garage at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).

   ii) Cluster planting area and trees adjacent to or along the alley area provided there is an average of one tree and at least 20 square feet of landscaped area per individual garage.

   iii) Other landscaping treatments that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.

Figure 3-8. A well-landscaped alley

e) Driveways on private internal streets. Where townhouse units are served by private internal streets, developments are encouraged to limit the depth of driveways between the streets and the garage wall to deemphasize vehicular access. Driveway depths of 5-10 feet are appropriate to allow the maneuverability and provide space to include the required landscaping and entry elements for each unit. The shallow width also prohibits residents from parking cars in their driveways. By default, this encourages residents to keep their vehicles in their garage. Additional surface parking spots should be scattered around the development to provide space for guests.

f) Building *articulation*. Townhouse buildings shall be articulated to emphasize individual units, per Guideline 3.7.1.

g) Repetition with Variety: Townhouse developments shall employ one or more of the following "repetition with variety" guidelines:

   i) Reversing the elevation of two out of four dwellings for townhouses.

   ii) Providing different building elevations for external townhouse units (versus internal units) by changing the roofline, *articulation*, windows, and/or building *modulation* patterns (see Figure 3-9).

   iii) Adding a different dwelling design or different scale of the same design, where a one-story version of the basic dwelling design where two stories are typical (or a two story design where three stories are typical).

   iv) Other design treatments that add variety and provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the guidelines.

Figure 3-9. Acceptable townhouse configuration employing the repetition with variety concept.

Figure 3-10. An acceptable townhouse example for Sumner. Note the varying façade treatments and colors, balconies, semi-private outdoor spaces, and street access.

Figure 3-11. Another acceptable townhouse building. Note the landscaped front yards and individual walkways and entries. The internal units each have distinct, but identical windows and roof forms. The outside unit is differentiated through the use of building materials, window design, unit size, and facade detailing.

3.4 Apartment Guidelines

Applicability

These guidelines apply to buildings containing three or more dwelling units that are attached horizontally and/or vertically. Each unit is separated from any other unit by one or more horizontal and/or vertical common fire-resistant walls.

Apartments are subject to other Multifamily Design Guidelines in Chapters 3.5 through 3.9 unless otherwise noted. Where there is a conflict between these guidelines and other Multifamily Design Guidelines in this chapter, these Apartment Guidelines shall apply.

Intent

- To ensure that apartment developments enhance the character of the streetscape.
- To provide adequate private and common open space for apartment developments.
- To reduce the automobile impacts on the pedestrian environment.
- To have the apparent bulk and scale of apartment buildings similar to existing structures in the neighborhood.
- To promote architectural diversity, variety and creativity that adds visual interest to the neighborhood through unique design and building type.

Figure 3-12. Desirable apartment examples. Units front on the street. Garages, carports, and head in parking are off the alley.

Guidelines

3.4.1 Dimensional standards for apartments. See Table 3-3 below.

Table 3-3: Dimensional Standards for Apartments.

Standard	Requirement *(Rationale/Discussion)*
Private Open Space	Minimum Private Open Space: 50 square feet/unit. Private usable open space must be attached and accessible from the dwelling. This may include porches, patios, and balconies. Private open space may be counted toward up to 20 - 30% of the minimum common open space required.
Common Open Space *(See Guidelines 3.2.2 and 3.2.3 for detailed common open space requirements and guidelines)*	Minimum Common Open Space: 200 square feet/unit. **All space in the development must be pedestrian oriented. Common open space must have perceived tenant ownership, promoted with such amenities as gathering areas, community gardens, park spaces, big toys, picnic areas, etc. Common open space shall not interfere with private space of tenants and contain at least one of the following:** • Fountain, furniture, art, gardens or other as approved by the Design Commission. • Driveways and minimum required landscape buffers may not be included in the calculations. (add landscaping from other version)
Maximum Height	50 feet
Minimum Setback from a Public Street	0 feet
Side Yard (setback to exterior property line for development)	25’ when adjacent to LDR and 15’ for all other zones
Rear Yard (setback to exterior property line for development)	25’ when adjacent to LDR and 15’ for all other zones
Density	Limited by height, parking and open space requirements.

3.4.2 Design standards unique to Apartments:

a) Apartments may depart from lot size, width and density standards set forth in SMC 18.14.070 provided they meet all open space and parking standards.

b) Ground floor units and apartments fronting on a public or private street must have entries accessible from that street. Internal or architecturally screened stairwells are highly encouraged. Configurations where enclosed rear yards back up to a street are prohibited. The Director may allow exceptions to these rules depending on the nature of the site and where design treatments have been included to enhance the character of the street. Such departure must meet the intent of the guidelines and goals and

objectives of the Comprehensive Plan in terms of desired character of the area and pedestrian access.

c) Emphasize pedestrian entries: Developments must give greater emphasize to pedestrian entrances rather than parking lots or garages to the extent possible by using both of the following measures:

i) Enhance entries with a variety of architectural features that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.

ii) Provide a planted area in front of each building entry of at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).

d) Parking configuration: Carport configuration: For any configuration where the primary access is off of the same facade as vehicular access, carports may be allowed adjacent to an apartment building if integrally designed to the main structure. Lighted carports are encouraged.

Figure 3-14. Good and bad examples of garage/entry configurations. The left example features a courtyard area and benches to highlight the entry. In the middle image, the increased setback and landscaped areas deemphasize the garage. In the right image, the lack of landscaping is a glaring omission.

e) Storage units: are allowed as accessory structures and shall be located to the side or rear of the buildings and shall be screened from adjacent properties.

f) Landscaped alleys and side streets: For units where parking areas are served off of an alley or side street, the alleys or side street shall include one of the following landscaping elements:

i) Provide a planted area between each individual parking areas at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).

ii) Cluster planting area and trees adjacent to or along the alley area provided there is an average of one tree and at least 20 square feet of landscaped area per individual garage.

iii) Other landscaping treatments that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.

Figure 3-14. A well-landscaped alley

g) Private internal streets. Private internal streets are necessary access to parking areas and shall be posted as "No Parking" areas, except as designated.

h) Building *articulation*. Apartment buildings shall be articulated per Guideline 3.7.1.

i) Repetition with Variety: Apartment structures shall employ the following guidelines:

   i) More than one elevation is required for multiple-structure developments, by changing the roofline, *articulation*, windows, and/or building *modulation* patterns (see Figure 3-15).

   ii) Other design treatments that add variety and provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the guidelines.

Figure 3-15. Acceptable apartment configuration employing the repetition with variety concept.

Figure 3-16. Other acceptable apartment examples for Sumner. Note the varying façade treatments and colors, balconies, semi-private outdoor spaces, and street access. Also, note the landscaped front yards and individual walkways and entries. The internal units each have distinct, but identical windows and roof forms. The outside unit is differentiated through the use of building materials, window design, unit size, and facade detailing.

3.5 Site Design and Parking

Intent

- To create safe and vital streets by encouraging development to enhance the street environment.
- To create new development that contributes to natural surveillance and provides for the personal safety of residents.
- To ensure that new development reinforces the existing or desired spatial characteristics of the neighborhood.

- Encourage safe and pleasant environments for pedestrians.

Guidelines

3.5.1 Building location and orientation.

a) Pedestrian entrances facing the street shall be clearly visible from the street.

b) Building entries facing common open space which is oriented towards the street are acceptable.

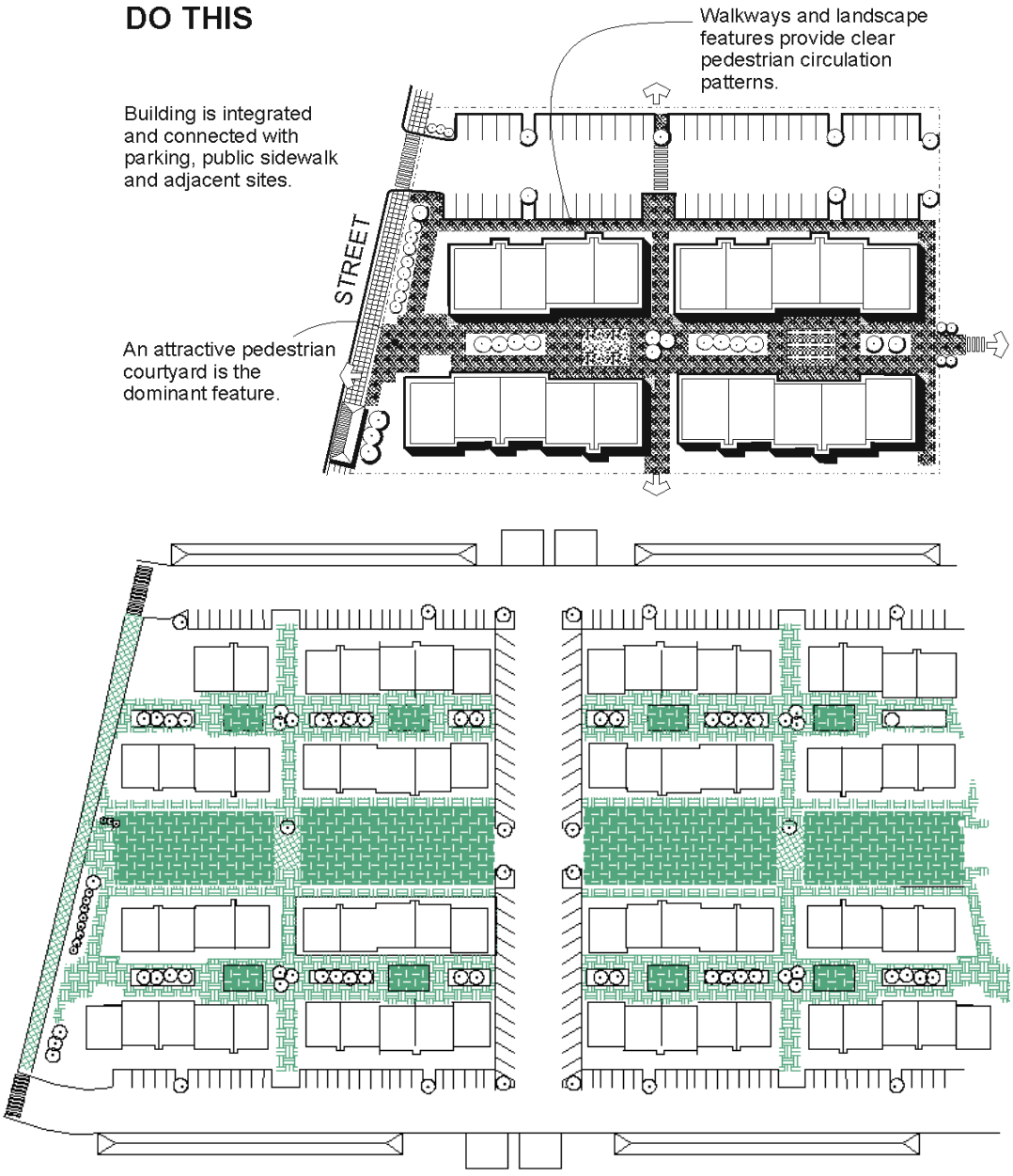
c) Buildings shall also provide windows facing the street to provide "eyes on the street" for safety. See Guideline 3.7.2(a) for specific requirements.

Figure 3-17. These apartments front on an arterial; parking is provided in back off an alley or in garages with access off the alley.

3.5.2 Front yard transitional space. *Multifamily* buildings should incorporate a front yard transitional space between the adjacent street(s) and the building(s). This may include a landscaped front yard and/or landscaped entry court. This creates a semi-public space that divides the public space (the street) from private space (the building). This space is an important security element, particularly when views are maintained between the street and building(s).

Figure 3-18 These multi-family buildings show landscaping in the front yard transitional space between the adjacent street and the building.

3.5.3 Surface parking location. Parking lots shall be located to the side or rear of buildings. Parking lots may not be located adjacent to street corners.



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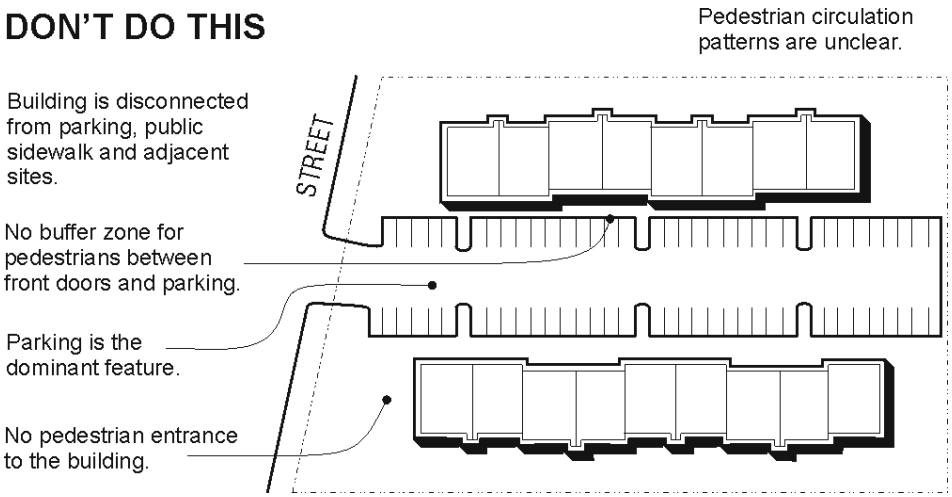


Figure 3-19. Good and bad multifamily development configuration examples.

3.5.4 Parking garage entries. Parking garage entries must not dominate the streetscape. They should be designed and sited to complement the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road.

Figure 3-20. This parking garage is clearly visible, but doesn't negatively impact the character of the building.

3.5.5 Common parking garage design guidelines. Buildings containing above-grade structured parking shall screen such parking areas with landscaped berms, or incorporate contextual architectural elements, that complement adjacent buildings or buildings in the area, to the satisfaction of the Director. Upper level parking garages must use *articulation* or *fenestration* treatments that break up the massing of the garage and/or add visual interest.

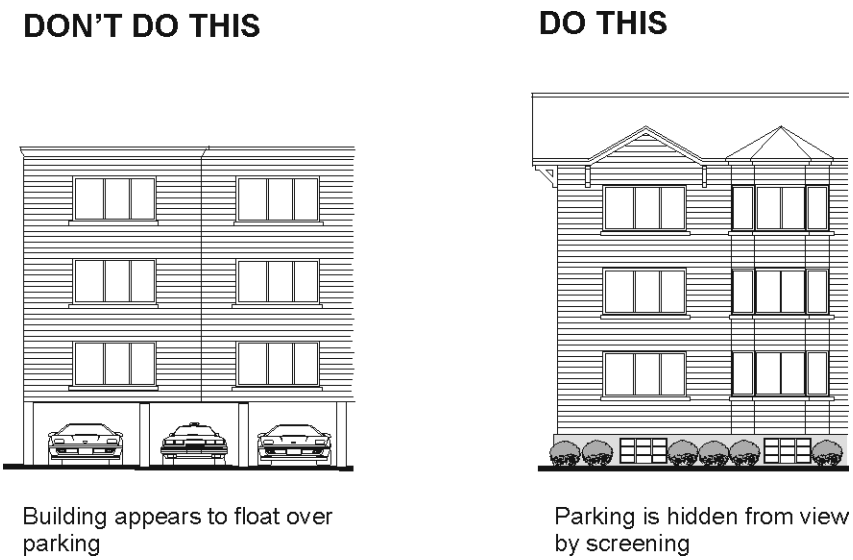


Figure 3-21. Bad and good examples of in-structure parking.

3.5.6 Privacy and relationship to adjacent sites. Adequate solar access and privacy for *multifamily* dwelling units and adjacent properties shall be provided along the side yard. Specific standards and guidelines:

a) Buildings or portions thereof containing dwelling units whose solar access is only from the side of the building (facing towards the side property line) shall be set back from the property line at least 15 feet.

b) Other designs may be considered by applicant if adequate solar access and privacy along the side yard is provided as recommended by the Design Commission and approved by the Director.

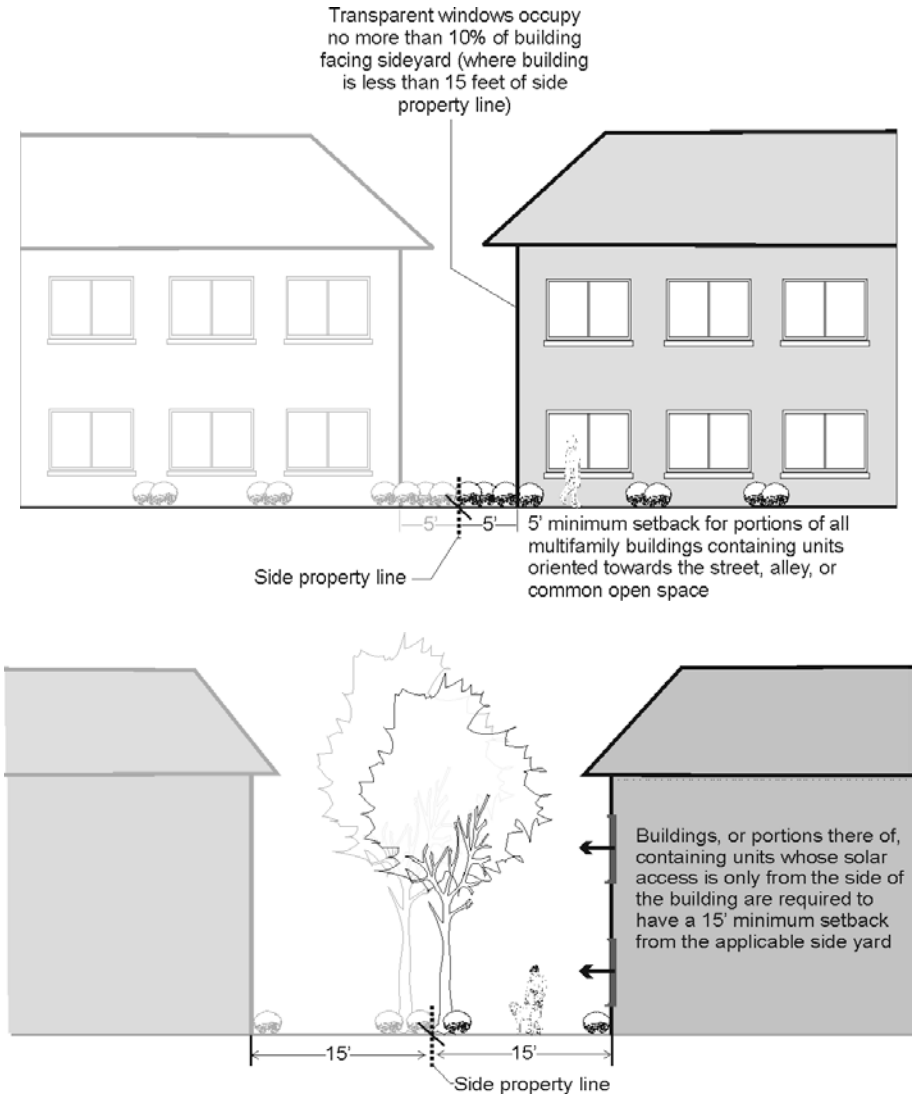


Figure 3-22. Side yard setback standards for multifamily buildings depend on their dwelling units' solar orientation.

3.5.7 Vehicular access and connectivity.

a) On corner lots, the driveway(s) shall be located off of the side street (unless the side street is an arterial) and away from the street intersection to the extent possible.

b) Sites abutting an alley shall be required to gain vehicular access from the alley.

c) Where no alley access is available, the development shall be configured to minimize the number and width of driveways. Shared driveways are encouraged and may be required depending on the nature of the adjacent street.

d) The shared driveway or access shall be located to one side of the lot and away from the center of the site to the maximum extent feasible.

e) The location and design of pedestrian access from the sidewalk shall be emphasized so as to be more prominent than the vehicular access. Consider special landscaping, lighting, and architectural treatment to accomplish this.

f) Development of large sites (more than 2 acres) may be required to provide connections to adjacent sites depending on the surrounding street network and nature of adjacent uses and zoning. Large site development shall also build main access ways to public works standards for public streets.

3.5.8 Service, loading, and garbage areas. Developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

a) Service elements shall be sited off of the alley, where available. Where there is no alley, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.

b) Service elements shall be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.

c) The designated spot for service elements shall be paved.

d) Appropriate enclosure of the service elements shall be required, as determined by the planning director. Preferences and considerations:

   i) Enclosures are particularly important for corner lots, where that portion of the alley is more visible from the adjacent street.

   ii) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.

   iii) Preferably, service enclosures are integrated into the building itself.

   iv) The design of any detached service enclosure should be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing.

e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.

Figure 3-23. Well-designed service enclosures designed compatible to be with the multifamily buildings.

3.5.9 Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

Figure 3-24. Exposed utility meters like this will not be allowed.

Figure 3-25. Landscaping helps to minimize the negative visual impacts of utility meters.

3.6 Pedestrian Access and Amenities

Intent

- To orient developments to the pedestrian by making pedestrian access convenient, safe, and inviting.
- To encourage walking.
- To enhance the character of multifamily developments.
- To minimize impacts to residents' privacy.
- To provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development.
- To create open spaces which enhance the residential setting.

Guidelines

3.6.1 Internal Pedestrian Paths and Circulation. An on-site pedestrian circulation system meeting the following standards shall be provided:

a) Pathways between dwelling units and the street are required. Exceptions may be allowed by the Director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.

Figure 3-2. Direct pathways between the street and dwelling units are required.

b) The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, trails, common outdoor areas, adjacent pedestrian ways, and any pedestrian amenities shall be required.

c) Elevated external walkways/stairways may be allowed only when they enhance the integrity of the architecture. We will not accept designs similar to figure 3-27.

Acceptable *Unacceptable*

Figure 3-27. Elevated external stairs and walkways must enhance the character of the building.

d) Appropriate screening or buffering to create a physical separation between pedestrians and vehicle access areas and the windows of residential units shall be provided. Acceptable treatments include:

   i) Landscaped beds that separate the pathway from the building facade featuring windows; and/or

   ii) Landscaping adjacent to windows shall not impede views from dwelling units.

[Do this] *[Don't do this]*

Figure 3-28. A planting bed separates the path and driveway from a dwelling unit.

Figure 3-29. A combination of grade change and landscaping add privacy to these dwelling units.

e) Materials standards for pathways:

i) The pedestrian circulation system must be hard-surfaced and at least five feet wide. Segments of the private circulation system that provide access to no more than four residential units may be three feet wide.

ii) Except as allowed in subparagraph (iii), below, the pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping does not meet this requirement. If a raised path is used it must be at least four inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than five feet on center.

iii) The pedestrian circulation system may be within an auto travel lane if pedestrian circulation system is surfaced with paving blocks, bricks, or other special paving as approved by the Director and as recommended by the Design Commission. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court.

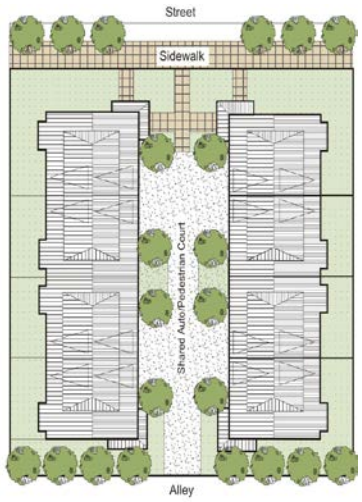


Figure 3-30. Shared auto/pedestrian access court example.

f) Lighting. The on-site pedestrian circulation system must be ~~lighted~~ illuminated to a level where pedestrians can identify faces from a reasonable distance.

3.6.2 Require open space for *multifamily* developments.

a) Apartments must comply with open space requirements specified in Table 3-3, Guideline 3.3.1.

b) Townhouses must comply with open space requirements specified in Table 3-2, Guideline 3.3.1.

c) Cottage housing must comply with open space requirements specified in Table 3-1, Guideline 3.2.1

d) Other open space proposals meeting the intent of the open space requirements may be considered by the Design Commission and approved by the Director.

3.6.3 Open space types and standards:

a) Common open space: Common open space may count for up to 100 percent of the required open space for stacked flats. This includes landscaped *courtyards* or decks, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:

i) Required setback areas shall not count towards the open space requirement, except for spaces that meets the dimensional and design requirements and guidelines herein.

ii) Space under stairways, stair landings, above grade walkways, balconies and decks shall not count as common open space.

iii) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width. Alternative configurations may be considered by the Director where the applicant can successfully demonstrate that the common open space meets the intent of the standards.

iv) Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.

v) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.

vi) Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.

vii) Common space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the Director that enhance safety and privacy (both for common open space and dwelling units).

viii) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.

ix) An atrium roof covering may be built over a *courtyard* to provide weather protection provided it does not obstruct natural light inside the *courtyard*.

x) Raingardens may count as common open space if it is usable common open space.

Figure 3-31. Common open space examples.

Figure 3-32. Balconies provide usable open space for residents.

b) Indoor recreational areas: Indoor recreational areas may count towards the required open space. The following conditions must be met:

i) Indoor spaces must be located in visible areas, such as near an entrance lobby and near high traffic corridors.

ii) Space must be designed to provide visibility from interior pedestrian corridors. Windows should generally occupy at least one-half of the perimeter of the space (towards internal corridors or outside) to make the space inviting and encourage use.

iii) Space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space must include amenities and design elements such as swimming pools, sport

courts, etc. that will encourage use by residents as determined by the Director and as recommended by the Design Commission.

c) Community gathering space: Community gathering space, such as mailbox kiosks or community boards, shall provide relief from the weather and provide landscaping, adequate lighting, and a bench.

3.7 Building Design

Intent

- To reduce the apparent bulk and scale of large buildings.
- To enhance the pedestrian environment.
- To promote architectural variety that adds visual interest to the neighborhood.

Guidelines

3.7.1 Building *articulation* - *multifamily* residential buildings and residential portions of mixed-use buildings. All residential buildings and residential portions of mixed-use buildings shall include at least three of the following *modulation* and/or *articulation* features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas, unless approved by the Design Commission:

a) Repeating distinctive window patterns at intervals less than the required interval.

b) Vertical building *modulation*. To qualify for this measure *modulation* shall be significant and tied to a change in color or building material and/or roofline *modulation* as defined below (Figure 3-27). Significant building modulation must have a distinct change in modulation, creativity as approved by the Design Commission like the reduction as seen in Figure 3-28. Balconies may not be used to meet *modulation* option unless they are recessed or projected from the facade and integrated with the building's architecture as determined by the Director. For example, "cave" balconies or balconies that appear to be "tacked on" to the facade will not qualify for this option.

c) Horizontal *modulation* (upper level step-backs). To qualify for this measure, the horizontal *modulation* shall be significant as shown in figure 3-34.

d) *Articulation* of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent *articulation* of middle floors, and a distinctive roofline.

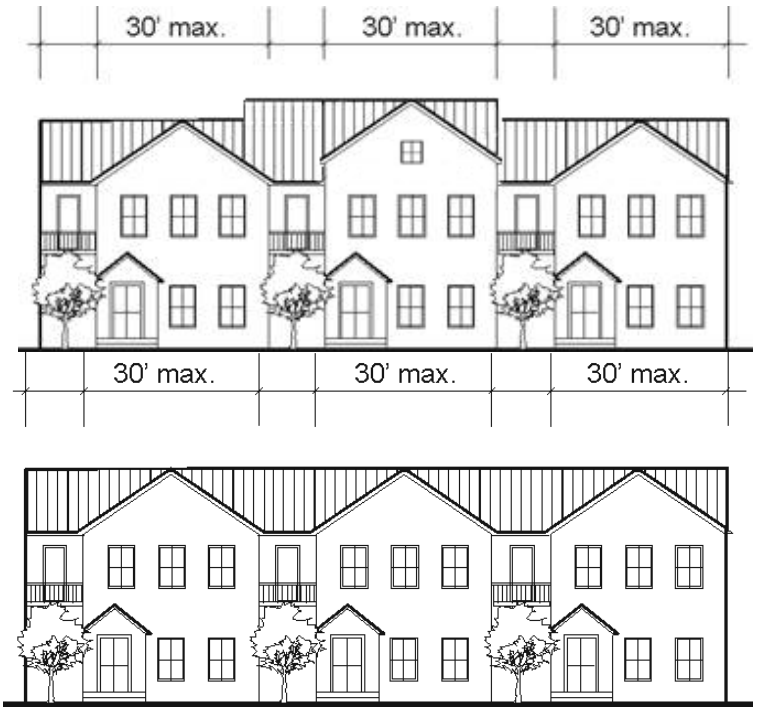


Figure 3-33. Articulate building facades at no more than 30-foot intervals.

Figure 3-34. This multifamily building uses a combination of horizontal and vertical modulation, roofline modulation, distinctive window patterns, and clear articulation of the building's top, middle, and bottom to help reduce its perceived architectural scale and add visual interest.

3.7.2 Façade modulation. Buildings shall be divided by a 30-foot wide *modulation* of the exterior wall. Such *modulation* must be at least 6 feet for buildings up to 120 foot wide structure and shall increase 1 foot for every additional 10 feet of width and extend through all floors. Decks and roof overhangs may encroach up to 3 feet (per side) into the *modulation*. The Director and the Design Commission will consider other design methods that are effective at reducing the perceived length of the building. Examples could include a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique.

3.7.3 Diversity of building types. Multi-building developments shall be required to provide different architectural designs to provide interest and variety. This is particularly important where multiple buildings front on the same street. Simple changes in building colors or reversal of basic facade designs are not sufficient to comply with this standard. Consider changes in vertical and/or horizontal *articulation, fenestration,* building materials, architectural style, and/or roof design provided they meet the Guideline 3.6.1 above and other applicable standards.

Figure 3-36. Multi-building developments like this need greater facade variation to avoid looking like drab housing projects. At minimum, a greater variety of contrasting colors would help here.

3.7.4 Roofline standards.

a) Single purpose residential buildings must provide a pitched roof with minimum 5:12 roof pitch. Alternative roof designs will be considered provided design elements are included to help the building and its roofline fit into the site's context.

b) Mixed-use buildings in the NC district are encouraged to incorporate a pitched roof with a minimum 5:12 roof pitch.

c) All buildings shall incorporate roofline *modulation*. The maximum length of any continuous roofline shall be 30 feet for single purpose residential buildings and 60 feet for mixed-use buildings. Specifically:

   i. Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than 40 feet in width (measured horizontally).

Figure 3-37. Pitched roof forms with a minimum slope of 5:12 are preferred.

3.8 Building Details and Materials

Intent

- To encourage the incorporation of design details into building facades that are attractive at a pedestrian scale.
- To promote the use of durable materials which are appropriate for residential use and which reduce long term maintenance costs and depreciation.

Guidelines

3.8.1 Details toolbox: All multifamily buildings shall be enhanced with appropriate details. Each of the types of details listed below are worth **one point** unless otherwise noted. Multifamily buildings must achieve the equivalent of **two points** worth of architectural details from each section on their facades from the following elements:

Section 1

a) Decorative porch design with distinct design and use of materials.

b) Decorative treatment of windows and doors, such as decorative molding/ framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.

c) Brick or stonework covering more than 10 percent of the facade. These finishes cannot end on an outside corner (2 points).

d) Decorative building materials that add visual interest, including

  i) Individualized patterns or continuous wood details.

  ii) Decorative moldings, brackets, wave trim or lattice work.

  iii) Decorative brick or stonework (may be in addition to the brick or stonework credits noted above if they are arranged in a decorative manner that add visual interest to the façade).

iv) Other materials with decorative or textural qualities as approved by the Director and as recommended by the Design Commission. The applicant must submit architectural drawings and material samples for approval.

Section 2

a) Decorative roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest.

b) Decorative railings, grill work, or terraced landscape beds integrated along the façade of the building.

c) Other details that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.

d) Decorative balcony design, such as distinctive railings.

d) Decorative light fixtures with a diffuse visible light source, such as a globe or "acorn" that is non-glaring or a decorative shade or mounting for each building entry on the facade.

c) Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.

Figure 3-39. This building uses brick for more than 10% of the façade, a decorative mix of materials and colors, decorative entries, and decorative windows to add visual interest.

3.8.2 Window design.

a) Windows facing the street must be transparent. At least 35-45 percent of the front façade must be transparent. At least 10 - 15 percent of the side facade must be transparent.

b) Building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base

building color. Exceptions will be considered by the Director where buildings employ other distinctive window or facade treatment that adds visual interest to the building.


OK


OK


OK


NOT OK

Figure 3-40. Acceptable and unacceptable window treatments because they show attention to detail and extenuate the style of the structure.

3.8.3 Preferred building materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the City's desired traditional main street character are as follows:

a) Brick or other stone masonry.

b) Horizontal wood or composite siding (generally with a reveal of 5 inches or less); wider siding will be considered where there is a historic precedent.

c) Locally sourced or produced.

d) Other materials subject to approval by the Director and as recommended by the Design Commission.

3.8.4 Prohibited materials. The following materials are prohibited in visible locations unless an exception is granted by the Director based on the integration of the material into the overall design of the structure.

a) Vinyl or plywood siding (including T-111 or similar plywood).

b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building facade.

c) Corrugated fiberglass.

d) Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).

e) Crushed colored rock/crushed tumbled glass.

f) Non-corrugated and highly reflective sheet metal.

3.8.5 Special material standards:

a) Concrete block. When used for the façade of any building, concrete blocks shall be masonry washed, split, rock- or ground-faced. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.

b) Other materials subject to approval by the Director and as recommended by the Design Commission.

OK

OK

NOT OK

Figure 3-41. Illustration where CMU is used as a design element rather than a bland façade treatment.

3.9 Landscaping and Screening

Intent

- To reinforce and enhance the character of Sumner's multifamily residential areas.
- To screen unwanted views.
- To improve the livability of multifamily residential areas.
- To both soften the mass of multi-unit complexes and to provide usable common space for residences with resilient plantings.

Guidelines

3.9.1 Landscaping. Developments are subject to SMC Chapter 18.41 requirements.

a) *Green roofs* may be used to meet up to 50 percent of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.

b) Permeable pavements may count for up to approximately 30 percent of the required landscaped areas based on the level of permeability and long term maintenance capabilities as determined by the Director and as recommended by the Design Commission.

Figure 3-42. Green roof example.

3.9.2 Side and rear yard buffer requirements. Refer to SMC for buffer to other zone or use. For MF to MF - developments shall incorporate one or more of the following design options:

a) Provide *Landscaping Type A* at least 10 feet deep alongside and/or rear property lines where a strong visual buffer to adjacent uses is desired. A screen fence up to 6 feet tall may be used in conjunction with the landscaping.

b) Provide *Landscaping Type B or C* at least 10 feet deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to 5 feet if used in conjunction with a screen fence approximately 6 feet tall.

c) Other treatments that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:

i) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

ii) Tall privacy fence or hedge (up to 6 feet tall).

iii) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.

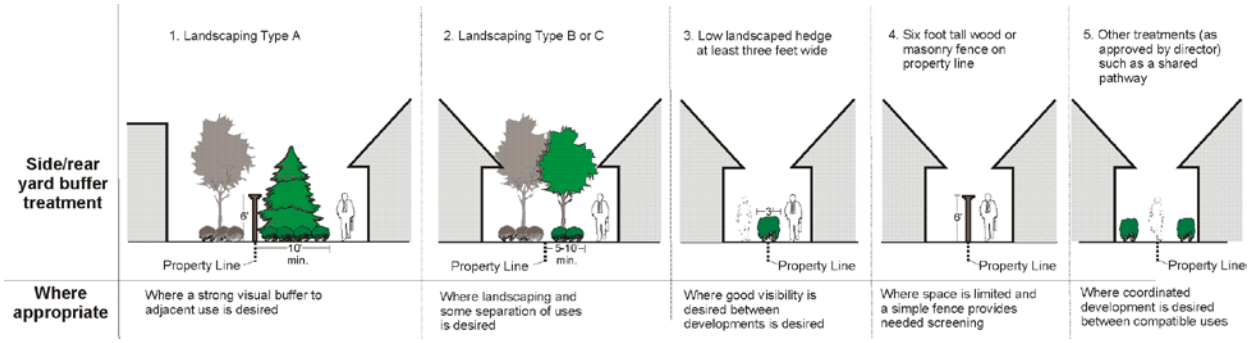


Figure 3-43. Side and rear yard design treatment options.

3.9.3 Building perimeter planting. All elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

a) Columnar trees and shrubs adjacent to building walls can provide visual relief without obscuring natural light and views for individual units.

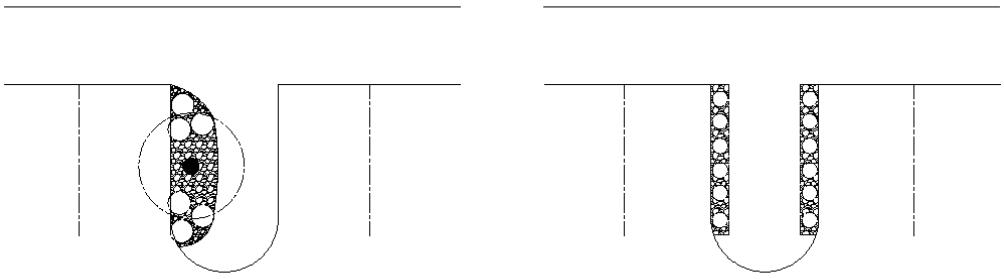
b) The landscaped area must be a minimum of 3 feet wide.

c) There must be at least one 3-gallon shrub for every 3 lineal feet of foundation.

d) Groundcover plants must fully cover the remainder of the landscaped area.

Figure 3-44. Exposed foundations like this should be landscaped with shrubs and other plantings for screening.

3.9.4 Parking landscape: Landscaped islands shall be required between every 8-10 stalls and should be locate in front of building entranceways when applicable. Landscaping strips shall be a minimum of 5 feet. Those landscaped islands in front of building entranceways shall include 5 feet minimum of continuous landscaping. The stall adjacent to the landscape strip shall be a minimum of 12 feet wide.



4. Single-Family Guidelines

Introduction

Applicability

These guidelines apply to all new detached single-family development. This includes subdivisions for detached single-family development and new homes, accessory dwelling units, or other development plans for these detached structures.

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement to the SMC. Where there is a conflict between the guidelines herein and the standards in the SMC, these guidelines shall apply. Deviations to these standards may be presented to the Design Commission for consideration and recommendation to the Director.

4.1 Building Design

Applicability

These guidelines apply to the building design of all large subdivisions (10 lots or more) for detached single-family dwellings, and ADU's, in any applicable zone within the City.

Intent

To ensure new development is compatible with the historical character of Sumner.

To create a cohesive streetscape, massing and roof pitches while providing for a variety of housing styles.

To encourage pedestrian friendliness and protect residents' privacy through careful placement of porches, doors, windows and garages.

To encourage Crime Prevention Through Environmental Design principles.

To encourage design details, which add visual interest and encourage outdoor living spaces.

Guidelines

4.1.1 Roof design.

a)

Roofs shall have variation in roof planes in order to break up the large roof mass through dormers, gables, or changes in elevation.

b) A variety of roof forms may be used. Roof forms and roof pitches of porches, dormers and garages shall be consistent and complement the primary structure and building style.

c) Roof overhangs should be sized to provide a shadow line on the façade and protect sidewalls in accordance with the structure's architectural style.

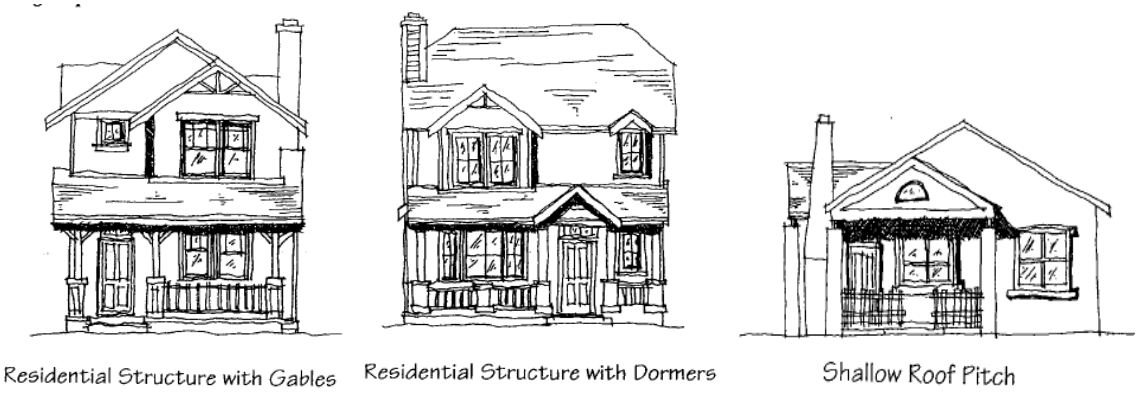


Figure 4-10. Variable rooflines, entries, and porches.

4.1.2 Porches.

a) All houses shall provide a covered entry porch at the front of the house with no dimension less than 6 feet. The porch area shall be at least 60 square feet with the wider dimension parallel to the street. Exceptions may be granted by the Director.

b) Each dwelling unit shall have a separate designated pedestrian connection from the front door to the sidewalk with a minimum width of 3 feet. The pedestrian connection shall be separate from the driveway.

4.1.3 Corner lots. Structures on corner lots shall take advantage of the dual frontage, make an architectural statement, and create interest in architecture and promote human activity on the street. This can be accomplished by, but not limited to, providing one or more of the following:

a) Wrap around porches

b) Bay windows

c) Varied exterior materials, roof feature, colors, and/or *articulation*. Varied materials shall be compatible with one another.

Figure 4-11. Corner lot example.

4.1.4 Architectural details. Dwelling units shall contain architectural details. Dwelling units must achieve a minimum of **four points** worth of architectural details on the street façade(s), and a minimum of two points on the non-street facades. Chosen details must be compatible with the architectural style of the structure.

a) Stonework detailing on columns and/or across foundation (1 point).

b) Brick or stonework covering more than 10 percent of the facade (2 points).

c) Decorative window design (including stained glass or leaded glass windows). Plastic muntins are not sufficient (1 point).

d) Decorative door design (1 point).

e) Decorative roofline elements including roof brackets or multiple dormers (1 point).

f) Use of complimentary siding type different from the main body siding to accent features such as gables and dormers. Example: Shingles overlap siding (1 point).

g) Other decorative ornamentation (1 point).

h) Distinctive architectural features such as curved bay windows (1 point).

Figure 4-13. This homes includes stonework detailing, decorative roofline elements (multiple gables), decorative siding (shingles), and roof brackets.

4.1.5 Siding materials.

a) Siding material shall be appropriate to the architectural style of the structure.

b) Traditional materials consistent with local and regional architectural styles are encouraged, such as wood, stone and brick.

c) Mirrored glass, corrugated siding, exposed concrete block, and solid panel siding (plywood, T-111, or fiber cement panels) are not in keeping with the desired character of traditional regional materials and are prohibited.

d) Siding materials and window trim should generally be consistent on all sides of structures. No “Hollywood Facades.” Hollywood facades are those where the architectural details are all on the street side of the building and not continued and consistent on all sides.

Figure 4-14. T-111 siding is prohibited.

4.1.6 Window design.

a) Windows should be vertically oriented. Several windows can be grouped together horizontally to accent a bay or interior room.

b) Houses shall incorporate window trim at least 3.5 inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or facade treatment that adds visual interest to the building.

Figure 4-15. Good (left and middle) and bad (right) window design.

4.1.7 Garages and accessory structures design.

a) Garages fronting the street shall be setback a minimum of 20 feet.

b) The garage doors shall occupy no more than 50 percent of the ground-level facade facing the street.

c) Where the garage faces the side yard, but is visible from the street, the garage shall incorporate a window on the street front facade so that it appears to be a habitable portion of the house. The window size and design must be compatible with the windows on habitable portions of the house.

d) Detached garages and other accessory buildings shall not exceed 18 feet in height. Exception: Garages with ADU's may be taller (see Guideline 4.2.3).

e) Accessory structures shall be designed consistently with the primary residence. Consistency of design includes the use of similar roofing, siding, trim, and color(s).

f) Standards and guidelines for dwellings with garages facing a street:

  i) Upper level dormers, where applicable, shall be used to deemphasize the garage.

  ii) The garage door shall include trim and detail work sufficient to deemphasize its role on the building.

  iii) A grass or grasscrete median should be provided to separate the lanes in a driveway.

Figure 4-16. Good example of a garage design, where facing the street. Note the garage door detailing.

4.2 Infill Single-Family Residential

Applicability

These guidelines apply to all infill (9 lots or less) detached single-family. This section does not apply to single-family residential remodels of projects less than 50% valuation.

Intent

To ensure that new development is compatible with the character of Sumner.

To encourage the use of design details that adds visual interest.

Guidelines

4.2.1 Siding materials.

a) Siding material shall be appropriate to the architectural style of the structure.

b) Traditional materials consistent with local and regional architectural styles are encouraged, such as wood, stone and brick.

c) Mirrored glass, corrugated siding, exposed concrete block, and solid panel siding (plywood, T-111, or fiber cement panels) are not in keeping with the desired character of traditional regional materials and are prohibited.

d) Siding materials and window trim should generally be consistent on all sides of structures. No “Hollywood Facades.” Hollywood facades are those where the architectural details are all on the street side of the building and not continued and consistent on all sides.

4.3 Subdivision Design

Applicability

These guidelines apply to all large residential subdivisions (10 lots or more). Single-family dwellings within the large-lot residential subdivision shall also comply with Subchapter 4.1, Building Design.

Intent

To reinforce the pedestrian-oriented character of Sumner's residential neighborhoods.

To encourage visual diversity in residential developments.

To avoid *blank walls* along streets.

To encourage the appearance of adequate side-yards on lot layouts.

Guidelines

4.3.1 Lot diversity. New subdivisions shall employ methods to integrate visual diversity into the design of the development. At least two of the following methods must be integrated into subdivision design. Proposed treatments must be sufficient to meet the intent of the guidelines, as determined by the Director. Options:

a) Variable front setbacks. Even minor front setback variations can make significant impacts in reducing streetscape monotony in new developments. Setback envelopes may be noted on the plat to accomplish this.

b) Variable lot sizes. Subdivisions can use this option if:

   i) 15-20 percent of the proposed lots are below the minimum lot size of the zoning district as provided in SMC 18.12.070.

   ii) Other mixtures of lot sizes meet the intent of the guidelines. To qualify, the varying lot sizes shall be mixed throughout the subdivision and not simply segregated off in separate areas. For example, corner lots are good locations for larger lots.

c) Variable house sizes. For example, a combination of single and two-story homes helps to provide visual diversity. To qualify for this option, at least 20 percent of the homes must be single story and at least 20 percent of the homes must be two stories. Such variation also appeals to different demographics – promoting a diversity of residents. House size variation can be accomplished by providing applicable standards on lots on the plat.

Street and block layouts can also help to provide visual diversity in subdivisions. SMC 17.28.110 (Street and Block Layout) and 17.28.120 (Block Requirements) promote continuity in the surrounding street grid and small block sizes, which are consistent with historic development patterns in the City.

Figure 4-4. Variable front yard setbacks would have helped this development avoid the monotonous "housing tract" look .

4.3.2 Alternative lot configurations. Alternative lot configurations may be considered to provide flexibility in lot layout and to provide more usable open space.

a) Zero lot line.

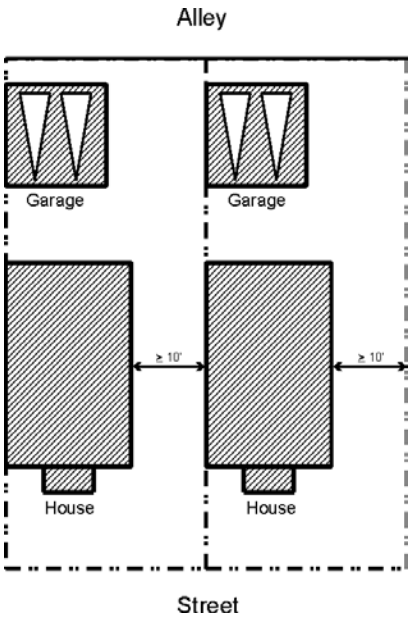


Figure 4-5. Zero lot line configurations are encouraged for small lot single family developments as they provide an efficient layout that maximizes usable open space on the lot.

b) Courtyard access lots. This refers to a single-family detached dwelling unit located on an interior lot that features vehicular access from a "Courtyard Access" drive located on an easement. The term "Courtyard Access Development" includes both

the lots served by the Courtyard Access and the streetfront lots on which the Courtyard Access passes through. Standards:

i) Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).

ii) Maximum length of a courtyard access: One-hundred feet (or deeper if approved by the local fire department).

iii) Surface width of courtyard access: Twelve feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).

iv) An easement of twenty feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat.

v) Courtyard access lots shall meet applicable single-family design guidelines in Subchapters 4.1 and 4.6 herein, except that lots not adjacent to a public street shall be exempt from Guideline 4.1.4 provided the garage does not face the public street.

vi) Courtyard access lots not adjacent to a public street do not require a defined front yard. They may be configured with three side yards and one rear yard. Setback minimums shall be noted on the plat.

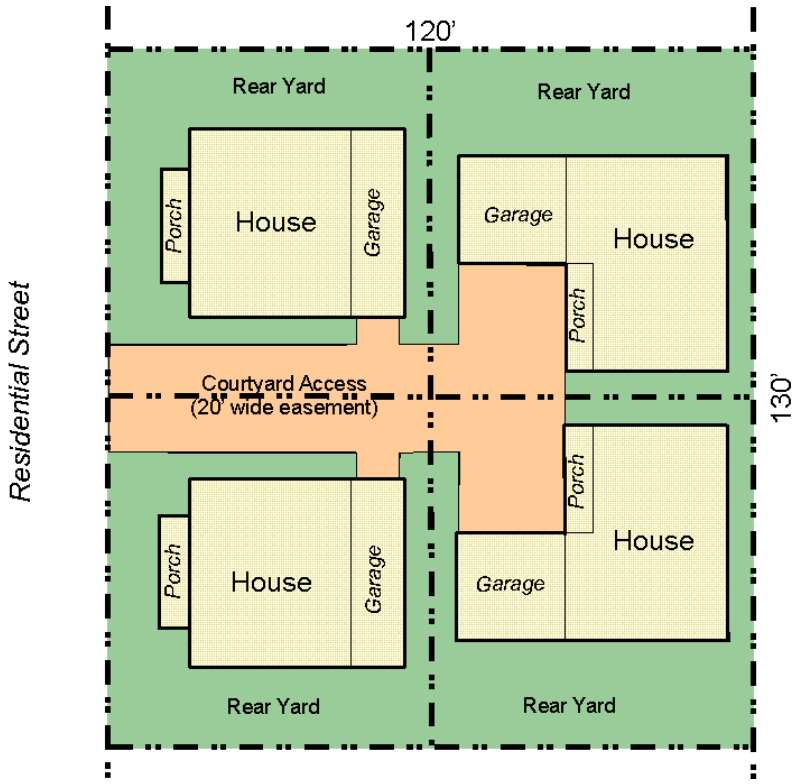


Figure 4-6. An example courtyard access development configuration.

Figure 4-7. There are a number of good courtyard access lot configurations built within the region. Note how the garages of the rear lots aren't visible from the street.

4.3.3 Variety of housing types – architectural styles. Buildings shall achieve a variety of design through the use of different architectural styles, variations of the same architectural style, and through the use of multiple design elements. The larger the subdivision, the greater the number of different façade elevations that shall be used. To qualify as a distinct façade elevation, **at least five** of the following shall apply as determined by the Director and as recommended by the Design Commission:

- Different roofline configuration.
- Different color palette.
- Different porch/entry design.
- Different window openings.
- One and two-story houses.
- Different exterior materials (including different roofing materials).
- Different garage location, configuration, and design.
- Different façade detailing.

Architectural variety standards:

a) No two identical façade elevations may be adjacent.

b) 10-19 homes = at least 4 different façade elevations.

c) 20-39 homes = at least 5 different façade elevations.

d) 40-69 homes = at least 6 different façade elevations.

e) 70 or more homes = at least 7 different façade elevations.

f) Alternative façade variations will be considered provided design elements are included that provide desired visual diversity. For example, a combination of variable setbacks, lot sizes, street/block layouts, and color palettes may reduce the need for a large number of different façade elevations.

Figure 4-8. Examples of different façade elevations. Note how the floor-plans appear to be relatively similar, but each home has different porch design, color, roofline, window treatment, and façade detailing.

4.3.4 Landscaping along Street Side Yard Fences. Lot configurations where unscreened fences back up to streets are prohibited. Where side or rear yards abut a street right-of-way or common internal access roadway, a planting strip shall be provided between the sidewalk and any fence. For fences alongside yards at the end of a block, a 3-foot planting strip with shrubs and groundcover is required. Where more than one house backs up to a public right-of-way, planting strips at least 5 feet wide with a combination of trees, shrubs, and groundcover sufficient to screen the fence are required (10 feet wide along arterials). Landscaped area and fence location shall be noted on the plat.

Figure 4-9. Fences along a side yard at the end of a block shall be set back at least 5 feet to provide space for landscaping in front of the wall.

4.3.5 Cul-de-sac streets. The use of cul-de-sac streets should be avoided wherever possible and shall be limited unless the applicant can successfully demonstrate that an alternative circulation pattern is not feasible. If cul-de-sacs are necessary, the end of each cul-de-sac shall provide a pedestrian walkway and bikeway between private parcels to link with an adjacent cul-de-sac, street, and/or park, school, or open space area, as determined by the Director and as recommended by the Design Commission.

4.4 Accessory Dwelling Units (ADU)

Applicability

These guidelines apply to all ADUs in any applicable zone within the City. Accessory dwelling units shall also comply with Subchapter 4.4, Building Design.

Intent

To ensure that ADUs minimize negative impacts to the neighborhood.

To limit the bulk and size of ADUs buildings in relation to the neighborhood.

To protect privacy of adjacent yards and outdoor spaces.

To provide opportunities for affordable housing.

Guidelines

4.4.1 SMC zoning standards for accessory dwelling units. Accessory dwelling units are subject to the provisions of SMC subsection 18.12.030(A) (permitted as an accessory use in Low Density Residential Districts).

4.4.2 Design and Materials. An accessory dwelling unit shall be designed to maintain the appearance of the main building of the single-family residence.

a) ADUs that extend beyond the current footprint of the principal residence and detached ADUs shall be consistent with the existing roof pitch, siding and windows of the main building.

b) Only one entrance for the main building shall be permitted in the front of the principal residence. The entrance for the accessory dwelling unit shall be located either off the rear or side of the building or located within a garage out of view from the street.

4.4.3 Height. Detached accessory dwelling units shall have an approximate building height of 16 feet for gabled, hipped and gambrel roofs and 12 feet for flat and mansard roofs, except that the height may be increased to match the existing roof pitch of the principal structure. In no case shall the second story contain exterior walls exceeding 5 feet in height on more than 50% of the perimeter of the second story.

4.4.4 Setbacks. Setbacks for detached ADUs should be flexible and allow for an increase or decrease depending on the context of the neighborhood. For example, a setback may be increased if it is determined that privacy of adjacent yards would be impacted or views blocked. Conversely, setbacks may be decreased to the minimum allowed if existing landscaping or accessory structures effectively screen adjacent yards.

Refer to the Zoning Code (SMC 18.12.030) for minimum setbacks for Accessory Dwelling Units.

Minimum yard setbacks for detached accessory dwelling units are as follows:

a.) Front yard setback in feet: Equal to or greater than existing setback of the principal structure or the required setback, whichever is greater;

b.) Rear yard setback in feet: 5, except when the rear property line is abutting an alley then 5 feet or that required for garage ingress and egress per SMC 18.12.080(E);

c.) Interior side yard in feet: 5, or if the interior side property line is abutting an alley with vehicular access to a garage, then the setback is per SMC 18.12.080(E); and

d.) Street side yard in feet: Same as required for the principal structure.

4.4.5 Window Size and Placement. Windows should be placed in locations that reduce privacy impacts and views into adjacent yards.

a) Windows in living, dining, and great room areas located on the second story should face interior to the site.

b) Window area above the first floor should remain in proportion with the wall plane of proposed structure for all windows on all sides.

5. Industrial Guidelines

Contents

Applicability

These guidelines apply to permitted industrial development in addition to certain conditionally permitted commercial uses in the M-1 and M-2 zones as set forth in the Sumner Municipal Code. The Director shall review any proposed conditionally permitted commercial use to determine which section of the Sumner Design and Development Guidelines apply. If the Director determines that the Commercial Design Guidelines are more applicable for a particular use, then compliance with those guidelines is mandatory.

These guidelines are intended to address the unique site conditions presented in industrial developments. These conditions partially arise from market preferences and construction techniques. For example, many structures are large concrete “tilt-up” buildings, generate heavy amounts of truck traffic, require large expanses of paved area, are isolated from other land uses, and are located on major or minor arterials. These special considerations lead to a specific set of design guidelines for the manufacturing districts.

5.1 Site Design and Parking

Intent

- To allow adequate vehicular and pedestrian access to the structures while encouraging safe and pleasant environments for pedestrians moving between cars, heavy trucks, rail, and transit within and around the site.

Guidelines

5.1.1 Public street layout. All public streets shall meet the design standards set forth in the Sumner Municipal Code to the satisfaction of the City Engineer. Sumner desires to create a connected roadway network which utilizes the block grid layout. The preferred maximum block length in the manufacturing zones is 1320 feet. The overall street layout shall be designed in accordance with the guidelines, intent, and policy statements of the Sumner Comprehensive Transportation Plan.

5.1.2 Private street layout. The use of private streets is discouraged. Refer to the Sumner Municipal Code to note the street frontage requirements for new parcels when considering an industrial subdivision. Private streets shall be designed to reinforce the existing block grid layout, but shall not be used to calculate maximum block length. Private streets shall be designed and constructed to the standards established and approved by the City Engineer.

5.1.3 Vehicular maneuvering areas. Vehicular maneuvering areas are the spaces around buildings, in parking lots, entranceways, and loading areas. These areas function as routes of vehicular travel, including fire access, and shall contain safety measures designed to adequately separate various modes of travel. Vehicular maneuvering areas should be designed to reinforce the existing block grid layout, but shall not be used to calculate maximum block length.

5.1.4 Orientation. The front elevation of the building should face the primary street depending on the site conditions. The primary building entrance and any associated offices and/or sales areas shall be located on the front elevation. All of the following items should be utilized on the front elevation:

a) Windows, with awnings and trim.

b) Wall modulation.

c) Material and/or color changes on building facade.

d) Architectural details such as a parapet, weather protection, relief sculpture, etc.

e) Pedestrian amenities, such as benches, tables, and patio areas.

Other features to consider on the front elevation include, but are not limited to, internal downspouts, monument signage, plazas, paving material changes, water features, and open space.

5.1.5 Loading, service, and refuse areas. No loading or servicing should be conducted between a building and any public street. Loading bays should be located on a building elevation not facing a public street. All refuse containers should be located in the rear or side of the lot or loading or service areas, and shall be placed out of sight from any public street or sidewalk through adequate screening. Special conditions may apply in limited circumstances, including, but not limited to, corner lots, economic viability, and lot configuration. These situations will be reviewed on an individual basis by the Director. In these cases, additional landscape screening may be required. Refer to the "Landscape Design" section of these guidelines.

Loading bays should be designed to minimize the potential for pollutants to mix with stormwater. Covering of loading bays should be considered.

5.1.6 Driving and off-street parking area surfacing. All off-street parking areas and vehicular travel ways shall be surfaced with asphalt or concrete. In some instances, alternative paving systems, such as modular paving or pervious pavement, may be used to substitute for asphalt or cement. Use of this alternate material may result in reductions being applied toward impervious surface fees.

5.1.7 Outdoor storage. Outdoor storage as a principal use shall conform to the standards set forth in SMC 18.18.025. Generally, the material being stored shall not be visible from freeways and principal or minor arterials, public streets, railroads, and future or present bicycle/pedestrian paths. Visibility shall be reduced by constructing a 6-foot fence or masonry wall and a fully landscaped buffer the width of the applicable required setback. The buffer shall include at least a 5-foot high earth berm and at least 50 percent evergreen trees at least 6 feet in height at planting.

Deciduous trees shall be a minimum of 2 1/2-inch caliper measured at dbh. All trees shall be planted no less than 20 feet apart on center. For every 100 square feet of buffer area, at least one evergreen shrub of a minimum size of 2 feet shall be provided. Groundcover of a minimum 2-gallon size shall be planted in the buffer area sufficient to cover the area within three years of planting. Outdoor storage shall also be screened from adjacent properties, except those zoned M-2, with a minimum of a 12-foot buffer containing evergreen trees as specified above at the ratio of one tree per 30 lineal feet of buffer. In all cases, a fencing and landscape plan is required for approval recommendation by the Design Commission.

Outdoor storage as an accessory use is subject to the above standards and certain size limitations. Storage of material is not allowed between a building and the street, and the storage area shall not exceed 40 percent of the building footprint or 15 percent of the lot area, whichever is less.

5.1.9 Fences and walls. Fences and walls located within a front yard setback or a street side yard setback shall not exceed 4 feet in height, if the fence or wall affords 50 percent visibility, or 3 feet in height, if the fence or wall affords zero visibility (solid). Any fence or wall located in the interior side or rear yard setback may be constructed to a height not to exceed 6 feet. A fence exceeding 6 feet in height may be constructed within the legal building area only if a building permit is sought. Fences utilizing razor wire are

measured from the top of the wire. All fences are required to meet the applicable sight distance requirements.

5.1.10 Utility installation. All above-grade utility appurtenances, including telephone pedestals, utility meters, transformers, etc., shall be adequately screened from existing or future streets and trails. Screening these items can be accomplished through landscaping. If the location of any above-grade utility appurtenance is known, it shall be indicated on the required landscape plan.

Figure 5-14. Avoid exposed utility meters along the sidewalk, like this.

5.1.11 Access and curb cuts. Combining driveway access points to parking lots and reducing the number of curb cuts is encouraged.

5.1.12 Location of off-street parking. When possible, off-street passenger vehicle parking should be located away from the loading and service areas of buildings. Please refer to the "Pedestrian circulation" section of these guidelines in instances where conflicts may occur between pedestrians and vehicular traffic.

5.1.13 Pedestrian circulation. The manufacturing districts are heavily dependent upon truck, rail, and automobile transportation modes; however, safe pedestrian access and circulation are necessary. Specifically, pedestrian access shall connect public sidewalks and parking areas to the primary building entrance through stamped concrete, material changes, or other means. Please refer to the "Pedestrian walkways" section of the Landscape Design section of these guidelines.

5.2 Building Design

Applicability

These guidelines do not intend to promote any particular architectural theme.

Intent

- To increase developer flexibility while visually reducing the height, bulk, and any large expanse of undifferentiated wall surface.
- To screen necessary equipment and enhance primary building entranceways.

Guidelines

5.2.1 Massing, height, walls. There are many techniques available to reduce the visual bulk and height of large manufacturing and distribution structures, such as horizontal banding, material and/or texture change, windows, color variation, landscaping (see "Landscape Design" below), setbacks, wall modulation, and others. These techniques shall be used to the satisfaction of the Design Commission to reduce the visual bulk and height of structures.

5.2.2 Entranceways. These entranceways should be areas of refuge from adverse weather conditions for employees and pedestrians. The main theme of designing an entranceway is to create a pedestrian-friendly portion of a structure which is otherwise constructed on a non-pedestrian scale. The primary entrances to structures, including all entrances to individual tenant spaces, shall be clearly delineated through architectural design. This design should be distinctively different from the architecture of the remainder of the building. Specific architectural treatments to consider include, but are not limited to, wall modulation, gables, window clusters, landscape treatment, material/color/texture change, awnings, moldings, signage, paving texture, planters, and pedestrian amenities such as benches and tables.

5.2.3 Necessary equipment and facilities. Objects such as rooftop equipment, air ducts, water towers, storage tanks, processing equipment, cooling towers, vents, and any other improvement or equipment shall be compatible with the building architecture (color and/or material) or screened from adjacent properties, public streets, freeways, railroads, and sidewalks when possible. It is recognized that some manufacturing uses may have equipment and structures visible from the street and sidewalk in spite of screening.

5.4 Landscape Design

Applicability

Intent

- To lessen the visual bulk from a public vantage point of large manufacturing/distribution structures, maintain a consistent streetscape, and screen items such as off-street parking, outdoor storage, large expanses of undifferentiated wall surface, and refuse/utility facilities.

Guidelines

5.4.1 Front and street side yard setback. A 4-foot-tall and 12-foot-wide landscape berm is required between the street and the off-street parking. Exceptions to this rule may apply in areas where the performance of water quality facilities incorporated into the street design would be adversely impacted. (Please refer to the "Site design and parking" section of these guidelines.)

Landscape berms shall be planted using a hierarchy of landscape types meant to screen off-street parking, 40% shall be evergreen. First, trees shall be planted at spacing intervals consistent with the mature tree breadth. Tree types are encouraged to be mixed. Second, evergreen shrubs shall be used to provide solid screening between the top of the berm and the bottom of the tree crown. Third, groundcover shall be used to prevent wind and water erosion. Groundcover can consist of plantings other than grass provided 100 percent coverage is obtained within three years. In no case shall non-living material used as groundcover exceed 25 percent coverage. In some instances, a pedestrian walkway may be required for access between the sidewalk and the primary building entrance.

Where streets have been designated for a particular street tree, planting types and spacing standards shall be consistent with the Street and Public Tree section of the Sumner Municipal Code and Ordinance Number 1846. Existing trees shall be retained unless they are unhealthy, cause health hazards to public safety, or cannot be reasonably retained due to specific site locations.

Note: Fences will not be allowed on top of berms.

5.4.2 Interior and rear yard setbacks. All side yards located between the street and the building façade shall be landscaped to the satisfaction of the Design Commission and shall include at least one single row of trees planted at a minimum of 20 feet on center unless the side yard is utilized as a shared maneuvering/loading area with an abutting property. Side yards are encouraged to be used for water quality features, such as grassy swales, if required by other City ordinances; however, landscaped groundcover is not specifically required in the interior and rear yard setbacks. If water quality features are constructed, the tree requirement remains in effect, but a water-tolerant species shall be selected.

5.4.3 Parking areas. Parking areas shall be screened from public streets and arterials as described above in the "Front and street side yard setback" section. One tree is required for every six automobile parking spaces provided. Within parking lots containing more than two rows of parking spaces, trees shall be planted in planting beds at least 8 feet wide within the interior of the parking lot. The requirements for these planting beds are as follows:

a) Trees shall be planted no more than 25 feet on center.

b) There shall be at least one shrub for every 20 square feet of landscape strip.

c) The ground shall be covered with a hardy, fast-growing planting.

Additional planting bed dimensions and other requirements are found in City ordinances.

5.4.4 Building perimeter. For any structure exceeding 30 feet in height and any un-modulated wall exceeding 100 feet in length, not including loading or office/sales areas, a hierarchy of plantings is required. First, suitable trees, such as columnar forms, shall be planted at a minimum of 15 feet on center within a minimum 6-foot-wide planting bed at the structure foundation/base. Second, a planting ranging from 1 to 6 feet in height at maturity shall be planted at a minimum of 6 feet on center within the planting bed. Third, groundcover or non-living material shall be installed to reduce the possibility of wind and water erosion.

5.4.5 Special landscaped setbacks. Minimum setbacks shall be determined by SMC 18.18 as described in the "Site design and parking" section of these guidelines; however, increased setbacks may be required when manufacturing zoned property abuts non-manufacturing-zoned property. Please refer to the following table.

	Residential	Commercial
M-1	25 feet	5 feet
M-2	35 feet	5 feet

The required setbacks in the above table shall be densely vegetated. In addition to the required landscaped setbacks, the building setback shall not be less than 50 feet (SMC 18.18).

5.4.6 Pedestrian walkways. Pedestrian walkways between the street/parking areas and the structure shall be designed to minimize conflict with any major automobile and truck traffic routes. The walkways shall include pedestrian-scale lighting, stamped concrete, material changes, and landscaping which helps to identify the route as a pedestrian-only area.

5.4.7 Sumner/Pacific Master Trail Plan. Any site identified in the Sumner/Pacific Master Trail Plan shall incorporate the trail requirements, and landscaping features to screen parking, impervious surface, loading areas, and refuse/mechanical facilities from the present or future trail to the satisfaction of the Design commission.

5.4.8 Bicycle parking. Bicycle parking shall be provided in convenient locations to the building entrances at the minimum ratio of one bicycle parking space for each twenty spaces dedicated for use by automobiles. Parking opportunities may be provided in racks or other, similar facility, but in all cases the facility shall be covered and located on a paved surface. Indoor bicycle parking may be considered.

5.4.9 Conservation of resources. In order to reduce water usage native plantings are encouraged. An applicant could receive a stormwater fee reduction through using modular paving materials.