
CARNATION PLANNING AND PARKS BOARD Special Meeting Agenda

*Co-Chair Caroline Habell, Co-Chair Ron Lundeen, Vivian Anschell,
Daniel Enciso, Joe Mellin, Nathan Sherfey, Wayne Wallace*

DATE: July 23, 2024

TIME: 5:00 P.M.

LOCATION: City Hall (4621 Tolt Avenue)

JOIN ONLINE:

Microsoft Teams Meeting

[Join the meeting now](#)

Meeting ID: 221 140 971 716

Passcode: PZGNTJ

1) CALL TO ORDER: Co-Chair Ron Lundeen

2) ROLL CALL: Beth Offeman

3) APPROVAL OF AGENDA

4) APPROVAL OF MINUTES:

a) June 11, 2024

5) CITIZEN COMMENT & REQUESTS: *Comments may be submitted in advance by writing or e-mailing clerk@carnationwa.gov, or made in person, or by telephone or computer connection at the time of the meeting. Individual comments shall be limited to three minutes.*

6) PRESENTATION/DISCUSSION:

7) NEW BUSINESS:

- a) Draft Green Policy
- b) Draft Revised Landscape Code
- c) Draft Revised Design Standards

8) OLD BUSINESS

- a) River's Edge Park
- b) Triangle Activation
- c) Tree Ordinance

9) FUTURE AGENDAS:

- a) Regular Meeting: August 27, 2024

10) OTHER

11) ADJOURNMENT: Co-Chair Caroline Habell

GREEN CITY POLICY No. 2024-1 URBAN CANOPY

PATH: MITIGATION OF GREENHOUSE GASES

STRATEGY: INCREASE AND PROTECT URBAN CANOPY

Recognizing the importance of trees to the well-being and sustainability of our community, the City of Carnation hereby adopts Green policy No. 2024-1.

SECTION 1: PURPOSE

This Policy seeks to promote the proper care, preservation, and management of trees within Carnation, to enhance our urban forest, and to demonstrate commitment to Green principles.

This policy inspires the City to achieve specific goals:

- a.) Establish and maintain a healthy and sustainable urban forest.
- b.) Protect, preserve, and promote the growth of trees within the city.
- c.) Regulate the planting, maintenance, and removal of trees.
- d.) Promote public education and awareness about the benefits of trees.
- e.) Ensure compliance with the standards and requirements set forth by the Tree City USA program.
- f.) Integrate tree canopy and tree health in the maintenance schedule of city infrastructure.

It is the intention of Carnation's Green Policies to adopt aspirational policies that will achieve the goal of adapting and seeking sustainability, resiliency and circular economy by adopting green practices.

Green Policies seek to protect, preserve, and enhance the quality of life and general welfare of the City of Carnation, its residents, and its property owners; and conserve and enhance the City of Carnation's natural, physical, and aesthetic environment. Furthermore, by adopting this policy the City will preserve, protect, and enhance the urban forest to ensure that trees are properly planted and maintained within the City of Carnation so that trees can protect, enhance, and preserve the quality of life for people within the City.

This policy recognizes that trees are an integral part of the infrastructure of the City of Carnation and as such should be preserved, protected, and cared for as other critical City infrastructure.

The benefits of a healthy tree canopy have been scientifically documented and this policy recognizes that:

- a. Trees absorb pollution from the air;
- b. Trees absorb and sequester carbon dioxide;
- c. Trees absorb and filter pollution from stormwater run-off;
- d. Trees produce oxygen;
- e. Trees reduce flooding;
- f. Trees stabilize soils and reduce erosion;
- g. Trees cool the surrounding area helping to reduce impacts due to heat islands;
- h. Trees reduce energy consumption by shielding structures from harsh winds and sun;
- i. Trees provide a buffer and screen against noise, light, and pollution;
- j. Trees improve property values;
- k. Trees improve commercial district buyer traffic and purchasing;
- l. Areas with trees have lower crime rates;
- m. Areas with trees have higher levels of community interaction;
- n. Trees provide important habitat for birds and other wildlife; and
- o. Trees protect and enhance our quality of life.
- p. Trees provide the City of Carnation collective benefits that extend beyond property boundaries throughout the entire City.
- q. Larger trees provide larger benefits. When a large tree is removed and replaced with a smaller tree the benefits and services are greatly reduced.
- r. Trees may have a condition that constitutes a threat, danger, or nuisance to the public or property within the City of Carnation or may be dangerous to the health of other trees and vegetation in the City.

SECTION 2: PUBLIC TREES

An urban forest is comprised of trees across all land uses and ownership on public and private land. This Policy applies to public property trees but recognizes that trees on private property are part of the collective community resource.

SECTION 3: EVALUATION, MAINTENANCE AND PROTECTION

The City's Planning and Parks Board may be asked to evaluate canopy protection programming at the request of the City Council or staff. Subject Matter Experts shall be contracted as needed when such expertise is required. The City shall maintain public trees and canopy.

SECTION 4: TREES IN THE PUBLIC RIGHT OF WAY AND PUBLIC CITY LAND

This Section applies to any work or activity which may impact public property trees.

- a) Unless otherwise authorized by this Section, it shall be unlawful for any person to remove, injure or undertake any procedure which will cause death, substantial damage, or create a hazard, to any public property tree without first obtaining authorization from the City of Carnation CED Department.

- b) In the case of tree management practices, these practices shall comply with the requirements of ANSI A300 Part 1 Pruning standard and Best Management Practices, ANSI Z133 safety standards for arboriculture.

SECTION 5: HERITAGE TREE PRESERVATION

A Heritage Tree is any mature tree, that by its size, cultural significance, age, location, history, etc. make it special or unique, and thus worth preserving. Consult the Arbor Day Foundation or an ISA Certified Arborist for questions on heritage trees.

ARTICLE 6: CITY TREE REMOVAL AND REPLACEMENT

- a) Public trees shall be preserved whenever possible.
- b) Public safety may require the removal of a tree.
- c) If a healthy significant or heritage tree is to be removed, such action will require guidance from a certified arborist.
- d) Public tree replacement shall be guided by Municipal Code/Standards. It is the intention of this policy to ensure that trees are replaced from species on the Preferred Species List.

SECTION 7: EDUCATION

The City of Carnation will implement programs and initiatives to educate the community about the benefits of trees, proper tree care, and the importance of urban forestry. This might include: an outward facing webpage that informs the residents of Carnation about the benefits of public and private tree canopies and lists protections for urban trees; tree planting events; tree education workshops, etc. The CED Department will work with local non-profits, volunteers, and school districts to help implement programs.

SECTION 8: INCENTIVES

The City strives to implement an incentives-based approach to meet the overall goal of this policy. The City Council shall adopt a six-year Canopy Enhancement and Protection Workplan with the following goals:

1. City shall provide 4-6 mature trees to be distributed to local parcels for no more than \$10 each.
2. City shall provide free tree pruning services to seniors, people with disabilities and other special populations.
3. City shall obtain a tree canopy assessment and create goals for increasing the canopy.

DEFINITIONS -

ARBORIST Any individual experienced in the profession of forestry or a related field and is licensed or certified in forestry by an accredited forestry industry body, e.g., International Society of Arboriculture.

CANOPY The upper portion of a tree sometimes called the crown. This section of the tree contains branches and leaves.

CRITICAL ROOT ZONE An area on the ground extending out from the trunk of the tree in all directions a distance of at least one foot for every inch DBH (Diameter at Breast Height).

CUTTING

1. Felling or removal of a tree, or any procedure that results in the death or substantial destruction of a tree.
2. Cutting that does not include normal pruning or trimming of trees consistent with good forestry practices.

DAMAGE Impact or loss of function to any tree including but not limited to: removal, root compaction, root removal, girdling, soil contamination, topping, pruning outside of the ANSI A300 Pruning Standard or most recent standard, canopy removal, bark removal, poisoning and/or actions resulting in the decline or death of a tree.

DECIDUOUS TREE A deciduous tree is one that loses its leaves for part of the year.

ENVIRONMENTAL PROFESSIONAL A degreed environmental scientist, biologist, botanist, forester, other similarly degreed and/or licensed plant professional with at least five years' experience in planting and maintaining native plants and their associated natural ecosystems.

EVERGREEN TREE A tree that retains its leaves for most of the year.

FORESTER An individual trained and experienced in the profession of forestry who has a forestry degree from an institution of advanced education.

HERITAGE TREE Any mature tree, that by its size, cultural significance, age, location, history, etc. make it special or unique, and thus worth preserving.

INFRASTRUCTURE	The basic underlying framework or features that provide collective services, including but not limited to roads, waterlines, storm sewers, bioswales, and trees.
INVASIVE SPECIES	An introduced or exotic species that significantly modifies or disrupts the ecosystem in which it colonizes. Examples are English holly (<i>Ilex aquifolium</i>), or Tree of Heaven (<i>Ailanthus altissima</i>).
LANDSCAPE CONTRACTOR	A company or individual contracted to perform landscape services.
LANDSCAPING PROFESSIONAL	A registered landscape architect, horticulturalist, or other similarly degreed, experienced and/or licensed plant professional.
NATURAL AMENITY EXCEPTION	A landscape and preservation plan intended as a substitute for the replacement requirements of this Section.
PREFERRED TREE LIST	A listing of preferred tree species, street trees or otherwise, that appear at the end of this Policy.
PROTECTED TREE	Refers to any tree species designated by this Policy as having special protection due to its size, age, cultural significance, or ecological importance.
REGULATED ARTICLES	Any insects at any living stage of development, any quarantined materials such as wood products including, but not limited to chips, limbs, lumber, firewood, contaminated soils, or any other product or means of conveyance which may be determined by agencies such as, for example, the Federal or State departments of agriculture , (but not limited to these departments), to pose a risk of spread of any infestation or infection.
SIGNIFICANT TREE:	Any tree (using current Urban Forestry Standard) that is 6" diameter at breast height (DBH) or more.
SIGNIFICANT TREE REMOVAL	Removal of a Heritage Tree or grouping/stand of trees, or a Significant Tree.
Tree REMOVAL	The cutting down, destruction, or removal of any tree, including damaging by poison or other direct or indirect action.

URBAN FOREST

Refers to the collective trees within the city limits.

VIABLE

A tree, which in the judgment of the City of Carnation, is capable of sustaining its own life processes for a reasonable period of time.

DRAFT

Chapter 15.76 SCREENING, LANDSCAPING AND TREES¹

Part I. ~~Screening and Landscaping~~

15.76.010-05 Council findings concerning the need for screening and landscaping requirements.

The council finds that:

- A. Screening and landscaping between two lots lessens the transmission ~~from of noise, dust, and glare from one lot to another, of noise, dust, and glare.~~
- B. Screening and landscaping can lessen the visual pollution that may otherwise occur within an urbanized area. Even minimal screening can provide an impression of separation of spaces, and more extensive screening can shield entirely one use from the visual intrusion of an adjacent use.
- C. Screening and landscaping can establish a greater sense of privacy from visual or physical intrusion, the degree of privacy varying with the intensity of the screening.
- D. The provisions of this part are necessary to safeguard the public health, safety and welfare.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.020-10 Applicability.

The requirements of this chapter shall apply to all new ~~nonsingle-family residential development and any redevelopment, to existing development and construction whenever any alteration, or addition of to any existing building or structure unless exempted under EMC 15.76.025 as specified below, exceeds fifty percent of the value of the existing building or structure, as determined by the city of Carnation valuation methods. - A landscape plan is required and shall be submitted to the city with all land use applications and/or for a building permit for the following:~~

- A. Residential subdivisions with respect to public right-of-way, open space, landscape buffers, and utility tracts;
- B. Industrial uses, commercial uses, multifamily uses, binding site plans, site plans, clearing and grading permits, and building permits;
- C. Additions, expansions, or alterations that result in the exterior modification of existing building, structure, parking lot, or site layout. Minor additions, expansions, or alterations that do not trigger parking additions or substantially increases land use intensity, as determined by the City Planner, are exempt.
- D. Change of Use. When a residential structure is changed into a commercial or industrial structure, landscaping shall be provided for the commercial or industrial use as required by this chapter.

¹Editor's note(s) — Ord. No. 782, § 2(Exh. A), adopted July 20, 2010, amended Ch. 15.76 to read as set out herein. Former Ch. 15.76, §§ 15.76.010 — 15.76.130, pertained to similar subject matter and derived from Ord. No. 690, § 1(Exh. A)(part), adopted in 2005.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.015 Exemptions.

Exceptions to this Chapter may be allowed at the discretion of the City Planner under the following circumstances:

- A. Existing Detached Single-Family Residential Properties. The landscaping provisions of this article shall not apply to lots which are, as of the effective date of the ordinance codified in this title, used as a detached dwelling use type.
- B. Interior Tenant Improvement. The landscaping provisions of this article shall not apply to existing structures where interior tenant improvements, such as interior remodel, occur and where there is no addition to the number of parking spaces provided or the proposed use significantly increase the land use intensity requiring additional landscape screening.
- C. Existing Structure Exterior Improvement. The landscaping provisions of this article shall not apply to existing structures where exterior improvements, such as new exterior signs or facade improvements, occur and where there is no addition to the number of parking spaces provided, impacts to the existing landscape buffer, or the use will significantly increase the land use intensity requiring additional landscape screening.

— Combination Uses. When two or more principal uses are combined to create a combination use, screening shall not be required between the component principal uses unless they are clearly separated physically and screening is determined by the City Planner to be necessary to satisfy the standard set forth in Section 15.76.040.

D. 15.76.020 Landscape Review Process.

- E. Landscaping plans shall be reviewed and approved prior to land use permit, construction permit, or building permit. Procedures shall be as follows:
 - a. Landscaping associated with project permit applications, clearing or grading permit, construction permit, or building permit shall be reviewed according to the procedures of the associated permit as outlined in CMC 15.09.050.
 - b. A project permit application, clearing or grading permit, construction permit or building permit submittal shall include a preliminary landscape plan in compliance with the guidelines outlined in this chapter. A final landscape plan that is consistent with the preliminary plan, and is consistent with that checklist and with the conditions of approval, shall be submitted and approved prior to a construction drawing approval, (if not associated building permit, or building permit occupancy issuance.
 - c. Subdivision applications under CMC 15.16 shall include a conceptual plan that is included on the site plan or as an individual plan for preliminary subdivision approval. A final landscape plan that is consistent with the concept plan, and consistent with conditions of approval, shall be submitted and approved prior to construction drawing approval or final subdivision approval.
 - d. As determined by the city, the city may use a licensed landscape architect to perform peer review of submitted landscape plans. The costs of such review shall be paid by the developer.

Commented [JK1]: Rhonda, this is language taken from Duvall. It might be worth having just in case.

15.76.025 Landscape plan – Submittal requirements.

The landscape plan shall contain at least the following information:

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- A. Drawings to scale of one (1) inch equals fifty (50) feet or larger (e.g., one (1) inch equals thirty (30) feet, one (1) inch equals twenty (20) feet) including a bar scale for reference;
- B. Name and address or location of the project;
- C. North arrow and date of the plan;
- D. Property boundaries, easements, rights-of-way, streets, walks, paths, vehicular drives, parking lots, existing and proposed structures, service or loading areas, open spaces, plaza, open space, and/or recreational amenities;
- E. Existing and proposed contours (minimum five (5) -foot intervals);
- F. Landscape buffer Type details;
- G. Location, size, and species of existing significant trees as defined in this chapter within required landscape areas;
- H. The location and type of irrigation systems; the source of the water should be noted;
- I. Plant legend listing botanical and common names recognized by the ANSI-Z60.1 American Standards for Nursery Stock, identification if the plants are native or drought resistant, and required size;
- J. The location of all existing and proposed underground utilities, electrical, and communication facilities; and;
- K. The location of all critical areas and associated buffer designated by the critical area ordinance and the location of all shorelines and associated buffer designated by the Shoreline Master Program

15.76.030 General landscaping requirements.

- A. Landscape plans shall enhance building designs, attractively screen parked vehicles and unsightly areas, and provide for adequate visibility at street intersections and driveway entrances.
- B. Landscape plans shall incorporate pedestrian and bicycle trails in conformance with the comprehensive plan for pedestrian and/or bicycle circulation adopted by the city.
- C. Where critical areas such as streams, wetlands, and steep slopes, or their buffers, exist on a proposed development site, the landscape plan shall be coordinated with measures for their protection and enhancement required by the critical area ordinance.
- D. **Combination Uses.** When two or more principal uses are combined to create a combination use, screening shall not be required between the component principal uses unless they are clearly separated physically, and screening is determined by the City Planner to be necessary to satisfy the standard set forth in Section 15.76.040.
- E. New landscaping materials shall include species native to the coastal region of the Pacific Northwest or noninvasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest in the following amounts:
 - 1. Seventy-five (75) percent of ground cover and shrubs;
 - 2. Fifty (50) percent of trees.
- F. At least sixty (60) percent of new landscaping materials shall consist of drought tolerant species, except where site conditions within the required landscape areas assure adequate moisture for growth.
- G. All landscaped areas shall be graded to prevent erosion and to facilitate the installation, growth, and maintenance of the landscaping. Berms or mounds should be no steeper than 3(H):1(V), unless otherwise

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approved by the city for screening purposes. All turf areas located in public rights-of-way shall have a grade no greater than 3:1.

- H. Trees and very large shrubs should be located with consideration to underground and overhead utility lines or public improvements.
- I. Landscaping shall be placed outside of fences unless it is determined by the Community and Economic Development Department that such arrangement would be detrimental to the stated purpose of this article.
- J. All trash containers shall be screened from abutting properties and streets by a one hundred (100) percent sight-obscuring fence or wall and appropriate landscaping.
- K. Landscaping shall be placed outside of fences unless it is determined by the Community and Economic Development Department that such arrangement would be detrimental to the stated purpose of this article.
- L. Foundation Plantings:
 - 1. Multifamily Buildings: foundation plantings shall be provided to soften the overall impact and scale of the building. Foundation plantings shall be provided around each individual building, at the base of the building.
 - 2. Office / Industrial Buildings: an average depth of six (6) feet from the face of the building shall be provided around the building.

15.76.040 Screening and landscaping requirements.

The following requirements apply to all new development or redevelopment projects, unless otherwise noted.

B. Standards.

- 1. All Projects. Buffering, screening, and provisions for required landscaping shall be in accordance with Table 1 below.

Table 1. Perimeter Landscaping Requirements.

<u>Area Where Buffer is Required</u>	<u>Allowable Landscape Types (must choose one)</u>	<u>Minimum Buffer Width</u>
<u>All uses adjacent to single-family zoned lands or uses</u>	<u>A</u>	<u>15'</u>
<u>Nonresidential uses adjacent to multifamily zoned lands or uses</u>	<u>A</u>	<u>15'</u>
<u>Any nonresidential uses</u>	<u>A</u>	<u>10'</u>
<u>Any industrial use adjacent to nonindustrial uses or nonindustrial zoned lands</u>	<u>A</u>	<u>10'</u>
<u>Light industrial next to right-of-way or parking lot</u>	<u>A</u>	<u>10'</u>
<u>Non-light industrial next to right-of-way or parking lot</u>	<u>A</u>	<u>15'</u>
<u>Multifamily uses adjacent to nonresidential zones or nonresidential uses</u>	<u>A</u>	<u>10'</u>

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Between parking lots (10 or more vehicles) and any side or rear yards.	A	10'
	C	20'
Between street and parking lots (also see Design Guidelines Section 1.1)	A	10'
	B	10'
	E	5'
Interior parking lot landscaping (10 or more vehicles).	A, B, C, or E	Variable (see CMC 15.76.045 and Design Guidelines Section 5.3.3)
Between sidewalk and building	A, B, C, D, or E	Variable per the Design Guidelines, Section 1 (zero where pedestrian-oriented facades are provided)
Tolt Avenue Vegetated Buffer (North of W. Bagwell Street and Tolt Avenue Intersection)	A	20' or 15' with opaque fence.
Between different density zones	North Bend Type B	15'

Commented [JK2]: It isn't clear how this should be done. Please provide clarity.

Table 1 Exceptions:

Required planting width is measured from the property line.

Where an alley divides the subject property from a single-family zoned property, developments are exempt from landscaping buffer requirements.

Where special topographic or other site conditions minimize or eliminate the need to provide landscaping buffers, the city planner may reduce or eliminate these requirements.

Tolt Avenue Vegetated Buffer doesn't apply to the public development (fire station, school, cemetery, etc.)

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.045 Landscape requirements for parking lots.

1. Internal landscaping for surface parking lots containing ten (10) or more parking spaces shall be provided. Specifically:
 - a. There shall be no more than eight (8) parking spaces in a row without a landscaping island containing a tree, shrubs, and ground cover.
 - b. Internal landscape islands shall be the same depth as the adjacent parking stall and have a minimum interior width of four (4) feet.
 - d. At least one tree for every six (6) parking spaces shall be provided (this excludes trees in the required perimeter areas).
 - e. Wheel stops, curbs, or walkways shall be used to protect landscaping from vehicles.
 - f. Minimum required internal surface parking lot landscaped areas:

Total Number of Parking Spaces	Minimum Required Landscaped Area
10—50	15 square feet/parking space
51—99	25 square feet/parking space
100 or more	35 square feet/parking space

2. The landscaping requirement for parking lots of ten (10) or more parking spaces shall be in effect even if the parking lot and/or the number of parking spaces is not required by the application of this title.

3. Architectural elements used as an alternative for landscaping: Trellises or arbors may be substituted for trees if the city planner finds that these architectural elements will provide adequate screening between a parking lot and a street or between a parking lot and any side or rear lot, or that such elements shall provide adequate shading, screening, and visual relief, and to reinforce safe pedestrian access routes within the parking area. To be approved, architectural elements must:

- a. Be at least five (5) feet above the surrounding grades;
- b. Use horizontal elements to create shade; and
- c. Contain plantings that at maturity will be integrated with the architectural elements (e.g., vines that will grow up a trellis).

4. Architectural elements that meet the criteria above may be substituted as follows:

- a. Three hundred (300) square feet of footprint of an architectural element may replace an evergreen tree.
- b. Five hundred (500) square feet of footprint of an architectural element may replace a deciduous tree.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.030-050 Descriptions of screens and landscape types.

A. Type A Landscaping: ~~Opaque Short~~ Lightly Dense Dense Screen.

1. Intent.

- a. ~~To provide a dense landscaping screen separating nonresidential and residential uses;~~
- b. ~~To encourage plant materials that help to screen uses, while minimizing shade impacts on adjacent properties.~~

Commented [JK3]: Statement isn't compliant with code.

2. Standards.

a. For landscaping strips ~~ten (10)~~ to fifteen (15) feet wide:

- i. ~~Trees. At least one row of trees with ten-foot maximum separations spaced no more than ten (10) feet on center. Utilize tree species appropriate to perform the screening function, but minimize shade and shadow impacts;~~
- ii. ~~Shrubs: Shrubs at a rate of one (1) shrub per twenty (20) square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height of at least three feet. The use of taller shrubs (in place of required trees) that are intended to form a hedge at least eight feet tall may be appropriate in some cases as determined by the city planner;~~
- iii. Ground cover.

Commented [JK4]: Recommend removal.

b. For landscaping strips wider than fifteen (15) feet:

- i. A minimum of one tree (species as described below) at least eight (8) feet tall for every one hundred fifty (150) square feet arranged in a manner to obstruct views into the property;
- ii. Shrubs and ground cover as required above per CMC section 15.76.050(A)(2)(ii) and (iii).

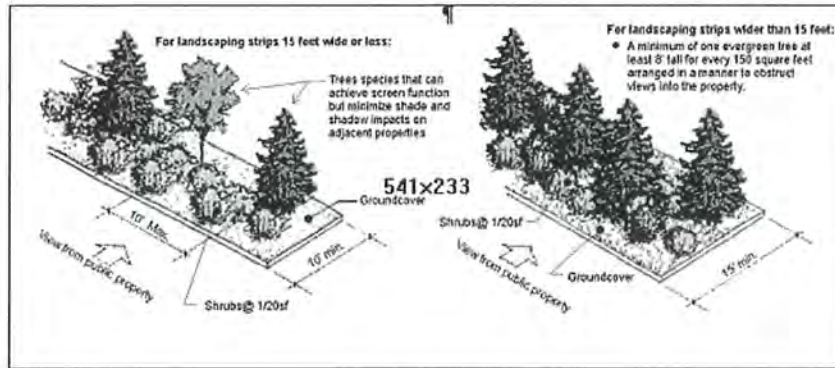


Figure 33: Type A Landscaping.

B. Type B Landscaping: ~~Semi-Opaque~~ Moderately Dense Screen.

1. Intent. To provide a moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment.
2. Standards.
 - a. For landscaping strips less than fifteen (15) feet wide:
 - i. Trees: Informal groupings of evergreen and/or deciduous trees (minimum two-inch caliper as measured four feet from the root ball). Trees to be spaced at an average of twenty (20) feet on-center, but may be grouped in asymmetrical arrangements;
 - ii. Utilize a mix of tree species planted per CMC Section 15.76.070 that are able to perform desired screening function;
 - iii. Shrubs: at a rate of one (1) shrub per twenty (20) square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height of at least three feet;
 - iv. Ground cover.
 - b. For landscaping strips wider than fifteen (15) feet:
 - i. At least one (1) tree per three hundred (300) square feet of landscaped area;
 - ii. Tree species, shrubs, and ground cover as required above per CMC section 15.76.050(B)(2)(iii) and (iv).

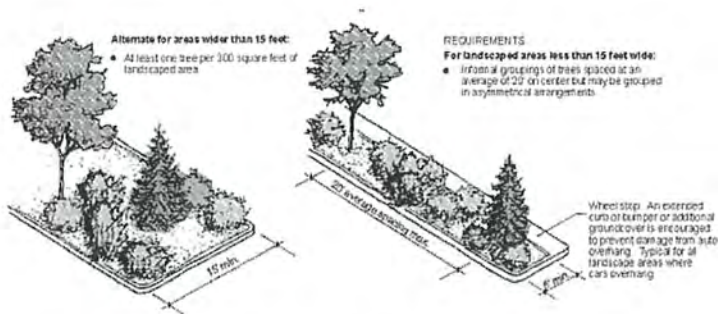
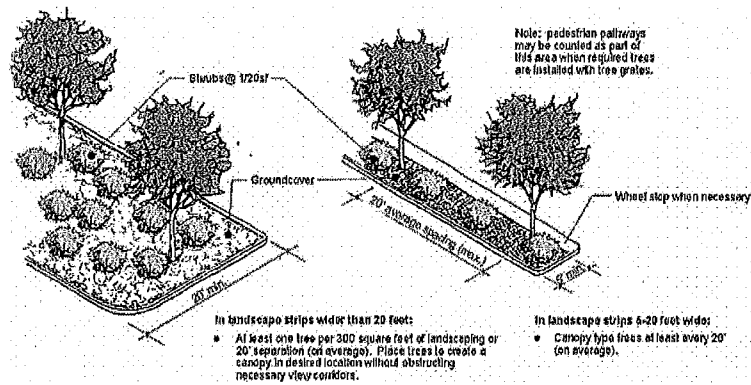


Figure 34: Type B Landscaping.

C. Type C Landscaping: Broken Screen.

1. Intent. To provide visual relief in parking areas and between roadways and buildings where both a canopy of trees and visibility is required.
2. Standards.
 - a. For landscaping strips five (5) to twenty (20) feet wide:
 - i. Trees spaced at twenty (20) feet on-center (minimum two-inch caliper as measured four feet from the root ball);
 - ii. Permitted tree species are those that reach a mature height of between twenty-five (25) and forty (40) feet (tall enough to be able to perform a canopy function);
 - iii. Shrubs at a rate of one (1) shrub per twenty (20) square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet;
 - iv. Ground cover;
 - v. Care must be taken to maintain visibility into (view from the street) and through the parking lot for safety. Developments should follow the three is-to eight rule: Shrubs trimmed to three (3) feet or less and canopy trees trimmed up to eight (8) feet or less in order to maintain views across the parking lot.
 - b. For landscaping strips wider than twenty feet:
 - i. At least one (1) tree per three hundred (300) square feet of landscaped area or an average separation of twenty (20) feet (on average). Place trees in a manner to that creates a canopy in desired locations without obstructing necessary view corridors;
 - ii. Tree species, Shrubs, and ground cover as required per CMC section 15.76.050(C)(2)(iv) and (v).



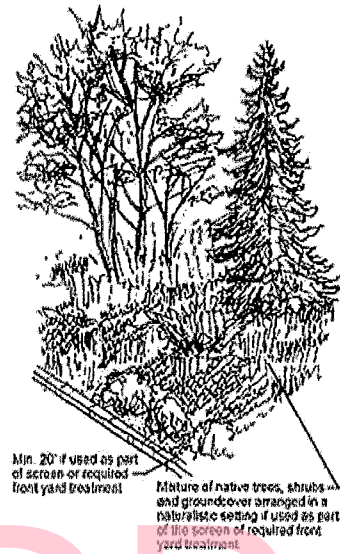


Figure 36: Type D Landscaping.

E. Type E Landscaping.

1. Intent. To enhance natural areas and to integrate developments into existing conditions.
2. Standards.
 - a. 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 city planner. Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.

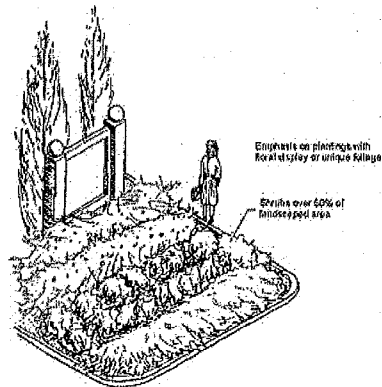


Figure 37. Type E Landscaping.

- b. Shall be a Minimum of twenty (20) feet in width if used as a screen.

F. Screen Fencing.

1. Intent. To minimize visual impacts of uses to adjacent properties, where applicable.
2. Standards.
 - a. Fence or wall at least six (6) feet tall, constructed of masonry, solid wood, or a combination thereof.

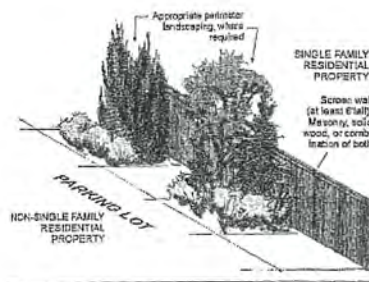


Figure 38. Type F Landscaping.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.040 Screening and landscaping requirements.

The following requirements apply to all non-single family new development or redevelopment projects - residential uses, unless otherwise noted.

A. Intent:

1. To define, break up, and screen parking areas;
2. To reduce potential negative impacts on adjacent or neighboring uses;
3. To enhance the aesthetic character of Carnation's built environment.

B. Standards:

1. All Projects. Buffering, screening, and provisions for required landscaping shall be in accordance with Table 1 below.

Table 1. Perimeter Landscaping Requirements.

Area Where Buffer is Required	Allowable Landscape Types (must choose one)	Minimum Buffer Width
Side or rear yards All uses adjacent to single-family zoned lands or uses	A	10' 15'
	B	10' (with screen fencing)
	A	10' 15'

Commented [JK5]: Moved Infront on landscaping types.

Side or rear yards of nonresidential Nonresidential uses adjacent to multifamily zoned lands or uses	B	10' (with screen fencing)
Any nonresidential uses	A	10'
Side or rear yard of aAny light industrial use adjacent to nonindustrial uses or nonindustrial zoned lands	A	10'
	B	10' (with screen fencing)
Side or rear yards of mMultifamily uses adjacent to nonresidential zones or nonresidential uses	A	10'
	B	10' (with screen fencing)
Between parking lots (10 or more vehicles) and any side or rear yards:	A	10'
	B	5' (with screen fencing)
	C	20'
Between street and parking lots (also see Design Guidelines Section 1.1)	A	10'
	B	10'
	F	5'
Interior parking lot landscaping (10 or more vehicles):	A, B, C, or E	Variable (see CMC 15.76.045 and Design Guidelines Section 5.3.3)
Abutting a ROW or parking lot	Type?	10'
		15'
Between sidewalk and building	A, B, C, D, or E	Variable per the Design Guidelines, Section 1 (zero where pedestrian-oriented facades are provided.)
Between different density zones	North Bend Type B	15'

Table 1 Exceptions:

Where an alley divides the subject property from a single-family zoned property, developments are exempt from landscaping buffer requirements.

Where special topographic or other site conditions minimize or eliminate the need to provide landscaping buffers, the city planner may reduce or eliminate these requirements.

(Ord. No. 792, § 2(Ech. A), 7-20-2010)

15.76.045 Landscape requirements for parking lots.

Commented [JK6]: Moved in front of landscaping types.

1. Internal landscaping for surface parking lots containing ten or more parking spaces shall be provided. Specifically:
 - a. Canopy trees should be utilized within parking areas.
 - b. There shall be no more than eight parking spaces in a row without a landscaping bed containing a tree, shrubs, and ground cover.
 - c. At least one tree for every six parking spaces shall be provided (this excludes trees in the required perimeter areas).
 - d. Wheel stops, curbs, or walkways shall be used to protect landscaping from vehicles.
 - e. Minimum required internal surface parking lot landscaped areas:

Total Number of Parking Spaces	Minimum Required Landscaped Area
10—50	15 square feet/parking space

51—99	25 square feet/parking space
100 or more	35 square feet/parking space

2. The landscaping requirement for parking lots of ten or more parking spaces shall be in effect even if the parking lot and/or the number of parking spaces is not required by the application of this title.
3. Architectural elements used as an alternative for landscaping: Trellises or arbors may be substituted for trees if the city planner finds that these architectural elements will provide adequate screening between a parking lot and a street or between a parking lot and any side or rear lot, or that such elements shall provide adequate shading, screening, and visual relief, and to reinforce safe pedestrian access routes within the parking area. To be approved, architectural elements must:
 - a. Be at least five feet above the surrounding grades;
 - b. Use horizontal elements to create shade; and
 - c. Contain plantings that at maturity will be integrated with the architectural elements (e.g., vines that will grow up a trellis).
4. Architectural elements that meet the criteria above may be substituted as follows:
 - a. Three hundred square feet of footprint of an architectural element may replace an evergreen tree.
 - b. Five hundred square feet of footprint of an architectural element may replace a deciduous tree.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.XXX Landscape maintenance.

Replacement. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape plan, shall maintain all plant material and irrigation facilities, and shall keep all landscape areas free of invasive species.

Maintenance Assurance. The community and economic development director shall require a maintenance assurance device and landscape maintenance agreement for a period of three years from the completion and approval of the planting in order to ensure compliance with this section. The amount of the maintenance assurance device shall be 20 percent of the cost of plant materials plus installation. A maintenance assurance device and landscape maintenance agreement are not required for an individual single-family home constructed outside of a new short plat or subdivision.

15.76.XXX Performance assurance.

The required landscaping must be installed prior to issuance of the final plat approval, issuance of a certificate of occupancy, or issuance of any other final permit necessary to approve land development or construction; provided, however, that the director in his or her sole discretion may accept a bond, letter of credit, or other performance assurance device to ensure installation of all required landscaping by such later date as determined by the director. Any such performance assurance device shall be in a form acceptable to the director and in an amount determined by the director of not less than 150 percent of the cost of all required plant materials and installation. In no case shall such performance security device be in an amount less than \$1,500.

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15.76.050-060 Flexibility in administration permitted.

- A. The city recognizes that because of the wide variety of types of developments and the relationships between them, it is neither possible nor prudent to establish inflexible screening requirements. Therefore, the

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(Supp. No. 15)

permit-issuing authority may permit allow deviations from the presumptive requirements of Section 15.76.030 and may either require more intensive or allow less intensive screening whenever it finds such deviations are more likely to satisfy the applicable intent statements set forth in Section 15.76.030 and the applicable intent statements in Section 15.76.040 providing a greater public benefit than strict adherence to the landscaping requirements without imposing unnecessary costs on the developer. Some examples of permissible deviations may include, but are not necessarily limited to: (1) additional density of vegetation in exchange for a reduction in buffer width, and (2) reduce planting densities in exchange for additional pedestrian amenities, allowing a greater percentage of nonnative species if these species can be shown to be drought tolerant and noninvasive.

B. Without limiting the generality of subsection A of this section, the permit-issuing authority may modify the presumptive requirements for:

1. Commercial developments located adjacent to residential uses in business zoning districts;
2. Commercial uses located adjacent to other commercial uses within the same zoning district.

C. Existing Structures. Where existing structures are situated so as to preclude installation of required landscaping, the City Planner, at his/her sole discretion may reduce the required landscaping as required per CMC 15.76.040 for the area affected by such structure. The City Planner may request greater intensity of landscaping screening within the existing landscape buffer if the proposed land use warrants greater screening.

E. Existing Vegetation. Where existing vegetation can provide the same level of screening as required by the landscaping requirements (Section 15.76.040 and 15.76.045), the City Planner may grant a waiver to some or all of the standard requirements. In such case, the applicant shall be responsible for submitting to the City Planner, an alternate conceptual landscape plan, supporting photographs and a brief explanation as to how the alternate plan satisfies the intent of the landscape standard required. Supplemental plant material may be required to be installed within, or adjacent to, the natural landscape area to fully comply with the intent of the required landscape standards.

F. Whenever the permit-issuing authority allows or requires a deviation from the presumptive requirements set forth in Section 15.76.040, it shall enter on the face of the permit the screening requirement that it imposes to meet the standard set forth in Section 15.76.030 and the reasons for allowing or requiring the deviation.

D. If the permit-issuing authority concludes, based upon information it receives in the consideration of a specific development proposal, that a presumption established by Section 15.76.040 is erroneous, it shall initiate a request for an amendment to the Table 1 codified in this chapter in accordance with the procedures set forth in Chapter 15.100.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.060 Combination uses.

Commented [JK7]: Part of applicability now.

A. In determining the screening requirements that apply between a combination use and another use, the permit-issuing authority shall proceed as if the principal uses that comprise the combination use were not combined and reach its determination accordingly.

B. When two or more principal uses are combined to create a combination use, screening shall not be required between the component principal uses unless they are clearly separated physically and screening is determined to be necessary to satisfy the standard set forth in Section 15.76.040.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.070 Planting materials and soil requirements.

The following standards apply to all landscaping required by this chapter:

A. Minimum sizes at installation shall be as follows:

1. Street trees: two- (2) inch caliper, with lower crown limbs no less than five (5) feet above grade;
2. Deciduous trees: A minimum of two (2) inches diameter measured at breast height.
3. Evergreen trees: A minimum height of six (6) feet minimum height above grade at the time of planting.
4. Low shrubs: A two (2) -gallon minimum size and two (2) -foot minimum height with multiple canes and good density;
5. Medium and tall shrubs: five (5) -gallon minimum size;
6. Ground cover: Four (4) -inch pots spaced at twelve (12) inches on-center or one (1) gallon or greater sized containers spaced at twenty-four (24) inches on-center.

B. Maximum Size. Species approved within a landscape plan shall have a growth pattern in scale with the development and be consistent with the preservation of significant trees.

C. The use of fruit trees is encouraged to reinforce Carnation's agricultural heritage.

D. All trees shall be double staked for the first two (2) years.

E. Deciduous or broadleaf evergreen trees should be planted at least four (4) feet from curbs, especially in front of parking stalls. Where possible, coniferous trees should be planted at least seven (7) feet from curbs.

F. Exotic or invasive plants are not permitted. The director can require any plant type to be exchanged for another based upon peer review of a landscape plan. Groundcover shall be selected for rapid growth and coverage in order to reduce erosion and maintenance.

G. Prohibited Plant Species. The following species have been determined harmful to the environment or noxious to other properties due to their ability to spread rapidly and/or invade other areas, and may not be used in any landscape plan subject to approval by the city:

1. Any species listed on the Washington State Noxious Weed List and/or King County Noxious Weed List (including Class A, B, and C and monitor weeds).
2. The following additional aggressive nonnative tree species:
 - a. Common European Hawthorne (*Crataegus monogyna*).
 - b. European mountain ash (*Sorbus aucuparia*).
 - c. Bradford pear (*Pyrus calleryana* "Bradford").
 - d. Tree of heaven/Chinese sumac (*Ailanthus altissima*).
 - e. Black locust (*Robinia pseudoacacia*).
 - f. English holly (*Ilex aquifolium*).
3. The following additional aggressive nonnative shrub and ground cover species:
 - a. English/Atlantic ivy (*Hedera hibernica*, *Hedera helix*).
 - b. English laurel (*Prunus laurocerasus*).
 - c. Spurge laurel (*Daphne laureola*).

d. Portuguese laurel (*Prunus lusitanica*).

e. Pampass grass (*Cortaderia* spp.).

f. Yellow archangel (*Lamlastrum galeobdolon*).

g. Perrywinkle (*Vinca minor*).

h. Winter creeper (*Euonymus fortunei*).

i. Bamboo (*Phyllostachys aurea*, and all "running" bamboo species).

H. Existing soils shall be augmented with a two (2) -inch layer of fully composted organic material tilled a minimum of six (6) inches deep.

I. Landscape areas shall be covered with a layer of mulch a minimum of two (2) inches in depth to minimize evaporation. Mulch shall be placed two inches from root crown to surround the new planting at a diameter of thirty six (36) inches~~36"~~ for trees, twenty four (24) inches ~~24"~~ for plants and shrubs, and ~~12"~~ twelve (12) inches for grasses and groundcover. Mulch shall consist of fully composted materials such as yard waste, sawdust, and/or manure. The use of beauty bark as a mulching material is discouraged.

A. —

B. 3. All Projects. Deciduous trees shall have a caliper of at least one and three fourths inches at the time of planting. The caliper may be averaged, but no individual trees shall have a caliper of less than one and one-half inches.

C. 4. All Projects. Evergreen trees shall be at least six feet in height, measured from the treetop to the ground, at the time of planting. Species that reach a mature height of more than forty feet are generally discouraged as they may provide excessive shade and shadow impacts on Carnation's flat terrain.

D. 5. All Projects. Shrubs shall be:

E. a. Two-gallon size at the time of planting;

F. b. At least sixteen inches in height at the time of planting.

G. 6. All Projects. Ground covers shall be planted and spaced to result in total coverage of the required landscape area within three years as follows:

H. a. Four-inch pots at eighteen inches on-center;

I. b. One gallon or greater sized containers at twenty-four inches on-center.

J. 7. All Projects. Grass and ground cover planting areas shall contain ~~include a layer of composted organic material~~ at least two inches in depth of composted organic material at finished grade.

K. 8. All Projects. Existing soils shall be augmented with a two-inch layer of fully composted organic material tilled a minimum of six inches deep.

L. 9. All Projects. Landscape areas shall be covered with at least two inches a layer of mulch a minimum of two inches in depth to minimize evaporation. Mulch shall be placed two inches from root crown to surround the new planting at a diameter of ~~36"~~ 36" for trees, 24" for plants and shrubs, and 12" for grasses and groundcover. Mulch shall consist of fully composted materials such as yard waste, sawdust, and/or manure. The use of beauty bark as a mulching material is discouraged.

C. — Guidelines:

1. All Projects. Deciduous or broadleaf evergreen trees should be planted at least four feet from curbs, especially in front of parking stalls. Where possible, coniferous trees should be planted at least seven feet from curbs.

2. ~~All Projects. The development should plan for the mature size of trees and major shrubs to avoid interference with windows, decks or lighting.~~
3. ~~All Projects. Grass is acceptable as ground cover in landscaped areas, but not preferred for water conservation and maintenance purposes.~~
4. ~~All Projects. The use of fruit trees is encouraged to reinforce Carnation's agricultural heritage.~~

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.080 Irrigation and maintenance.

A. Irrigation Standards. Intent.

1. All areas where new landscaping is being required shall be provided with permanent irrigation systems. Exception: Areas of undisturbed existing vegetation, low areas with existing high soil moisture conditions, or landscape areas consisting of drought-tolerant vegetation shall not require permanent irrigation systems.
2. New developments are encouraged to use planting materials that require only temporary irrigation systems. Such systems are encouraged to be removed after twenty-four (24) months or two (2) growing seasons, whichever occurs first, provided that the plantings are established.
2. ~~All Projects.~~ All landscape areas shall be maintained by the property owner in accordance with the following standards:
 - a. All landscaping shall be maintained with respect to pruning, trimming, mowing, watering, insect control, fertilizing, or other requirements to create a healthy growing condition and attractive appearance and to maintain the purpose of the landscape type.
 - b. Dead, diseased, stolen, vandalized, or damaged plants shall be replaced within three months with the plants indicated on the approved landscape plan within three (3) months.
 - c. All landscaped areas shall be maintained reasonably free of weeds and trash.
 - d. The requirements of this subsection shall be recorded on the landscaped property to apply to all subsequent owners of the property. The covenant shall provide that the city shall be entitled to its costs and attorney fees in any action in which it prevails in enforcing the covenant.

B. Maintenance Standards.

1. ~~3. Replacement. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape plan, shall maintain all plant material and irrigation facilities, and shall keep all landscape areas free of invasive species.~~
2. Maintenance Assurance. The city shall require a maintenance assurance device and landscape maintenance agreement for a period of three (3) years from the completion and approval of the planting in order to ensure compliance with this section. The amount of the maintenance assurance device shall be twenty (20) percent of the cost of plant materials plus installation. This could be either a CD (certificate of deposit) in the city's name, a letter of credit from the developer's bank, or cash. A maintenance assurance device and landscape maintenance agreement are not required for an individual single-family home constructed outside of a new subdivision.
3. Minimal Landscape Project Fee-In-Lieu of Maintenance Assurance. For projects that have a landscape project cost for plant materials and installation valued at five thousand (\$5,000) dollars or less, an applicant may provide a fee-in-lieu of maintenance assurance device to the city in the amount of ten (-10)

Commented [JK8]: Increased from 10%

percent of the value of the landscaping, subject to entering a fee-in-lieu landscape agreement with the city.

All Projects. A maintenance assurance device (MAD) shall be required by the city to ensure that landscaping will be installed and maintained for two years according to the approved plans and specifications. This could be either a CD (certificate of deposit) in the city's name, a letter of credit from the developer's bank, or cash. The amount required must be ten percent of the total cost of the materials. The MAD would be used by the city to hire a contractor to replace lost material due to nonmaintenance.

C. Guidelines:

1. All Projects. New developments are encouraged to use planting materials that require only temporary irrigation systems. Such systems are encouraged to be removed after twenty-four months or two growing seasons, whichever occurs first, provided that the plantings are established.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.085 Performance assurance.

The required landscaping must be installed prior to issuance of issuance of a certificate of occupancy, or issuance of any other final permit necessary to approve land development or construction; provided, however, that the director in his or her sole discretion may accept a bond, letter of credit, or other performance assurance device to ensure installation of all required landscaping by such later date as determined by the director. Any such performance assurance device shall be in a form acceptable to the director and in an amount determined by the director of not less than one hundred fifty (150) percent of the cost of all required plant materials and installation. In no case shall such performance security device be in an amount less than one thousand five hundred (\$1,500) dollars.

DRAFT

Chapter 15.76 SCREENING, LANDSCAPING AND TREES¹

Part II. ~~Shading~~ Tree Retention, Protection, and Replacement

15.76.090 Council findings and declaration of policy on shade trees.

A. The council finds that retention of trees is an important means of mitigating development impacts and protecting the public health, safety and welfare by:

1. Enhancing the economic value of properties;
2. Reducing soil erosion and runoff from precipitation;
3. Stabilizing and enriching the soil;
4. Improving water and air quality;
5. ~~Improving air quality;~~
6. Moderating the effects of wind and temperature;
7. Buffering unwanted sound;
8. Providing and protecting varied and rich habitats for wildlife; and 9. ~~Providing visual relief and screening buffers.~~
8. ~~Enhance tree canopy aesthetics and health.~~

B. Based upon the findings set forth in subsection (a), the council declares that it is not only desirable but essential to the health, safety, and welfare of all persons living or working within the city's planning jurisdiction to require the protect- retention of certain existing trees and, under the circumstances set forth in this chapter, to require the planting of new trees under the circumstances set forth in this chapter in certain types of developments and to establish tree protection and maintenance standards.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

C. The purpose and intent of this part chapter is to:

1. Minimize the removal of significant trees in order to maintain the quality of the environment;
2. Encourage the protection of significant trees to the maximum extent possible in the design of new buildings, roadways, and utilities;
3. Mitigate the environmental and aesthetic consequences of tree removal in land development through on-site tree replacement;

¹Editor's note(s) — Ord. No. 782, § 2(Exh. A), adopted July 20, 2010, amended Ch. 15.76 to read as set out herein. Former Ch. 15.76, §§ 15.76.010 — 15.76.130, pertained to similar subject matter and derived from Ord. No. 680, § 1(Exh. A)(part), adopted in 2005.

Commented [JK1]: Updated per council comments.

Commented [JK2R1]: Additionally, you may want to think about how the tree ordinance fits with this. There's stuff about street trees and so on.

4. Encourage tree protection efforts by granting flexibility of certain other development requirements;
5. Provide measures to protect trees that may be impacted during construction;
6. _____ Maintain and protect the public health, safety and general welfare.

15.76.100095 Definitions.

The following words and phrases shall have the meanings indicated:

- A. Damage – any injury to or destruction of a tree, including but not limited to: uprooting; severance of all or part of the root system or main trunk; storage of material on or compaction of surrounding soil; a substantial change in the natural grade above a root system or around a trunk; surrounding the tree with impervious paving materials; or any trauma caused by accident or collision.
- B. Public Right of Way – the area along a public street between the curb and the sidewalk; or if there is no curb or sidewalk, the unpaved portion of the area between the street right-of-way line and the paved portion of the street or alley.
- _____ Public Property – all grounds and rights of way (ROWs) owned or maintained by the City.
- C. Significant Tree – Any tree (using current Urban Forestry Standard) that is 6" diameter at breast height (DBH) or more.
- D. Top or Topping – the non-standard practice of cutting back of limbs to stubs within a tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.

15.76.100 Required trees along dedicated streets and public rights-of-way.

- A. If required by this title or by the city of Carnation street and storm sewer standards, or if the street to be newly created, widened, or improved is classified as a local access or neighborhood access roadway in the city of Carnation street and storm sewer standards, the developer shall either plant or retain sufficient street trees.
- B. All street trees shall meet the following standards:
 1. A minimum of one street tree every twenty feet of street frontage, unless otherwise approved by the City Planner and City Engineer.
 2. Street trees shall be located and placed within the street rights-of-way in accordance with the requirements of the City Engineer, unless otherwise permitted in subsection (B)(3) of this section.
 3. Street trees may be planted within ten (10) feet of the right-of-way only if the right-of-way is insufficient to accommodate street trees, or if curbs, gutters and sidewalks already exist.
 4. The minimum street tree size shall be two-inch minimum caliper measured six inches above the root flare and conform to the most recent ANSI Z60.1 American Standard for Nursery Stock.
 5. The first branch of the tree shall be a minimum of five feet above the ground except where the tree location does not present an obstruction to pedestrians, passing vehicles, or sightlines.
 6. Trees planted within five (5) feet of public or private road pavement edge, curbing or sidewalk, or within parking areas shall be surrounded by a root control barrier. Root control barriers shall consist of galvanized metal or plastic sheets extending a minimum of two (2) feet below the finished grade of the surrounding surface.

Commented [AM3]: Carnation existing: 12" DBH
 Duval: 16" DBH
 Lakewood: 9" DBH for deciduous and evergreen, 4" for Oregon white oaks, and any tree can be determined significant by administrator
 Kirkland: Landmark tree 26" DBH
 North Bend: "Significant tree" means any evergreen tree of at least 15 inches DBH and any deciduous tree, other than red alder, holly, poplar and cottonwood trees, at least 12 inches DBH. Red alder, holly, poplar, cottonwood and other invasive trees of any size are not considered significant trees.

Commented [JK4R3]: The 6" inch listed would match the city tree ordinance. Chapter 15.08 definition would need to be removed or altered. Another option is to include these definitions to Chapter 15.08.

Commented [JK5]: This is a mixture of carnation code, north bend, and other best practices for street trees.

Commented [JK6]: This is the Landscape type requirement. It is recommend that this matches Type C landscaping.

7. Once planted, street trees shall be watered immediately and thoroughly, twice per week during the first month, then once per week through the remainder of the dry season. Street trees shall be watered a minimum of once per month during the second summer season.
8. All street trees shall be of a species approved by the Community and Economic Development Department. See, "City of North Bend Tree List".
9. Street trees cannot be removed without the prior approval of the City Engineer.

Commented [JK7]: We could refer to north bend tree list or we can take it and rename it the carnation tree list.

so that within the right-of-way there is for every twenty to thirty feet of street frontage at least an average of one deciduous tree of two inches d.b.h. (diameter measured at breast height (DBH) at the time of planting and with a canopy that starts at least eight feet above finished grade and has or will have when fully mature a trunk at least twelve inches in diameter. Root deflectors shall be provided for all street trees. When trees are planted by the developer pursuant to this section, the developer shall choose trees that meet the standards set forth by the city of Carnation street and storm sewer system standards.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.110 Retention and replacement of significant trees.

A. Tree retention requirements shall be as follows:

Zone	Volume of Significant Trees to be retained Minimum Significant Tree Retention Requirement	Tree Replacement Ratio If required
MU, not located on Tolt Avenue	1 significant tree per 2,500 square feet	1-3 to 1
MU located on Tolt Avenue	No requirement	
UR5	1 significant tree per 5,000 square feet	2-3 to 1
UR7.5	1 significant tree per 7,500 square feet	3 to 1
UR10.8	2 significant tree per 10,800 square feet	3 to 1
SR12.5	2 significant tree per 12,500 square feet	3 to 1
MFR	1 tree per 2,500 square feet	1-3 to 1
CBD	No requirement	
SC	No requirement	
HC	8 significant trees per acre	3 to 1
PU	Where the Public Use abuts a single family residential zone at one or more property line, tree preservation will be required at a rate of 1 significant tree per 5,000 square feet.	3 to 1
PR	For parks or areas of parks with passive recreation uses, 8 trees per acre. For parks with active recreation opportunities such as ball-fields, tree preservation will not be required.	3 to 1

Commented [JK8]: This table may need to be revised with the zoning map updates.

- B. The volume of significant trees to be retained shall be calculated from the area of the lot or parcel to be developed, rounded to the nearest number, if such trees are present on the lot or parcel prior to development. If the retention of such trees would unreasonably burden the development or in the opinion

of the city planner cause a significant safety problem, such trees may be replaced as provided for in this chapter. This calculation is the minimum number of trees that shall be retained unless replacement is allowed by subsection C.

C. At the discretion of the City Planner, additional significant trees may be removed and replaced if the removal is required for the siting and placement of driveway and road access, buildings, vision clearance areas, utilities, sidewalks or pedestrian walkways, or storm drainage facilities and other similar required improvements.

Commented [JK9]: This is used in other codes. I find it easier to explain and allows the same replacement.

D. The retention or protection of significant trees as provided in subsections (a) unreasonably burdens a development if, to accomplish such retention or protection, the desired location of improvements on a lot or the proposed activities on a lot would have to be substantially altered and such alteration would work an unreasonable hardship upon the developer.

D. Damaged Trees. Trees will not be considered "significant" if, following inspection and a written report by a registered landscape architect, certified nursery professional or certified arborist, and upon review of the report and concurrence by the City, they are determined to be:

1. Safety hazards due to root, trunk or primary limb failure;
2. Damaged or diseased, and do not constitute an important wildlife habitat. At the discretion of the City, damaged or diseased or standing dead trees may be retained and counted toward the significant tree requirement, if demonstrated that such trees will provide important wildlife habitat and are not classified as a safety hazard.

ED. If replacement is required, When significant trees are removed because their retention would unreasonably burden a development, said significant trees removed shall be replaced with trees at a ratio provided for in subsection (A) and the following standards: provided CMC 15.76140.

1. Replacement trees shall be a minimum of two-inch caliper for deciduous trees and six-foot minimum height for evergreen trees;
2. The species of replacement trees shall not be identified as a noxious weed by the most recently available King County noxious weed list and shall not include any species from the list of species identified as nonsignificant in CMC 15.08.
3. Applicants are encouraged to select replacement trees from the replacement tree list found in the city of Carnation street and storm sewer standards.
4. The city planner may approve the installation of smaller sized replacement trees if the applicant can demonstrate that smaller trees are more suited to the species, site conditions, and to the purposes of this section, and are planted in sufficient quantities to meet the intent of this section.
5. The condition of replacement trees shall meet or exceed current American Nursery and Landscape Association or equivalent organization's standards for nursery stock.
6. If the replacement trees are to be planted on building lots, the developer shall provide adequate protection from damage during construction as provided for in this chapter, or planting shall occur after construction, in which case a planting plan and security shall be provided to ensure their planting.

FE. Trees located in critical areas or their buffers as determined by a critical areas report approved by the city as part of a development permit or on lands regulated by the city's Shoreline Master Program (SMP) shall not be counted towards the tree preservation requirement of this chapter. No clearing of existing vegetation in critical areas or their buffer is allowed except as provided for in Chapter 15.88 CMC. No clearing of existing vegetation on lands regulated by the city's SMP except as provided for in Chapter 14.06 CMC.

G. Nothing in this chapter shall supersede specific tree preservation or replacement if required as a mitigation measure under SEPA.

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(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.120-115 Reduction of parking requirement permitted to preserve significant trees.

If space that would otherwise be devoted to parking cannot be so used because of the requirements of this chapter, and, as a result, the parking requirements set forth in Chapter 15.72 cannot be satisfied, the number of required spaces may be reduced by up to a maximum of fifteen percent of the required spaces.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.120 Tree replacement.

A. All Sites. Replacement trees shall be planted on the site from which significant trees are removed.

B. Tree Replacement Guidelines and Requirements.

1. When individual significant trees are protected, replacement trees should be planted to enhance such trees.
2. Replacement trees shall be planted in locations appropriate to the species' growth habit and horticultural requirements.
3. Replacement trees shall be located to provide screening of the development from adjacent properties, in accordance with CMC 15.76.040.
4. Replacement trees should be planted in areas that connect or are adjacent to native growth protection areas or other open spaces.
5. Replacement trees shall be integrated into the required landscape plans for a development.
6. Replacement trees should not be planted next to or under power lines.
7. Replacement trees shall be a minimum of two-inch caliper for deciduous trees and six-foot minimum height for evergreen trees.
8. The species of replacement trees shall not be identified as a noxious weed by the most recently available King County noxious weed list and shall not include any species from the list of species identified as nonsignificant in CMC 15.08.
9. Applicants are encouraged to select replacement trees from the replacement tree list found in the city of Carnation street and storm sewer standards.
10. The city planner may approve the installation of smaller-sized replacement trees if the applicant can demonstrate that smaller trees are more suited to the species, site conditions, and to the purposes of this section, and are planted in sufficient quantities to meet the intent of this section.
11. The condition of replacement trees shall meet or exceed current American Nursery and Landscape Association or equivalent organization's standards for nursery stock.
12. If the replacement trees are to be planted on building lots, the developer shall provide adequate protection from damage during construction as provided for in this chapter, or planting shall occur after construction, in which case a planting plan and security shall be provided to ensure their planting.
13. Only trees listed as Ornamental trees on the official city tree species list may be planted under or within 15 lateral feet of any overhead utility wire.

(Supp. No. 15)

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14. No tree may be planted within the visibility triangle of a street intersection or within 10 feet of a fire hydrant.

C. Installation.

1. Installation of required replacement trees shall be performed in a manner that reasonably ensures, to the maximum extent practicable, the tree's long-term health and survival.
2. All required tree replacement and other required mitigation shall be completed prior to issuance of final plat, binding site plan, final site development review, or other regulatory approval required for development, unless approved by the city planner and bonded in accordance with this title.

15.76.120-125 Protection of trees during construction.

- A. To ensure long-term viability of existing trees identified for protection, permit plans and construction activities shall comply with the following minimum required tree protection:
1. All minimum required tree protection measures shall be shown on the landscape plan and the site grading plan.
 2. All construction activities, including staging and traffic areas, shall be prohibited within the root protection zone of a protected tree. The root protection zone, also known as the limits of disturbance, shall be determined by a certified arborist hired by the applicant and shall be marked on the construction documents.
 3. To ensure that structures, utilities, and roadways are located an adequate distance from the dripline of a protected tree and to allow adequate room for construction activities, the construction limit line for a structure, utility, or roadway shall be located no closer than the root protection zone of a protected tree.
 4. Except as otherwise authorized by this chapter, no proposed structure, utility, or roadway shall be located in the root protection zone of a protected tree, except where such structure is a raised deck, bay window, or cantilevered or otherwise raised above the ground's surface so as not to disrupt the tree's roots.
 5. Sidewalks and utilities may be located within the dripline of a protected tree, provided that construction methods and materials used will result in minimal disruption of the tree's roots, and that additional measures for tree protection are proposed and approved which will ensure the long-term viability of the tree. The city planner may allow construction limits or an alteration of grades within the root protection zone, provided that the applicant submits an evaluation by a certified arborist which demonstrates that the proposed construction will not reduce the long-term viability of the tree.
 6. The city planner may require an evaluation by a certified arborist to determine if protective measures should be required beyond the root protection zone.
 7. Tree protection barriers shall be installed along the outer edge and completely surround the root protection zone of significant trees to be protected prior to any land disturbance.
 8. Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or polyethylene laminar safety fencing or similar material, subject to approval by the city planner. "Tree protection area" signs shall be posted visibly on all sides of the fenced areas. On large or multiple-project sites, the city planner may also require that signs requesting subcontractor cooperation and compliance with tree protection standards be posted at site entrances.
 9. If any significant tree that has been specifically designated to be retained in the tree preservation plan dies or is removed within five (5) years of the development of the site, then the significant tree shall be replaced pursuant to MC 15.76.120.

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(Supp. No. 15)

- B. Preventative Measures. In addition to the above minimum tree protection measures, the applicant shall support tree protection efforts by employing preventative measures, consistent with best management practices for maintaining the health of the trees, including but not limited to:
1. Pruning of visible deadwood on trees to be protected or relocated;
 2. Application of fertilizer to enhance the vigor of stressed trees;
 3. Use of soil amendments and soil aeration in tree protection and planting areas;
 4. Mulching over tree dripline areas; and
 5. Ensuring sufficient water availability for tree roots during and immediately after construction.
- C. Prior to final plat, binding site plan, final site development review, or other regulatory approval required for development, a certified arborist hired by the applicant shall be required to inspect all trees remaining on a site and provide a written report as to the status of such trees. Any protected tree found to be irreparably damaged, severely stressed, or dying shall be replaced as provided for in this chapter.
- D. Alternative Methods. The city planner may approve the use of alternative tree protection techniques if applicant demonstrates that a protected tree will be protected to an equal or greater degree than through the techniques listed above.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.135130. Designation of protected trees.

- A. The landscape plan and any application and permit plans that cover such areas shall show all trees designated for protection/retention. These areas may be shown by labeling them as "protected trees" or "native growth protection areas" or such other designation as may be approved by the city planner. Protected vegetation, including protected trees, shall not be modified, harmed or removed except as provided in this chapter.
- B. The city planner may require that protected trees be permanently preserved within a tract, easement or other permanent protective mechanism when preservation of significant stands of trees is a condition of the permit. When required, the location, purpose, and limitation of these protected areas shall be shown on the face of the deed, plat, site plan, or similar document and shall be recorded with the King County department of records and elections. The recorded document shall include the requirement that the protected areas shall not be removed, amended or modified without the written approval of the city manager or his/her designee.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.140 Tree replacement.

- A. ~~All Sites. Replacement trees shall be planted on the site from which significant trees are removed.~~
- B. ~~Tree Replacement Guidelines and Requirements.~~
1. ~~When individual significant trees are protected, replacement trees should be planted to enhance such trees.~~
 2. ~~Replacement trees shall be planted in locations appropriate to the species' growth habit and horticultural requirements.~~

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3. ~~Replacement trees shall be located to provide screening of the development from adjacent properties, in accordance with CMC 15.76.040.~~
4. ~~Replacement trees should be planted in areas that connect or are adjacent to native growth protection areas or other open spaces.~~
5. ~~Replacement trees shall be integrated into the required landscape plans for a development.~~
6. ~~Replacement trees should not be planted next to or under power lines.~~

~~C. Installation.~~

1. ~~Installation of required replacement trees shall be performed in a manner that reasonably ensures, to the maximum extent practicable, the tree's long term health and survival.~~
2. ~~All required tree replacement and other required mitigation shall be completed prior to issuance of final plat, binding site plan, final site development review, or other regulatory approval required for development, unless approved by the city planner and bonded in accordance with this title.~~

~~(Ord. No. 782, § 2(Exh. A), 7-20-2010)~~

15.76.150-140 Maintenance.

- A. ~~All new and retained replacement trees and relocated trees required pursuant to this chapter shall be permanently maintained in healthy condition by and at the sole expense of the property owner unless otherwise approved by the city planner in accordance with this section. The city planner may require that new and/or retained trees, replacement trees or relocated trees be permanently designated for preservation within a tract, easement, restrictive covenant, or other permanent protective mechanism as a condition of the original permit or approval. When so required, such designation and restriction shall be shown on the face of the deed, plat, site plan, covenant, or similar document and shall be recorded with the King County department of records and elections. The recorded document shall include the requirement that the replacement trees and relocated new and/or retained trees shall not be removed or further relocated without the written approval of the city planner. The city planner's decision to approve, approve with conditions, or deny any such request shall be processed as a Type II project permit application in accordance with Chapter 15.09.~~
- B. ~~The owner of land adjacent to any city street or highway may maintain trees in the adjacent public right of way area in compliance with this section.~~
- C. ~~No property owner shall allow a tree, or other plant growing on his or her property to obstruct or interfere with pedestrians, the public right of way or the view of drivers, thereby creating a hazard. If an obstruction persists, the City shall notify the property owner to prune or remove the tree or plant. If the owner fails to comply with the notice, the City may undertake the necessary work and charge the cost to the property owner and assess fines and fees. See Chapter 8.26 for Nuisance fines and fees.~~
- C. ~~Utilities: Notification to the City by the public agency or franchised utility is required prior to tree maintenance or removal within City rights-of-way and shall comply with subsection D.~~
- D. ~~Cutting and Pruning.~~
 1. ~~Protected and street trees shall not be topped.~~
 2. ~~Protected and street trees cutting, trimming and pruning shall conform to the to the American National Standards Institute (ANSI) A-300 "Standards for Tree Care Operations" and shall follow all tree care Best Management Practices (BMPs) published by the International Society of Arboriculture.~~

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(Supp. No. 15)

~~Street trees on all public streets shall be cut or pruned only by the city of Carnation public works department, or under the supervision of, or with the approval of, the city of Carnation public works department.~~

3. Pruning and maintenance of protected trees shall be performed in a manner reasonably calculated, to the extent practicable, to further the long-term health of the tree.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

15.76.160 Enforcement.

A. All provisions, conditions or requirements of the landscape plan shall be legally enforceable against the owner, and any person acquiring a lease or other ownership interest in the property subject to the landscape plan.

B. Violations of this chapter shall be subject to the penalty and enforcement provisions of Chapter 15.28 CMC.

(Ord. No. 782, § 2(Exh. A), 7-20-2010)

DRAFT

Carnation

Design Standards Update

Draft 7/16/2024

We are proposing to integrate the updated 2018 Carnation Design Standards and Guidelines into CMC Chapter 15.96 with changes tracked herein. Chapter 15.96 is now divided into two "Parts" including the Introduction as Part 1 and Design Standards as Part 2. The proposed approach is to use Part 1 for the Landmarks and Heritage development review provisions (now found in 15.96.010-.030), Part 2 for the updated Commercial and Multifamily Design Standards, and Part 3 for Residential Design Standards. Part 3 includes minor updates associated with R6 and R12 zone specific provisions and cottage housing design standards (all now covered in Part 2) plus an updated version of the Townhouse Design Standards (now in the 2018 Carnation Design Standards and Guidelines) and new Single Family & Duplex Design Standards.

CHAPTER 15.96 – DESIGN STANDARDS AND HISTORIC PRESERVATION

Parts:

Part 1: IntroductionLandmarks and Heritage Commission Development Review.

Part 2: Commercial and Multifamily Design Standards.

Part 3: Residential Design Standards.

Part 1 - Landmarks and Heritage Commission Development ReviewIntroduction

NOTE: No proposed changes to 15.96.010-.030 as those involve Landmarks and Heritage Commission development review, which we aren't addressing with this effort. But we've updated the name of the "part" to be very clear.

Part 2 - Commercial and Multifamily Design Standards

NOTE: We've tracked changes to current design standards with additions and ~~deletions~~ shown as such. Since we are codifying the standards into Title 15 of the Carnation Municipal Code, we are generally not tracking section headers, unless those items are new or updated.

INTRODUCTION

15.96.010 – Purpose.

Design standards and guidelines are a critical tool to help guide private development in a way that can help realize the community's goals and objectives. Ultimately, the design standards and guidelines are intended to:

1. Provide clear objectives for those embarking on the planning and design of projects in Carnation.
2. Increase awareness of design considerations among the citizens of Carnation.
3. To maintain and enhance property values within Carnation.

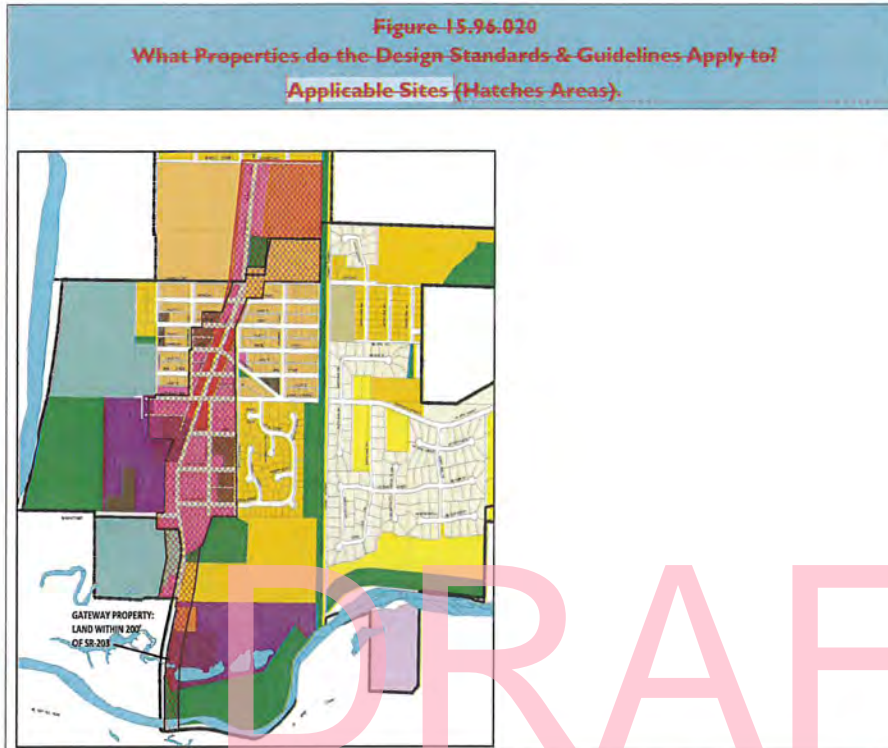
15.96.020 – Applicability ~~What Properties do the Standards & Guidelines Apply to?~~

The standards and guidelines herein apply to ~~all non-single family development on~~ the following zones, areas, and/or use types ~~properties as shown in Figure 15.96.020 unless otherwise noted:~~

NOTE: Since we are removing the map from the code (as the zoning elements may change), we made edits below for clarification.

1. The "Downtown Core" which encompasses the Central Business District and Mixed- Use, Multi-Family Residential, and Public Use zoned properties.
2. The "Gateway Corridors" along the northern (north of Bagwell Street) and southern ends, (south of the northern edge of Tolt Middle School) of Tolt Avenue/SR 203 which encompasses land areas within 200 feet of the Tolt Avenue right-of-way (both sides of the street).
3. All other R12, R24, Mixed-Use, and non-residential zoned ~~Multi-Family Residential zoned~~ properties within the City.

~~Unless otherwise noted, the standards and guidelines herein apply to new development (also see the "When do I need to Comply" section on page 4) on all properties. Some standards and guidelines will apply only to "non-residential" development, while others may only apply to a small section of Tolt Avenue. In such cases, the applicable location or use is stated clearly in bold at the beginning of the standard or guideline.~~



Commented [LH1]: Check with staff assuming we want to update the base map here. Maybe we exclude underlying zoning map?

Commented [BB2R1]: Suggest removing zoning map underneath. City will get us a base map or static map. City in process of updating zoning map. Final conclusion - take out the map entirely

Commented [BB3R1]: Let's get rid of map entirely 7-15 meeting note

- The "Downtown Core" which encompasses the Central Business District and Mixed-Use, Multi-Family Residential, and Public Use zoned properties.
- The "Gateway Corridors" along the northern and southern ends Tolt Avenue/SR 203 which encompasses land areas within 200 feet of the Tolt Avenue right-of-way.
- All other Mixed Use and Multi-Family Residential zoned properties within the City.

15.96.030 — Remodels and additions. When do I Need to Comply?

All the design standards and guidelines apply to new construction of all non-single family residential development on sites identified in Figure 15.96.020 unless otherwise noted.

However, setting requirements for proposed exterior remodels presents an interesting problem. On the one hand, Carnation would benefit greatly if all the standards and guidelines were met when properties are significantly improved. On the other hand, no one wants to disadvantage property owners or discourage them from improving their buildings. The recommended solution is to establish two thresholds to gauge the extent of remodeling and set requirements based on what is practical and reasonable for that level of improvement.

Major exterior remodels include all remodels within a three-year period whose value exceeds 50 percent of the value of the existing structure, as determined by the City of Carnation valuation methods. All standards and guidelines that do not involve repositioning the building or reconfiguring site development, as determined by the City Planner, shall apply to *major exterior remodels*.

For exterior remodels within a three-year period with value of 50 percent of the building valuation or less ("minor exterior remodels"), the requirement is only that the proposed improvements meet the standards and/or guidelines and do not lead to further nonconformance with the standards and guidelines. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material and color standards and/or guidelines, but elements such as building modulation would not be required.

Alternative approach we've used that gets away from structure valuation in favor of more clearly quantifiable method – percentage increase in either floor area or building footprint. Also, while the broader intent is to bring all development into conformance over time, it's important to configure applicability standards in a manner that don't discourage investment. Getting away from structure valuation does that, particularly for improvements that don't add much floor area, but significantly improve existing buildings.

For building additions, remodels, and site improvements, three different thresholds have been established to determine how the standards herein are applied to such projects:

Note: When a proposed building addition occurs within three years of a previous addition (or multiple additions) based on the date of the previous building permit issuance, then such additions shall be considered collectively for the purpose of determining the percentage increase in the size of a building's floor area.

- A. Level I improvements include all exterior remodels and other improvements that cumulatively increase the gross floor area on a site by up to 25-percent. The requirement for such improvements is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material standards, but elements such as building articulation would not be required.
- B. Level II improvements include all improvements that cumulatively increase the gross floor area on a site by 25-percent to 100-percent. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II improvements.
- C. Level III improvements include all improvements that cumulatively increase the gross floor area on a site in any zone by more than 100-percent. Such developments shall conform to all applicable standards, except in a case where there are multiple buildings on one site, and only one building is being enlarged. In that scenario, improvements to the additional buildings are not required, but conformance with all other standards apply.

The standards and guidelines do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

15.96.040 – Review process. How does the process work?

These standards and guidelines should be studied at the beginning of a prospective applicant's planning process and are intended to make people aware of the design issues that warrant early consideration. The City requires prospective applicants to engage in a "Pre-Application Review" meeting with the City Planner prior to the submission of a building permit application and relevant zoning permits. The goal of this meeting is to provide clear direction to the applicant early in the process, provide for an informal discussion of site-specific design issues and opportunities, and minimize the need for costly design changes late in the design phase.

The Design Standards and Guidelines shall serve as a supplement to Chapter 15 (Land Use Code) in the Carnation Municipal Code (CMC). Where there is a conflict between the Design Standards and Guidelines and Chapter 15, the more specific regulations shall apply as determined by the City Planner.

Commented [BB4]: As we're now integrating this into Title 15, I think we don't really need to say this

All permit applications are reviewed by City staff as a Type II permit application governed by Chapter 15.09 CMC. The City Planner shall determine if the application complies with the Standards and Guidelines. As specified in Chapter 15.09 CMC, appeals are referred to the Hearing Examiner.

15.96.050 – Interpretation. How are the Design Standards and Guidelines Applied?

~~The provisions of Part 2 are additional to the underlying zoning standards (permitted uses, setbacks, building heights, etc.). Most sections within this chapter herein include the following elements: Each chapter of the Design Standards and Guidelines contains a list of "Intent" statements followed by "Standards" and/or "Guidelines." Specifically:~~

- A. ~~IntentPurpose~~ statements are overarching objectives. For example, one of the ~~IntentPurpose~~ statements for the sub-chapter on Building Location and Orientation is to "Create an active and safe pedestrian environment."
- B. **Standards** use words such as "must", "shall", "is/are required", or "is/are prohibited" and signify required actions. ~~In special circumstances, the City Planner will allow alternative design treatments if applicants can successfully demonstrate that the proposal meets the Intent. Such options apply only to those standards where they are specifically noted. Provisions that Guidelines~~ use words such as "should" or "is/are recommended" to signify voluntary measures.

Furthermore, the document contains some specific standards ~~and guidelines~~ that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant shall demonstrate to the City Planner, in writing, how the project meets the ~~IntentPurpose~~ of the standard.

- C. ~~Departures may be allowed for specific standards as noted in Section 15.96.060 below. They allow alternative designs provided the Director determines the resulting design and overall development meets the "purpose" of the standards and other applicable criteria.~~

15.96.060 – Departures.

~~A number of specific departure opportunities to the design standards contained in this chapter are provided. Departure opportunities are signaled by the capitalized word DEPARTURE. The purpose is to provide applicants with the option of proposing alternative design treatments, when they can demonstrate to the satisfaction of the Director that it is equal to or better than the standard, provided such departures meet the "Purpose" of the particular standard, and any additional relevant departure criteria.~~

SITE PLANNING

15.96.100 – Building location and orientation.

A. Intent/Purpose.

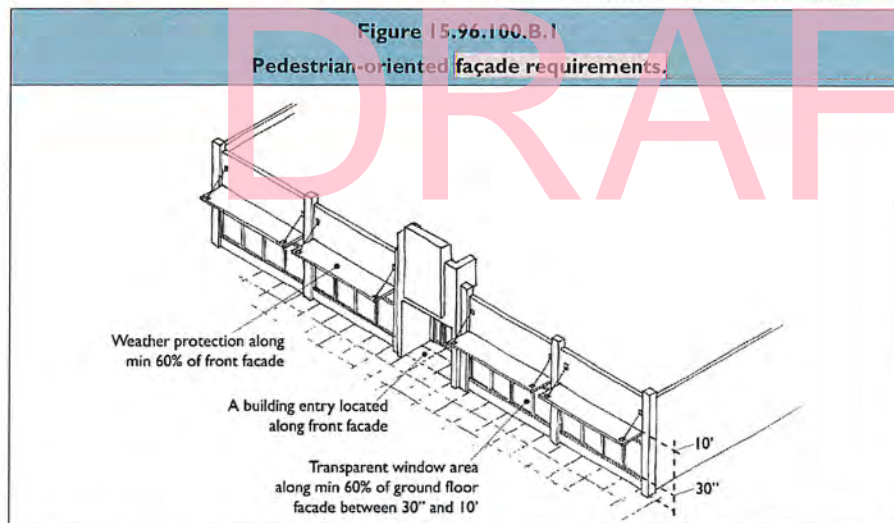
1. To create an active and safe pedestrian environment by encouraging development to orient towards the street.
2. To upgrade Carnation's visual identity.
3. To reduce the impact of parking lots and blank walls located adjacent to the street.
4. To reinforce Carnation's pattern of storefronts along Tolt Avenue in the downtown area.
5. To reinforce the landscaped character of the Tolt Avenue corridor at the southern entrance into Carnation.

B. Non-residential uses may be placed up to the edge of the sidewalk of any street (unless otherwise noted) only if they feature a pedestrian-oriented façade, including the following elements:

1. Weather protection at least five feet deep on average along at least 60-percent of the façade.
2. Building entry(s) located along the street facing façade.
3. Transparent window area along at least 60-percent of the ground floor façade between 30-inches and 10-feet above the sidewalk level.

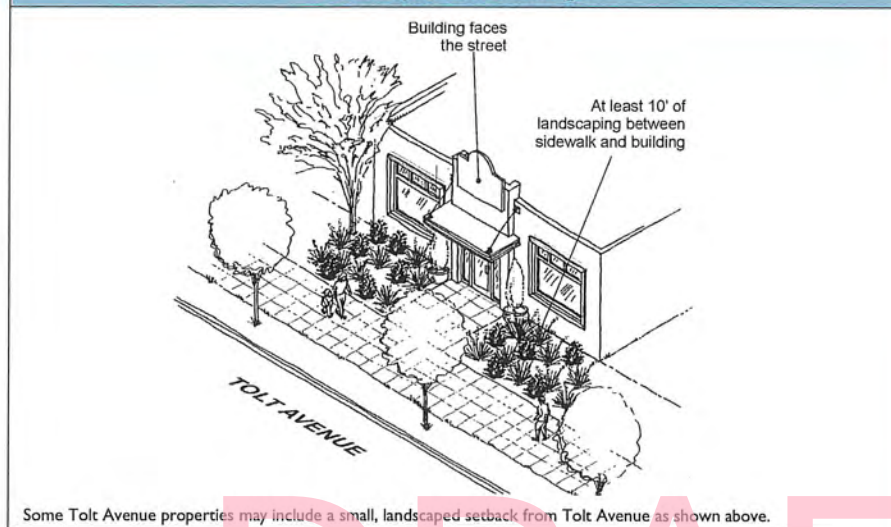
Commented [BB5]: Making sure the standards are in the text and not just the graphic!

Commented [BB6]: Updated graphic with updated percentages

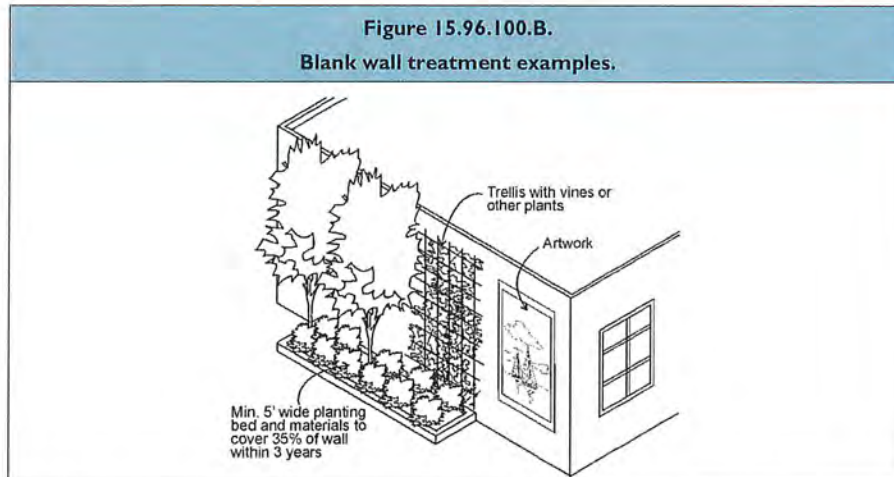


Otherwise, developments shall feature landscaped block frontages with at least 10 feet of Type A, B, C, D, or E Landscaping as defined in CMC 15.76.040 or pedestrian-oriented space between the sidewalk or front property line and any building, parking area, storage, or service area (see Figure 15.96.100.B.2 below and Table 15.96.100 below for illustrations and options).

Figure 15.96.100.B.2
Landscaped block frontage.



- C. Blank walls - A wall (including building façades and retaining walls) is considered a blank wall if:
1. 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 window
 2. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a window
 3. All Sites: Untreated Blank walls visible from a public street or pedestrian pathway are prohibited. Methods to treat blank walls can include:
 4. Transparent windows or doors;
 5. Display windows (at least 30 inches deep)
 - a. Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet high 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.
 - b. Installing a vertical trellis in front of the wall with climbing vines or plant materials.
 - c. Other methods that meet the Intent Purpose.
 - d. Mural art related to Carnation's history.



- D. Properties adjacent to Tolt Avenue between Eugene and Rutherford Streets: Buildings shall be located adjacent to the sidewalk on Tolt Avenue and feature pedestrian-oriented facades. Exception: Buildings may be setback from the sidewalk where pedestrian-oriented space is included between the sidewalk and the building.

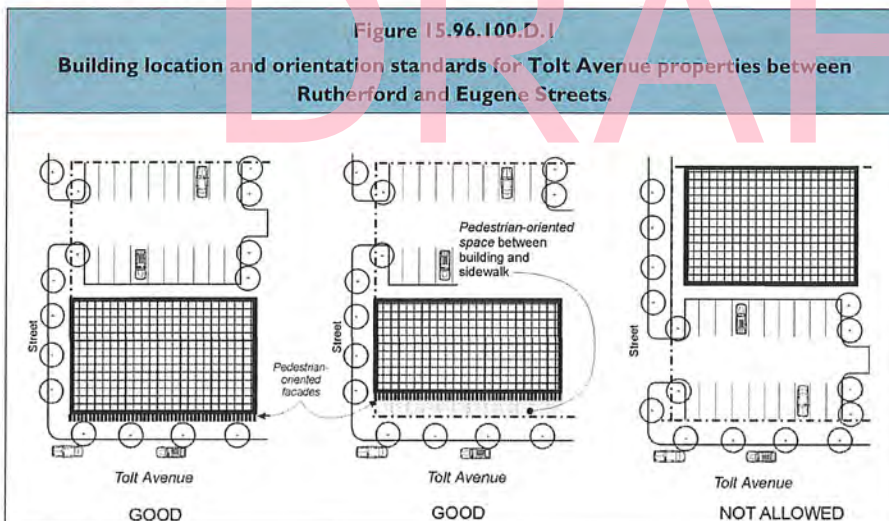
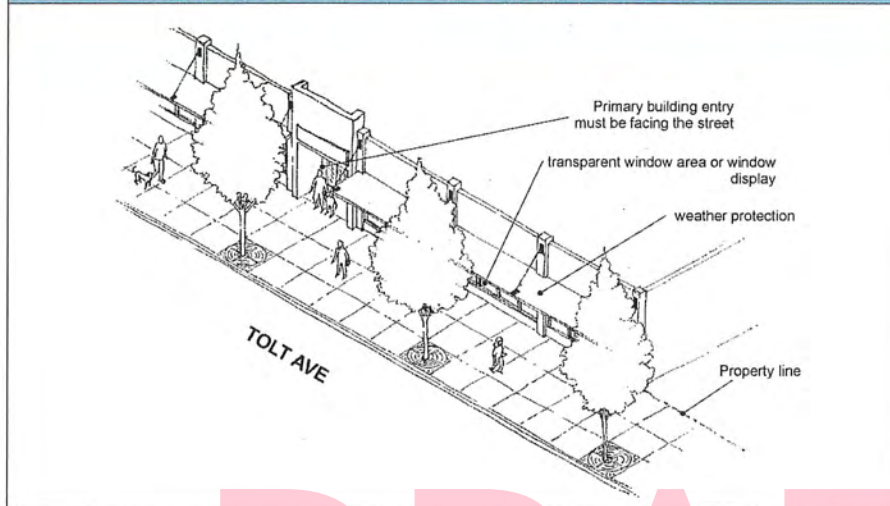


Figure 15.96.100.D.2

Pedestrian-oriented facades facing Tolt Avenue

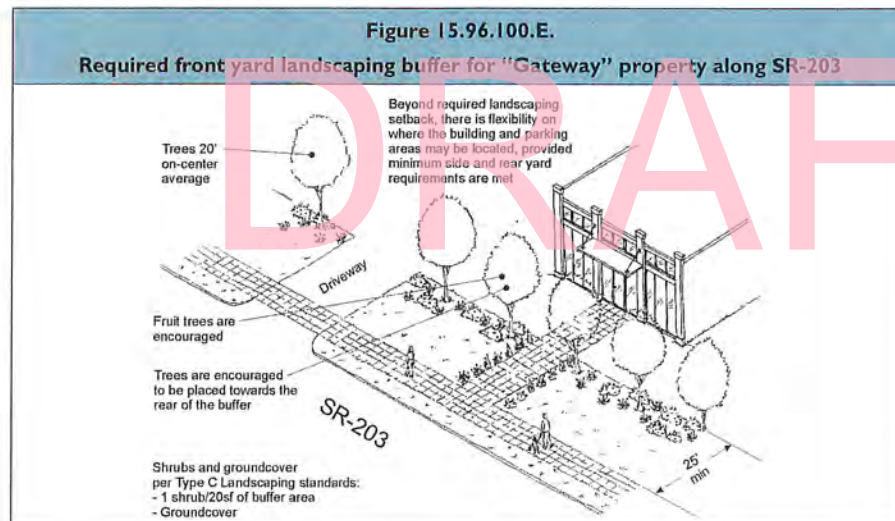


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- E. Properties identified as "Gateway Properties (sites south of the northern edge of Tolt Middle School on both sides of Tolt Avenue/SR 203)" in Figure 15.96.100 shall provide 25 feet of Type C Landscaping (CMC 15.76.040) along the front property adjacent to SR-203 (measured from the back of the sidewalk, where installed) with the following standards, guidelines, and exceptions (see Figure 15.96.100.E for an example):

Commented [BB7]: Updates - since we're taking the map out of code.

1. Driveway and walkways, where permitted and/or required, are allowed within this landscaped area. Vehicular parking, storage areas, or buildings are prohibited within this area.
2. The required trees are encouraged to be located towards the back of the 25-foot landscape area further from the street to reinforce the pattern of openness along the street.
3. The use of fruit trees is desirable, if they can reach a mature height of at least 20 feet.
4. The required trees may be clustered to increase visibility into the site from Tolt Avenue.
5. Reduced shrub and tree coverage will be allowed where grassy swales are incorporated into the landscape area. However, no less than 1 tree per 30 lineal feet parallel to SR-203 shall be included between the street and any building, parking lot, or storage area (required trees may be placed beyond the 25-foot landscape area if necessary).
6. Parking lot location: Beyond the required landscape area, Gateway Property project applicants shall comply with the provisions of subsection (F) below.




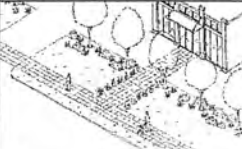
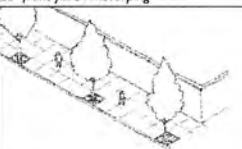


- F. Other properties adjacent to Tolt Avenue [sites not included in Subsections (D) and (E)]: Parking areas or open storage of vehicles shall be located to the side or rear of the building. Parking lots or open storage of vehicles may not be located between a building and Tolt Avenue, except on sites with multiple buildings where no more than 50-percent of the street frontage may be occupied by parking areas. Table 15.96.100 on the following page clarifies street front options for these properties. Also see CMC 15.96.100 for large site development provisions Tolt Avenue frontage north of Bagwell Street.

Table 15.96.100

Summarizing options and requirements for non-residential uses [see subsections (B) – (F) for detailed requirements and recommendations).

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Streetfront Configuration	Tolt Ave sites between Rutherford & Eugene [see subsection (D)]	"Gateway Property" along SR-203/ Tolt Ave [see subsection (E)]	Other sites adjacent to Tolt Ave [see subsection (F)]	All other areas
 Pedestrian-oriented façade adjacent to the sidewalk	●	X	⊙	○
 Landscaped block frontage with building facing the street with landscaped setback, parking to the side or rear	X	⊙	⊙	⊙
 Parking lot between the building and the street	X	○	X	○
 25' front yard landscaping	X	●	○	○
 Unscreened blank wall visible from street or corridor	X	X	X	X

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TABLE LEGEND:

- Feature required (some exceptions)
- Feature acceptable if conditions are met
- ⊙ Feature encouraged
- X Feature prohibited (some exceptions)

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Carnation Design Standards –Draft Update

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11

- G. Multifamily residential buildings shall be oriented towards streets, interior private roadways, or common open space and not parking lots or adjacent properties. Specifically:
1. The primary building entry shall face the street. Alternatively, building entries that face onto a common open space which is oriented towards the street is acceptable.
 2. Buildings with individual ground floor entries should face the street to the extent possible.
 3. Buildings shall also provide windows that face the street to provide "eyes on the street" for safety.
- H. Multifamily residential buildings located adjacent to Tolt Avenue shall provide at least 15 feet of landscaping between the sidewalk or front property line and the building. Such landscaping shall maintain visual access between the dwelling units and the street.

Figure 15.96.100.H

Example of a multifamily residential building oriented towards the street.



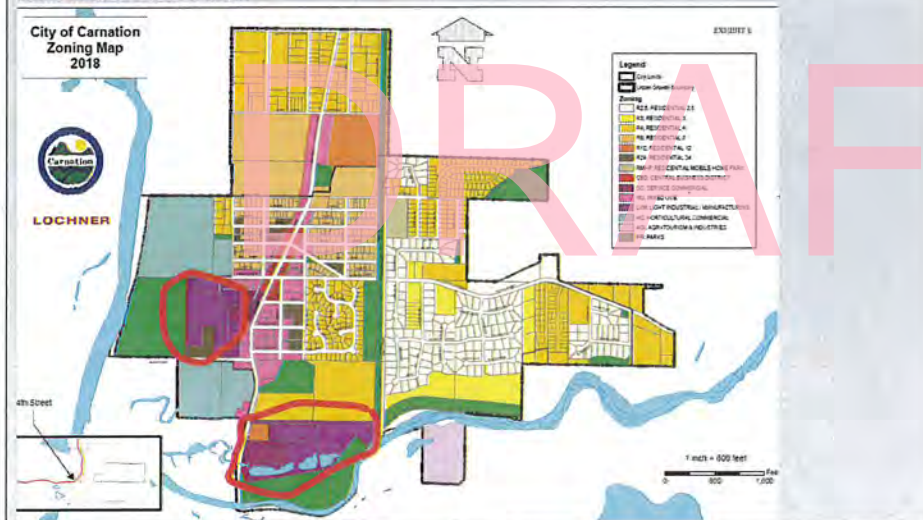
Note: Live-work units may be exempted from this standard where they occupy with pedestrian oriented façade standards of subsection (B).

15.96.110 – Multiple building & large lot developments.

A. ~~Intent~~Purpose.

1. To reduce the negative impacts to adjacent properties.
2. To enhance pedestrian and vehicular circulation.
3. To upgrade the visual quality and identity of Carnation.
4. To take advantage of special opportunities to create a composition of buildings and landscape features.
5. To promote pedestrian activity and enhance bicycle access.
6. To provide usable and attractive open spaces for residents, workers, and visitors.
7. To create a focal point of pedestrian activity for commercial and mixed-use developments.

NOTE – this standard was largely written for the R12 area north of Bagwell. But since then, we've created the special subdivision standards for R12 now found in 15.96.060. That fact – plus fact that the below provisions are technically voluntary – begs the question as to whether we ought to keep these provisions? As written – they could apply to other non SF zoned parcels over 2 acres perhaps including some in these circled areas



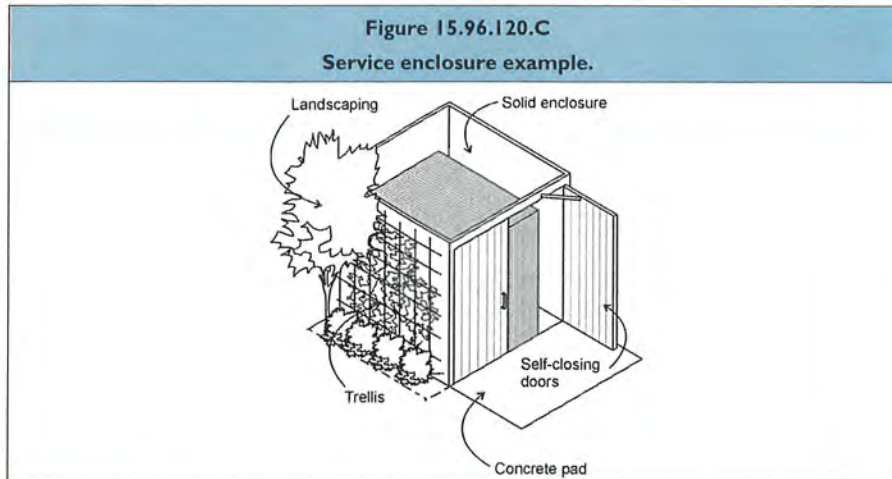
- B. Sites over 2 acres: Large developments should take advantage of special opportunities and mitigate impacts. Developments should feature a unifying organization that accomplishes the following goals:
1. Connected circulation system
 2. Convenient and connected pedestrian access system
 3. Buildings that complement adjacent activities and visual character
 4. Use of landscaping and open space as a unifying feature
 5. Incorporate screening, environmental mitigation, utilities, and drainage as a positive element.

15.96.120 – Service & storage elements.

A. Intent/Purpose

1. To encourage thoughtful siting of service and storage elements that balances the need for service and storage with the desire to screen its negative impacts.
 2. To screen the negative impacts of service elements.
- B. All Sites: Services and storage areas should be located to minimize impacts on the pedestrian environment and adjacent uses, Service elements should generally be concentrated and located where they are accessible to service vehicles and convenient for tenant use.
- C. All sites: Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence ~~at least seven feet high, concealed on the top and should have self-closing door;~~
1. Structural enclosures shall be constructed of masonry, heavy-gauge metal, heavy timber, or other decay-resistant material that is also used with the architecture of the main building. Alternative materials other than those used for the main building are permitted if the finishes are similar in color and texture, or if the proposed enclosure materials are more durable than those for the main structure. The walls shall be sufficient to provide full screening from the affected roadway, pedestrian areas, or adjacent use, but shall be no greater than seven feet tall.
 2. Gates shall be made of heavy-gauge, sight-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.
 3. Where the interior of a service enclosures is visible from surrounding streets, walkways, or residential units, an opaque or semi-opaque horizontal cover or screen shall be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design (in terms of materials and/or design).
 4. Trash collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle vehicular traffic, or does not require that a hauling truck project into any public right-of-way. Screening elements shall allow for efficient service delivery and removal operations.
 5. If the area is adjacent to a public street, sidewalk, or interior pathway, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility.

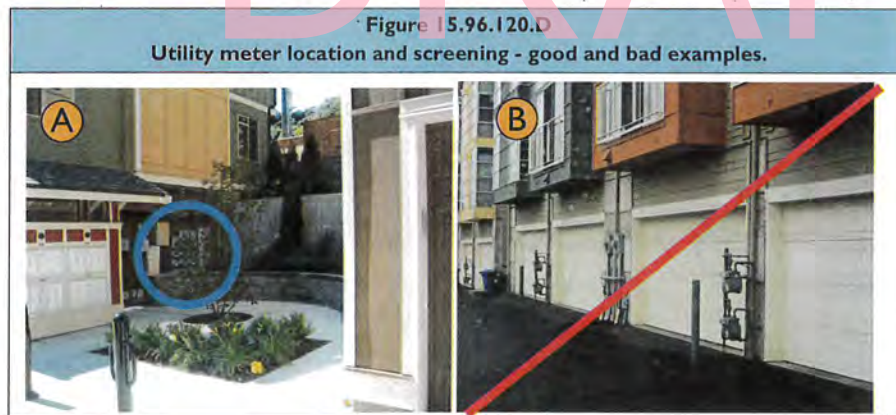
DEPARTURES will be considered, provided the enclosure and landscaping treatment meet the purpose of the standards and add visual interest to site users.

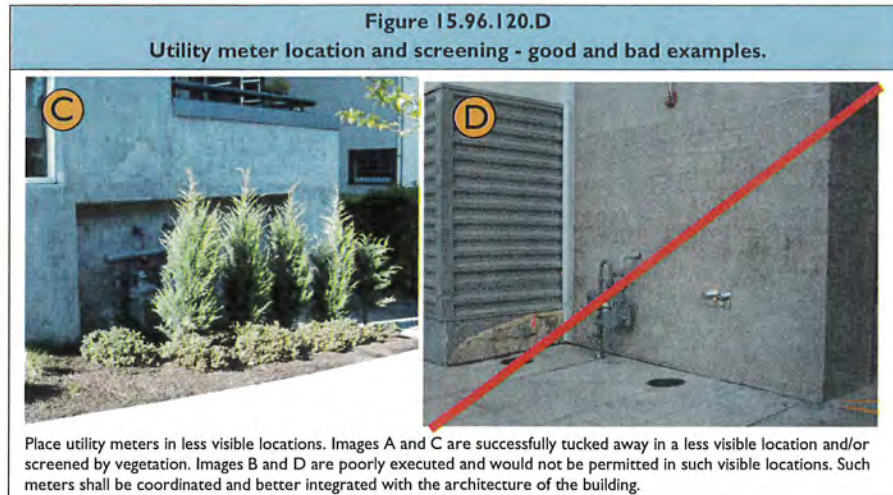


D. All Sites: Service enclosures should be made of masonry, ornamental metal or wood, or some combination of the three.

Commented [BB10]: See C.2 above.

D. All Sites: Utility meters, electrical conduit, and other service utility apparatus. These elements shall be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, internal walkway, common outdoor recreation area, or shared auto courtyards, they shall be screened with vegetation and/or integrated into the building's architecture.





- E. All Sites: Roof-mounted mechanical equipment should be located so as not to be visible from the street, public open space, parking areas, or from the ground level of adjacent properties. Screening features should utilize similar building materials and forms to blend with the architectural character of the building.

PEDESTRIAN ACCESS, AMENITIES, AND OPEN SPACE

15.96.200 – Sidewalks and pathways.

A. ~~Intent~~Purpose.

1. To improve the pedestrian environment by making it easier, safer and more comfortable to walk throughout the City, particularly in the Downtown area.
2. To promote walking both as a social activity and an alternative to driving.
3. To increase the vitality of Carnation's business districts and multifamily areas.

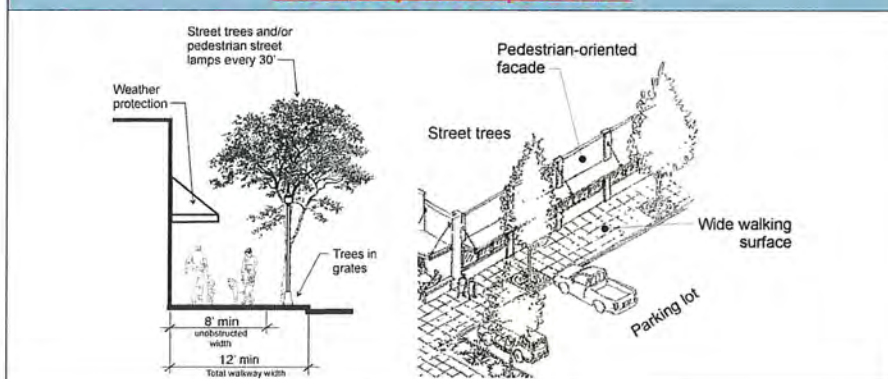
B. All Sites: Public sidewalks shall conform to the requirements in CMC, Chapter 12.06.

C. All Sites: Standards ~~and guidelines~~ for interior pathways:

1. Sidewalks and pathways along the façade of mixed-use and retail buildings 100 or more feet in width (measured along the façade) that are not located adjacent to a public street shall provide sidewalks at least 12 feet in width. The walkway shall include an 8-foot minimum unobstructed walking surface and street trees placed no more than 30 feet on-center. Exceptions:
 - a. Pedestrian lighting fixtures are not required but may be placed at 30 feet on-center as an alternative to ~~some up to 50-percent~~ of the required street trees.
 - b. To increase business visibility and accessibility, breaks in the required tree coverage will be allowed adjacent to major building entries (for businesses with at least 5,000 square feet of floor area).
However, no less than one tree per 60 lineal feet of the required walkway shall be required.
 - c. For all other interior pathways, the applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users. At a minimum, walkways shall feature 5 feet of unobstructed width and meet the construction standards of CMC Chapter 12.06.
 - d. All pedestrian pathways shall correspond with Federal, State, and local codes for mobility impaired persons, and the Americans with Disabilities Act.

Figure 15.96.200.C.1

Standards ~~and example~~ for pathways along the facades of mixed-use and retail buildings ~~when not adjacent to a public street.~~



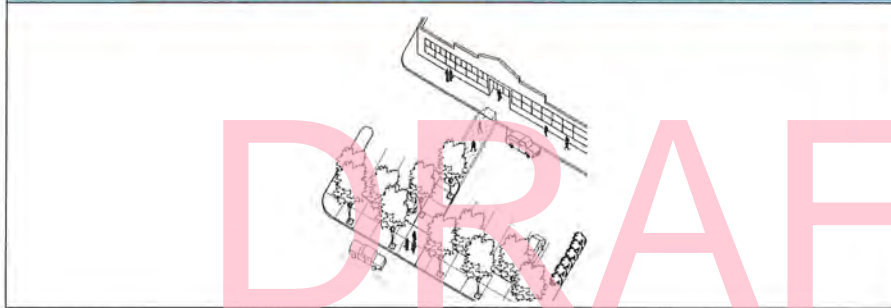
15.96.210 – Pedestrian network.

A. IntentPurpose.

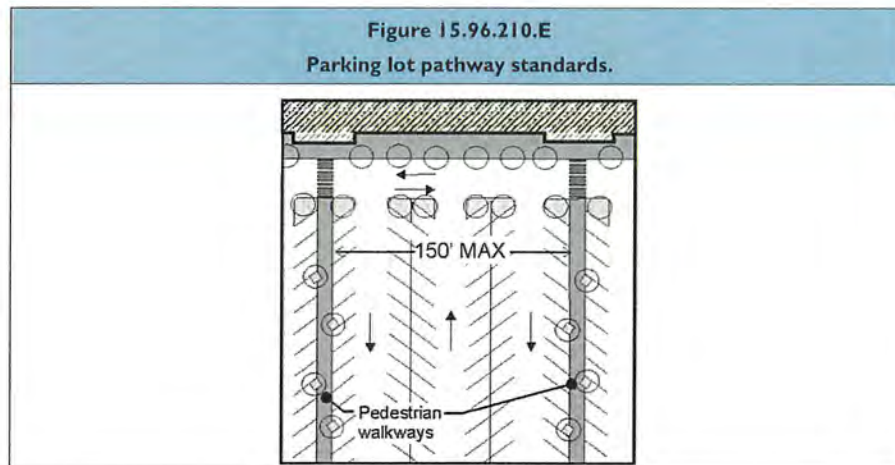
1. To promote walking in Carnation.
 2. To enhance connectivity between uses and properties where desirable.
 3. To enhance the quality of new developments.
- B. All buildings shall have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.
- C. All Sites, where applicable: Pedestrian paths or walkways connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site shall be provided.

Figure 15.96.210.C

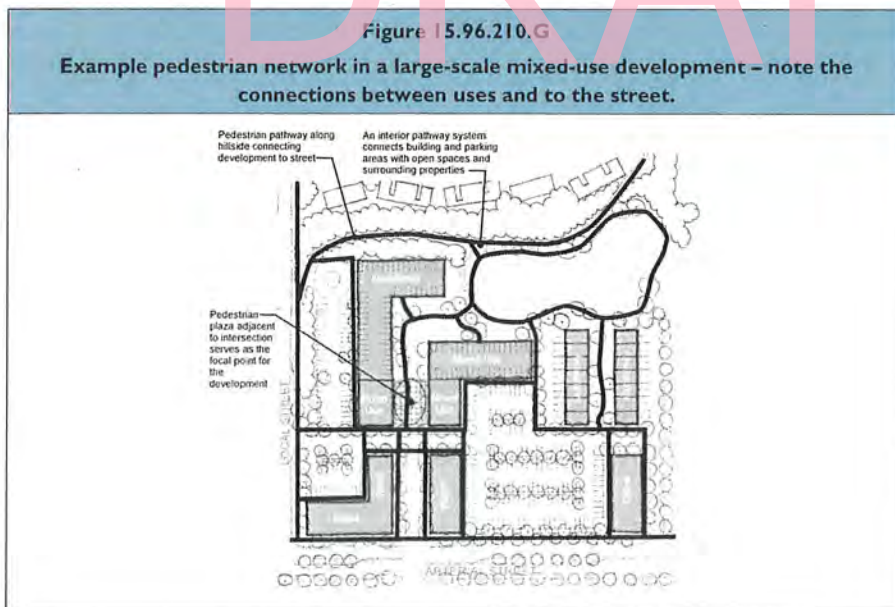
All buildings shall have clear pedestrian access from the sidewalk



- D. For large sites (over 2 acres) abutting vacant, undeveloped land, the City Planner may require new development to provide for the opportunity for future connection to its interior pathway system using pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of no more than every 400 feet would meet the IntentPurpose statements above and be scaled like Carnation's block sizes in the Central Business District.
- E. All sites, where applicable: Provide pathways through parking lots. A paved walkway or sidewalk shall 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 at less than 150 feet shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement.
1. All sites, where applicable: Crosswalks are required when a walkway crosses a paved area accessible to vehicles.
 2. All sites, where applicable: Applicants shall continue the sidewalk pattern and material across driveways.



- F. All sites, where applicable: Developments should include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system. Multifamily residential complexes and commercial developments should not be isolated enclaves separated from each other by fences, walls, and parking lots. Also, connections to adjacent properties are particularly important.
- G. All sites, where applicable: Buildings with entries not facing the street (where allowed) should have a clear and obvious pedestrian accessway from the street to the entry.



15.96.220 – Pedestrian-oriented spaces.

A. ~~Intent~~Purpose.

1. To provide a variety of pedestrian-oriented areas to attract shoppers to commercial areas and enrich the pedestrian environment.
2. To create gathering spaces for the community.
3. To create inviting spaces that encourage pedestrian activity.

B. Definition and requirements of pedestrian-oriented spaces:

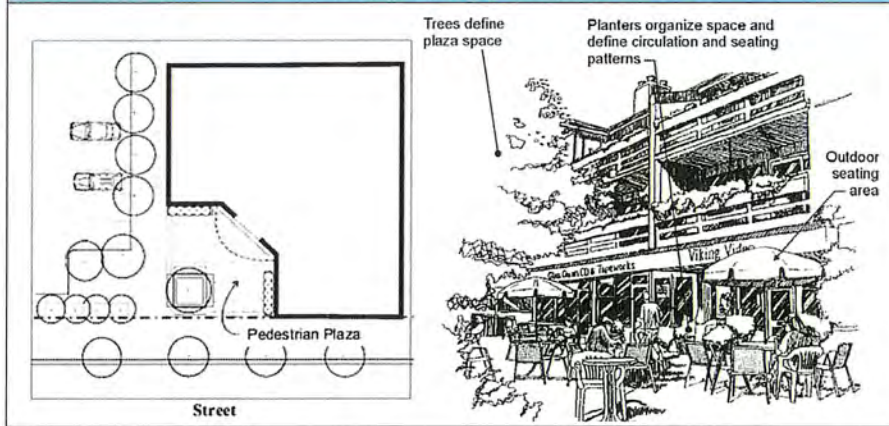
1. To qualify as a pedestrian-oriented space, an area shall have:
 - a. Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard.
 - b. Paved walking surfaces of either concrete or approved unit paving.
 - c. Pedestrian-scaled lighting (no more than 14' in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 - d. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
 - e. Spaces shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - f. Landscaping components that add seasonal interest to the space.
2. The following features are encouraged in pedestrian-oriented space:
 - a. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.
 - b. Provide pedestrian-oriented building facades on some or all buildings facing the space.
 - c. Consideration of the sun angle at noon and the wind pattern in the design of the space.
 - d. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
 - e. Movable seating.
3. The following features are prohibited within pedestrian-oriented space:
 - a. Asphalt or gravel pavement.
 - b. Adjacent unscreened parking lots.
 - c. Adjacent chain link fences.
 - d. Adjacent blank walls.
 - e. Adjacent dumpsters or service areas.
 - f. 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.

C. All non-residential uses shall provide pedestrian-oriented space in conjunction with new development according to the formula below.

1. Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard.

2. Paved walking surfaces of either concrete or approved unit paving.
 3. Pedestrian-scaled lighting (no more than 14' in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 4. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
 5. Spaces shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 6. Landscaping components that add seasonal interest to the space.
- D. The following features are encouraged in pedestrian-oriented space:
1. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.
 2. Provide pedestrian-oriented building facades on some or all buildings facing the space.
 3. Consideration of the sun angle at noon and the wind pattern in the design of the space.
 4. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
 5. Movable seating.
- E. The following features are prohibited within pedestrian-oriented space:
1. Asphalt or gravel pavement.
 2. ~~Adjacent unscreened parking lots.~~
 2. Adjacent chain link fences.
 3. Adjacent blank walls.
 4. Adjacent dumpsters or service areas.
 5. 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.
- F. All non-residential uses shall provide pedestrian-oriented space in conjunction with new development according to the formula below.
1. One percent of the lot area + one percent of the non-residential building area.
- 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 City Planner determines that the area meets the definition of pedestrian-oriented space.
- Exemption: Development fronting on Tolt Avenue between Rutherford and Eugene Streets are exempt from the above pedestrian-oriented space requirements.

Figure 15.96.220
Pedestrian-oriented space examples.



DRAFT

15.96.230 – Open space and recreation for residential uses.

- A. ~~Intent~~Purpose. To create usable, accessible and inviting open spaces for residents.
- ~~B. Townhouses and other ground-based multifamily residential units with individual exterior entries shall comply with usable open space provisions in Standard 5.7 below.~~
- B. ~~Other~~Multifamily residential uses ~~(not described in Standard 2.4.1)~~ shall provide at least 100 square feet of open space per unit. Open space may include private or shared (common) courtyards, patio areas, multi-purpose green spaces, and balconies. Special requirements and considerations:
1. Private ground level open space that is directly adjacent and accessible to dwelling units. Such space must have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Street setbacks may be used to meet this standard, provided they are defined with a fence (meeting standards of Chapter 15.76 CMC). ~~Open space may include courtyards, patio areas, multi-purpose green spaces, and balconies.~~
 2. Common open space.
 - a. Open space ~~s~~ shall be large enough to provide functional leisure or recreational activity per the City Planner. For example, long narrow spaces (less than 20 feet wide) rarely, if ever, can function as usable common space.
 - b. Open space ~~s~~ shall be visible from adjacent units.
 - c. ~~To the extent possible, provide if~~ Individual entries onto the common open space from ground floor residential units are encouraged. 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.
 - d. ~~The open space~~ ~~s~~ shall feature paths, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
 - e. Open space ~~s~~ shall be separated from service areas and parking lots with landscaping and/or low-level fencing.
 - f. Open space ~~s~~ should be oriented to receive sunlight, facing east, west or (preferably) south, when possible.
 - g. Minimum required setback areas shall not count as common open space in calculations unless they are designed in such a way that the area meets the IntentPurpose.
 3. Private balconies may account for up to 50 percent of the required open space and shall be at least 35 square feet with no dimension less than 4 feet to provide a space usable for human activity.
 4. Shared rooftop decks may account for up to 50 percent of the required open space.

Figure 15.96.230.
Residential open space examples.



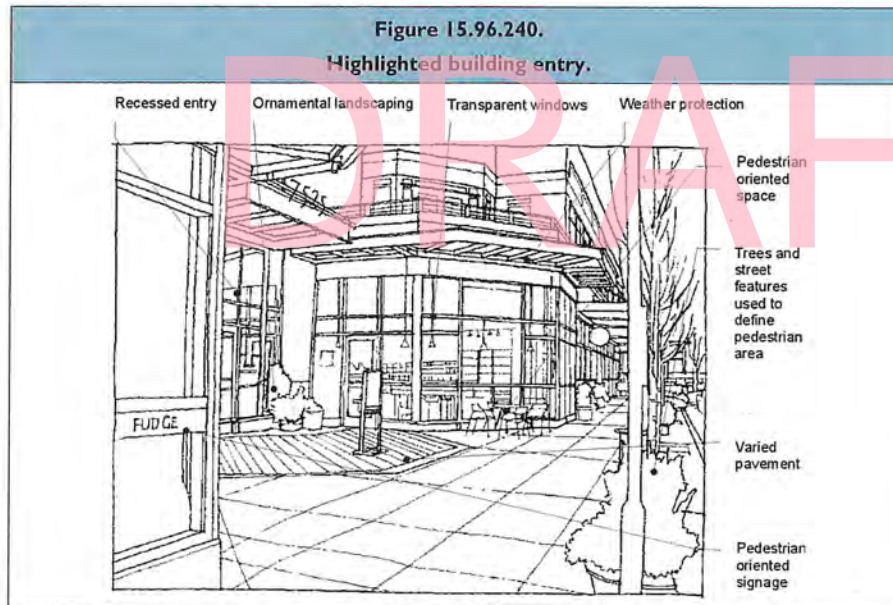
DRAFT

15.96.240 – Pedestrian amenities.

A. IntentPurpose.

1. To enhance the pedestrian environment.
 2. To highlight building entries.
- B. All primary building entries: Weather protection at least 4-1/2 feet wide is required over all primary building, individual business, and individual residence entries.
- C. All primary non-residential building entries, except for storefronts on Tolt Avenue between Eugene and Rutherford Streets: In addition to weather protection, building entries shall be enhanced by one or more of the following means:
1. At least 200 square feet of Type D landscaping (as defined in CMC 15.76.030) within or adjacent to the entry.
 2. Pedestrian amenities such as vestibules, benches, outdoor eating areas, or water fountains.
 3. A trellis, canopy, or porch that incorporates landscaping.
 4. Special pedestrian scaled lighting.
 5. Special building ornamentation or paving.

Commented [BB11]: Suggestion



VEHICULAR ACCESS AND PARKING

15.96.300 – Access roads.

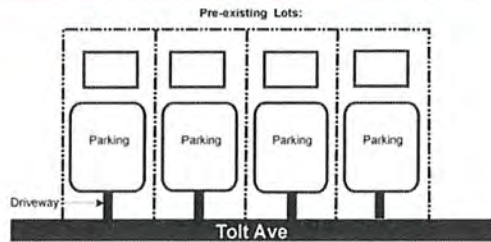
- A. ~~Intent~~Purpose.
 - 1. To mitigate traffic impacts.
 - 2. To create a safe, convenient network for vehicular circulation and parking.
- B. All sites, where applicable: Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of new development shall be designed to utilize these connections.
- C. All sites, where applicable: 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 like Carnation's block sizes in the Central Business District.

15.96.310 – Vehicular entrances and driveways.

- A. ~~Intent~~Purpose.
 - 1. To minimize negative impacts of vehicular access on the streetscape and pedestrian environment.
- B. Projects adjacent to Tolt Avenue shall comply with the State's Access Management Regulations.
- C. Projects adjacent to Tolt Avenue and located on corner lots shall take access from the applicable side street.
- D. Projects adjacent to Tolt Avenue that do not have access to an alley or other public street should locate driveways where they can be shared with adjacent properties where possible and where applicable. This is most applicable to the lots facing Tolt Avenue between Eugene and Blanch Streets.

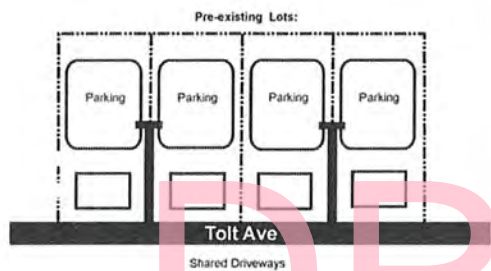
Figure 15.96.310

Guidelines for **small lots facing driveway location and configuration along Tolt Avenue.**



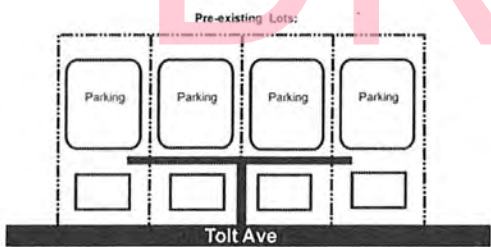
Avoid

Separate driveway for each lot resulting in sub-standard driveway separation distance



Better

Shared driveways between adjacent parcels brings the driveway separation distance closer to the state's standard

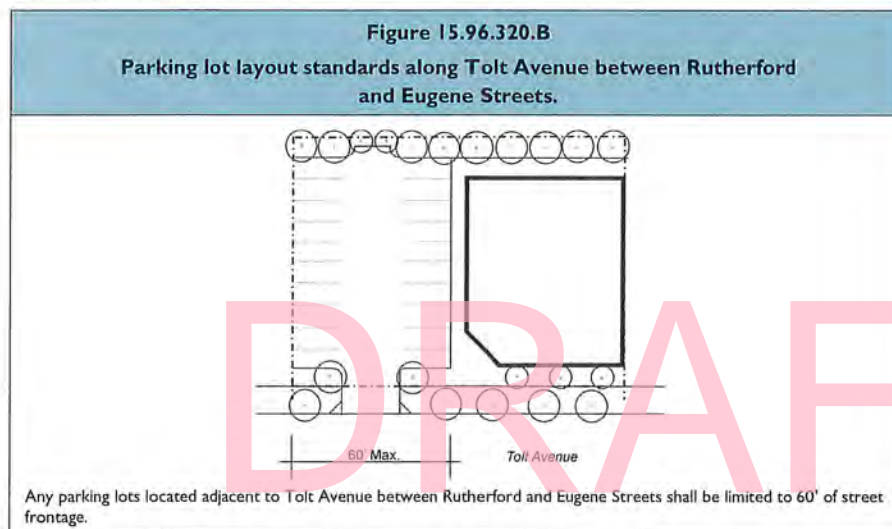


Best

Develop a private access road that serves all four properties via easement and backage road

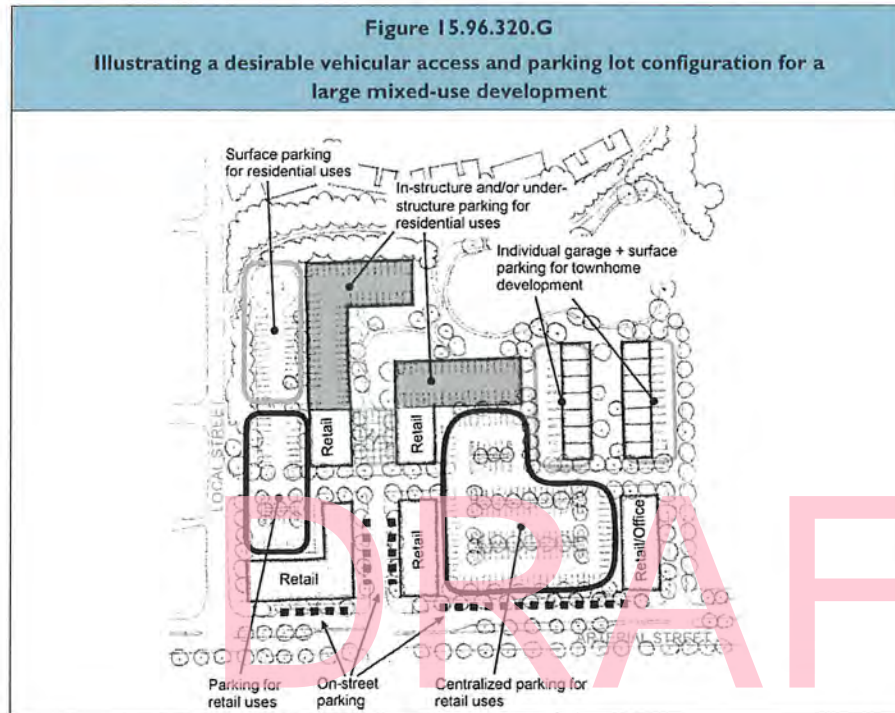
15.96.320 – Parking layout and design.

- A. ~~Intent~~Purpose
1. To minimize negative impacts of parking lots on the streetscape and pedestrian environment.
 2. To promote shared parking between compatible uses.
- B. Properties adjacent to Tolt Avenue between Eugene and Rutherford Streets: Off-street parking areas shall be located behind buildings away from Tolt Avenue [also see CMC 15.96.100(D)]. Where unavoidable, any parking lots located adjacent to Tolt Avenue in this area shall be limited to 60 feet in width parallel to the street.



- C. Other properties adjacent to Tolt Avenue (sites not included in Standard 3.3.1): Parking lots or open storage of vehicles may not be located between a building and Tolt Avenue. Parking or open storage of vehicles shall be located to the side or rear of the building (also see Standard 1.1.4).
- D. Site located on intersections: Parking lots shall not be located adjacent to intersections. ~~Exceptions~~ DEPARTURES may be granted where alternative site configurations can more successfully meet the ~~collective intent~~ Purpose statements of the Site Planning and Pedestrian Access, Amenities, and Open Space ~~sections~~ Standards and Guidelines. Such parking areas shall incorporate at least one of the following design treatments to add seasonal interest and reduce the visual impact of the parking lot on the street:
1. Install substantial landscaping (at least 400 square feet of area adjacent to the street corner) utilizing a combination of decorative ground cover, shrubs, and/or trees.
 2. Install a trellis or other similar architectural element that incorporates landscaping.
- E. Sites not adjacent to Tolt Avenue: Off-street parking areas shall be located to the rear or side of buildings to the extent reasonably possible.
- F. All sites, where applicable: Developments should break up large parking lots into smaller areas to the extent reasonably possible.

- G. Applicants of multiple building commercial developments shall successfully demonstrate how they've organized parking in a manner that provides for shared parking between uses on the site.



BUILDING DESIGN

15.96.400 – Historic properties.

King County's Historic Preservation Program conducted a survey and inventory of Carnation's historic properties in 1995. The survey report provides a historical overview of the community, lists important sites and structures, analyzes trends and threats to historic properties, and makes recommendations for preserving and restoring historic properties. Inventory forms for individual properties contain detailed information on each building inventoried. The inventoried files contain photocopies of the historic photos readily available in 1995. A map and listing of inventoried properties are contained in the report Appendix.

Owners of historic properties should contact the City of Carnation, the Tolt Historical Society, or King County Historic Preservation Program to obtain a copy of the inventory form and historic photos of their property prior to embarking on a project.

The Tolt Oddfellows Hall, Entwistle House and Commercial Hotel are designated City of Carnation landmarks that are eligible for grants, loans, tax reductions and other incentives for preservation. Changes to these properties go through King County's design review process to ensure that their significant historic features are preserved when they shall be altered for new uses.

- A. **Intent/Purpose.** To encourage preservation, rehabilitation, restoration, or reconstruction of historical properties based on appropriate historic information, materials, and methods.
- B. Property owners of identified historic buildings (from the 1995 survey identified above) and other early 20th century buildings **are encouraged to** use the Secretary of Interior's Standards for the Treatment of Historic Properties (copy 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. Contact the City or King County Landmarks Coordinator at (206) 296-8636 for technical assistance.

Historic photographs **are extremely** useful in determining historic precedent. Contact the City or Carnation, Tolt Historical Society (Contact Isabel Jones at the Senior Center, 333-4125)), and/or King County regarding historical photographs.

Figure 15.96.400
Tolt Avenue circa 1914.



One of the many available photographs from the Tolt Historical Society.

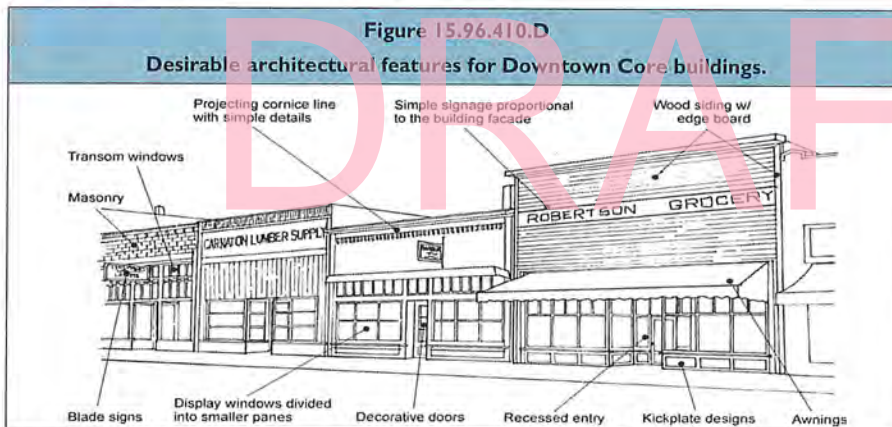
15.96.410 – Architectural style and character.

A. Intent/Purpose.

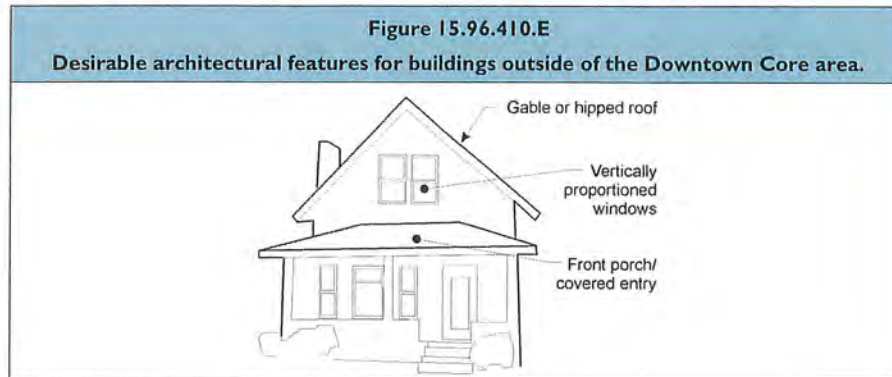
1. To reinforce the unique small-town character of Carnation.
2. To encourage developments to employ desirable architectural features found in historical Carnation buildings without promoting a false sense of historicism.

3. To promote the integration of design form, themes, and/or details associated with historic regional agricultural structures.

- B. All sites. Architecture that is defined predominately by corporate identity features (and difficult to adapt to other uses) is prohibited. For example, some fast-food franchises have very specific architectural features that reinforce their identity. Besides diluting the town's identity with corporate (and therefore generic) identities these buildings are undesirable because they are not adaptable to other uses when the corporate franchises leave.
- C. All sites. Unusual design themes or architectural styles that have no history with Carnation such as Eclectic Alpine, Southwest, English Tudor, International styles, are prohibited.
- D. Properties adjacent to Tolt Avenue. Applicants are encouraged to base a building's architectural character on building elements and form common to early 20th century Carnation structures. Desirable building elements for commercial structures are shown in this illustration of 1916 Carnation downtown streetscape (see Figure 15.96.410.D).



- E. For sites outside of the Downtown Core area, applicants are encouraged to consider forms common to Carnation's early 20th Century residential structures (see Figure 15.96.410.E).



However, applicants are discouraged from employing these components in a manner that evokes a false sense of historicism (i.e. when buildings are designed precisely to look aged or old). Rather, applicants are encouraged to consider modern interpretations of these building elements and components in a way that complements the surrounding context.

Regarding "historic regional agricultural structure -inspired" design theme – we could go with a soft guideline encouraging it – or if City feels strongly, we could go the requirement route – which is going to be more challenging to get right, but I've taken an initial stab

SOFT GUIDELINE ALTERNATIVE

F. All non-residential buildings: Applicants are encouraged to integrate design form (excluding attached storefront buildings adjacent to Tolt Avenue), themes, and/or details associated with historic regional agricultural structures. Examples/components include:

1. Barn-like roof form including gambrel or simple gable roof.
2. Horizontal clapboard style siding, board and batten, metal siding (excluding flat metal panels), brick, or combination.
3. Symmetrical window fenestration pattern with vertical (min 2:1) or square window shape.
4. Overhanging eaves and decorative braces and brackets.
5. Minimal porch, window and door trim detailing.
6. Enhancements: Decorative shutters, proportional dormers, exposed rafter tails, geometric patterns, windmills, weather vanes, water towers.

REQUIREMENT ALTERNATIVE

F. All freestanding non-residential buildings (excluding attached storefront buildings adjacent to Tolt Avenue between Eugene and Rutherford Streets). Applicants shall integrate historic regional agricultural structure -inspired design themes and/or elements into new buildings. At least three of the following design elements shall be integrated into new buildings. Examples/components include:

1. Barn-like roof form including gambrel or simple gable roof.

Commented [BB12]: Maybe major remodels too?

2. Horizontal siding, board and batten, metal siding (excluding flat metal panels), brick, or combination.
3. Symmetrical window fenestration pattern with vertical (min 2:1) or square window shape.
4. Overhanging eaves and decorative braces and brackets.
5. Other enhancements (each item integrated counts as one "element"): Decorative shutters, proportional dormers, exposed rafter tails, geometric patterns, windmills, cupola, weather vanes, water towers, or other similar details associated with historic regional agricultural structures.

DEPARTURES. The integration of only two elements will be considered provided the design composition meets the purpose of the standards.

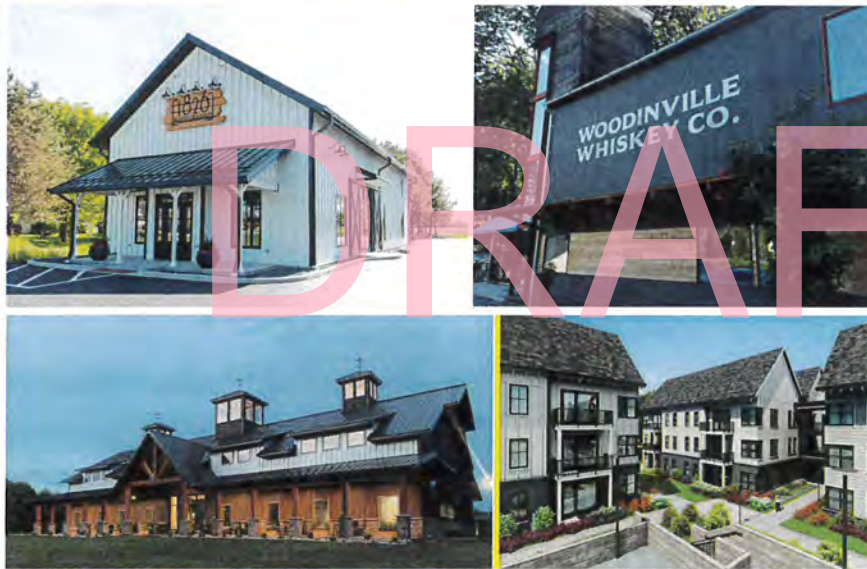
Commented [BB13]: "masonry" which could include CMU concrete block

Commented [BB14R13]: Natural elements like stone? Not really prominent in regional historic agricultural structures

Commented [BB15]: 18" res and 24" commercial

Figure 15.96.410.F

Examples of integrating design form, themes, and details associated with historic regional agricultural structures.



MAKERS to add notes re notable element of above structures

NOTE – There's certainly a danger in (F) conflicting with (G). Easier said than done! But perhaps the photo examples below help

- G. All non-residential buildings: The use of overly ornate building details that make a building look fake or contrived are strongly discouraged. See Figure 15.96.410.G below for an example.

Figure 15.96.410.G

Overly ornate architectural styles and building details are discouraged.

Commented [BB16]: Added two more bad example to clarify



NOTE – WE PROBABLY WANT TO POINT OUT THE EXAGGERATED ROOFLINES PLUS LIGHTING/SIGNAGE ARE WHAT MAKES THIS EXAMPLE UNDESIRABLE FOR CARNATION (THE HEIGHT IS A WHOLE OTHER ISSUE). NOTE THAT WE SUGGESTED USING ANOTHER VIEW OF SAME DEVELOPMENT (BOTTOM RIGHT IMAGE OF FIGURE ON PREVIOUS PAGE) AS A GOOD EXAMPLE – WHERE THESE EXAGGERATED FEATURES WEREN'T USED.

- H. Multiple building commercial developments are encouraged to employ a variety of colors, building materials, and architectural treatments to reduce monotony and reinforce the City's small sense of scale and independent rural character.

15.96.420 – Architectural scale and massing.

A. ~~Intent~~Purpose.

1. To reduce the bulk and mass of buildings compatible with Carnation's small sense of scale.
2. To add visual interest to buildings.
3. To enhance the character and identity of Carnation.

B. Properties adjacent to Tolt Avenue between Eugene and Rutherford Streets: Buildings facing Tolt Avenue shall include ~~modulation and/or~~ articulation features every 25 feet to reinforce the area's pattern of small storefronts. At least three of the following methods shall be employed:

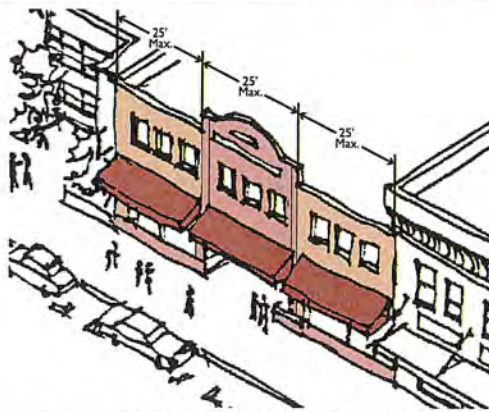
1. Use of window and/or entries that reinforce the pattern of 25-foot storefront spaces.
2. Use of weather protection features that reinforce 25-foot storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
3. Use of vertical piers/columns.
4. Change of roofline, including a change in the height of a cornice by at least two feet or integration of a pitched roof form that is at least 20 feet wide with a minimum slope of 5:12.
5. Change in building material or siding style.
6. Other methods that meet the ~~intent~~Purpose of the standards.

Tolt Avenue facades less than 50 feet wide are exempt from this standard.

DEPARTURES. A reduction in the number of articulation features (down to two at a minimum) and/or an increase in the width of the articulation interval (no more than 35 feet in width) will be considered provided the composition of the building and its articulation treatments meet the Purpose of the standards above and the design criteria in subsection (E) below.

Figure 15.96.420.B.

Façade articulation example/standards.



This building utilizes fenestration patterns of windows and awnings and roofline modulation to reduce its architectural scale and add visual interest.

Commented [BB17]: Note updated version of graphic with color and dimensions

- C. other non-residential buildings [not included in subsection (B) above]: ~~Multi-story buildings and buildings~~ wider than 100 feet (measured along the primary façade) shall include at least three of the following modulation and/or articulation features along all facades containing the public building entries (alley facades are exempt) at intervals of no more than 40 feet:

1. Providing building modulation of at least 12 inches in depth if tied to a change in roofline or a change in building material, siding style, and/or color.
2. Repeating distinctive window patterns at intervals less than the articulation interval.
3. Providing a covered entry or separate weather protection feature for each articulation interval.
4. Change of roofline, including a change in the height of a cornice by at least two feet or integration of a pitched roof form that is at least 20 feet wide with a minimum slope of 5:12.
5. Changing materials and/or color with a change in building plane.
6. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
7. Alternative methods that meet the ~~Purpose~~Intent of the Standards.

DEPARTURES that include only two of the above features and/or features used at larger intervals will be considered provided the building composition meets the Purpose of the Standards.

Commented [BB18]: Given MF articulation standards and major façade modulation provisions, this is unnecessary.

- D. All non-residential buildings - rooflines: Rooflines visible from a public street, open space, or public parking area shall be varied by emphasizing dormers, chimneys, stepped roofs, gables, 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:

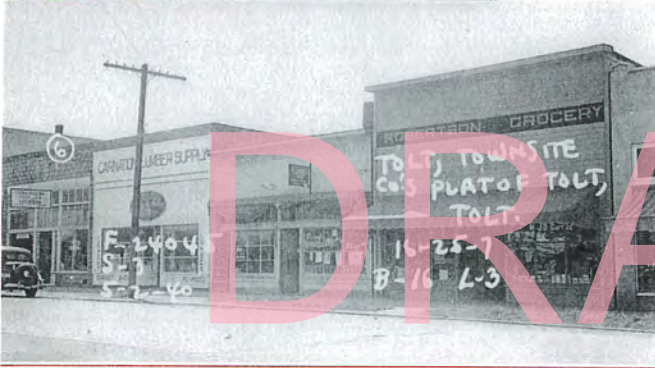
1. A change in elevation of the visible roofline of at least 4 feet if the roof segment is less than 50 feet wide and at least 8 feet if the roof segment is greater than 50 feet in length.
2. A sloped or gabled roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.
3. A combination of the above.

DEPARTURES. Relaxation of the dimensional standards (up to 50-percent) will be considered provided the design treatment meets the Purpose of the standards.

Commented [BB19]: Staff - note that roofline articulation is encouraged already as one of the options that folks can choose from. Do we still want to require it for all commercial development?

Figure 15.96.420.D

A combination of roof forms can be effective at reducing the scale of a building and adding visual interest. Roofline variation example.



- E. Multifamily residential buildings: New buildings shall include facade articulation features at no more than the designated maximum intervals to create a human-scaled pattern. This standard applies to building elevations facing streets, parks, containing primary building entrances, and adjacent to lower intensity zones. Alley-facing building elevations not adjacent to a lower intensity zone are exempt. Facades visible from the public and private streets, common open space, and common parking areas shall be articulated with windows, balconies, bay windows, or other architectural elements. Building articulation shall be accomplished with design elements such as the following, so long as the articulation interval does not exceed 30 feet:

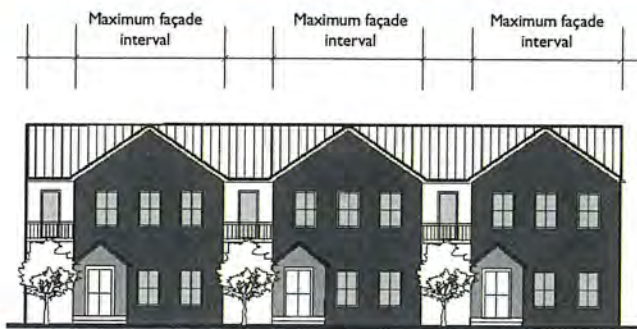
Commented [BB20]: Suggest some updates here.

1. The maximum horizontal length of intervals is 30 feet.
2. At least three of the following articulation features shall be employed in compliance with maximum interval standard above:
 - a. Use of windows and/or entries.
 - b. Use of weather protection features.
 - c. Use of vertical piers/columns (applies to all floors of the facade, excluding upper level stepbacks).
 - d. Roofline modulation, including a change in pitched roof (including integration of roof dormer), provided the minimum slope is at least 5:12.
 - e. Change in building material, siding style, and/or window pattern (applies to all floors of the facade, excluding upper level stepbacks).
 - f. Vertical elements such as a trellis with plants, green wall, art element that meet the purpose of the standard.
 - g. Providing vertical building modulation of at least 12-inches in depth if tied to a change in roofline per subsection (d) above or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the facade by at least 18-inches. Juliet balconies or other balconies that appear to be tacked on to the facade will not qualify for this option unless they employ high quality materials and effectively meet the purpose of the standards.
 - h. Other design techniques that effectively reinforce a pattern of small facades compatible with the building's surrounding context.

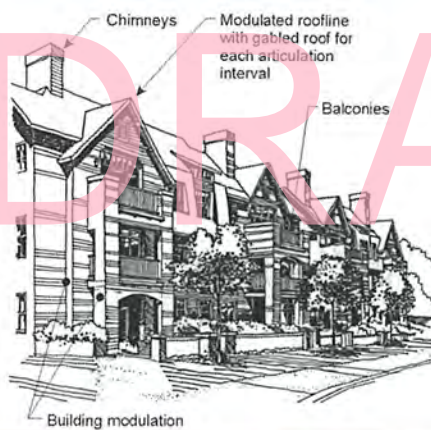
DEPARTURES: A reduction in the number of articulation features (down to two at a minimum) and/or an increase in the width of the articulation interval (no more than 45 feet in width) will be considered provided the composition of the building and its articulation treatments meet the Purpose of the standards.

1. Horizontal building modulation. Specifically:
 - a. The maximum facade width (as measured horizontally along the building exterior) without building modulation shall be 30 feet.
 - b. The minimum depth of modulation shall be 12 inches if tied to a change in roofline or a change in building material, siding style, and/or color.
 - c. Balconies or bay windows that project from the facade may be used as all or part of the building modulation required above so long as they are tied to changes in the roofline. Individual balconies shall have an area of at least 35 square feet to qualify. Basic balconies that are attached onto a building without facade modulation will not qualify.
 - d. Changes in color tied with building modulation can help reduce the scale and add visual interest.

Figure 15.96.420.D
Multifamily façade articulation examples.



The above graphic illustrates the basic concept of façade articulation. The below is multifamily building employs a variety of modulation and articulation methods to reduce the overall scale of the structure and add visual interest.



F. DEPARTURE criteria associated with articulation standards. Proposals shall meet the Purpose of the standards. The following criteria will be considered in determining whether the proposed articulation treatment meets the "purpose".

1. Consider the type and width of the proposed articulation treatment and how effective it is in meeting the purpose given the building's current and desired context.
2. Consider the size and width of the building. Smaller buildings warrant greater flexibility than larger buildings.
3. Consider the quality of façade materials in concert with doors, windows, and other façade features and their ability to add visual interest to the street from a pedestrian scale and more distant observable scales.

~~2. Modulated roofline. Roofs are a design element and should relate to the building façade articulations. A variety of roof types and configurations should be used to add interest and reduce the perceived building bulk.~~

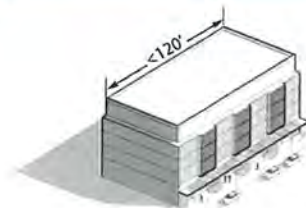
Commented [BB21]: Suggest deleting as this is able "squishy"

G. ~~Maximum façade width standards. All uses - large street facing elevations and other building elevations facing a lower intensity zone edge shall include at least one of the following features to break up the massing of the building and add visual interest. This standard applies to applicable building elevations wider than 120-feet. All Buildings: Building elevations facing the street or lower intensity zone edge that are wider than 120 feet shall include at least one of the following features to break up the massing of the building and add visual interest:~~

1. Provide building modulation at least six feet deep and 15 feet wide. For multi-story buildings, the modulation shall extend through more at least than one-half of the building floors.
2. Use of a contrasting vertical modulated design component featuring all of the following:
 - a. Utilizes a change in building materials that effectively contrast from the rest of the façade
 - b. Component is modulated vertically from the rest of the façade by an average of six inches
3. Façade employs building walls with contrasting articulation that make it appear like multiple distinct buildings. To qualify for this option, these contrasting façades shall employ all the following:
 - a. Different building materials and/or configuration of building materials.
 - b. Contrasting window design (sizes or configurations).
4. ~~DEPARTURES. Alternative designs will be considered provided the design meets the intentPurpose of the standards. Supplemental consideration for approving alternative designs:~~
 - a. Width of the façade. The larger the façade, the more substantial articulation/ modulation features need to be.
 - b. The type of articulation treatment and how effective it is in meeting the purpose given the building's context.

Figure 15.96.420.G

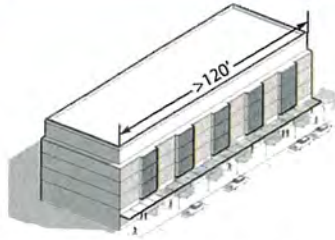
Illustrating maximum building façade width standards.



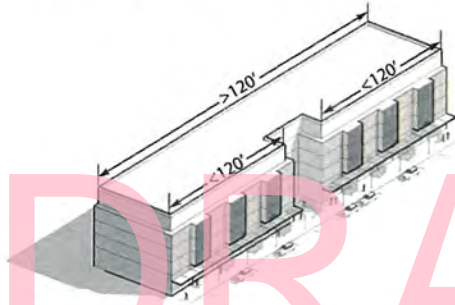
Less than 120' wide: Meets standard

Figure 15.96.420.G

Illustrating maximum building façade width standards.



More than 120' wide: Does not meet standard



Building incorporates a courtyard along the façade (technique #1 noted above) to effectively break it up into smaller components: Meets standard.



Building incorporates a modulate entry component: Meets standard.

15.96.430 – Building details and sustainable design integration.

A. Intent/Purpose.

1. To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.
2. To encourage creativity in the design of building facades to add visual interest.

3. To integrate window design that adds depth, richness, and visual interest to the facade.

- B. Facade details – non-residential and mixed-use buildings. The ground floor of commercial and mixed-use buildings shall be enhanced with appropriate details as set forth in subsection (C) below. The facade details standards in subsection (C) apply to building facades and building elevations facing parks and containing primary building entrances. All new buildings shall employ at least one detail element from each of the three categories in subsection (C) for each facade articulation interval (see CMC 15.96.420.B). All non-residential buildings shall be enhanced with appropriate details. All new buildings shall include at least three of the following elements on their primary facades (For site adjacent to Tolt Avenue between Rutherford and Eugene Streets, see CMC 15.96.400 for desirable design details):

NOTE that some of the farm/barn-inspired design elements can be used to help meet this standard also. In fact – it's useful to look at the photo examples in the slideshow to see how each example meets (or doesn't?) the standard.

C. Facade details categories.

1. Window and/or entry treatment:

- a. Display windows divided into a grid of multiple panes
- b. Recessed entry
- c. Decorative door
- d. Transom windows

e. Roll-up windows/doors.

f. Other distinctive window treatment that meets the Purpose of the standards.

g. Other decorative or specially designed entry treatment that meets the Purpose of the standards.

5. Landscaped trellises or other decorative element that incorporates landscaping near the building entry

6. Decorative light fixtures

7. Decorative building materials

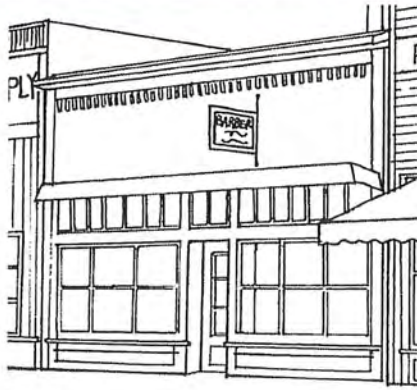
8. Decorative paving and artwork

9. Decorative pedestrian-oriented signage

10. Other details that meet the Intent

Figure 15.96.430.C.1

Example of window and/or entry treatment details.



This building's transom windows, display windows, recessed entry, and decorative door add visual interest at a pedestrian scale.

2. Building element, facade attachment, or facade detail:

- a. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning.
- b. Decorative building-mounted light fixtures.
- c. Bay windows, trellises, towers, and similar elements.
- d. Decorative, custom hanging sign(s) (option only available for building remodels).
- e. Other details or elements that meet the Purpose of these standards.

Commented [BB22]: Maybe take out as businesses may come and go, along with their signs - though standard is clear that it only applies with remodels where such sign provisions are included in the plans.

Commented [BB23]: Makers to swap out some of the photos with new images.

Figure 15.96.430.C.2

Examples of decorative or specially designed windows and entries.



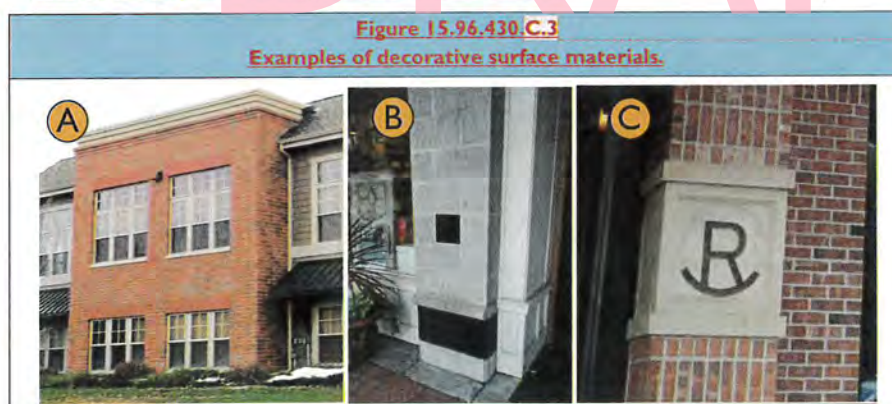


Commented [BB23]: Makers to swap out some of the photos with new images.

3. Decorative material and artistic elements:

- a. Decorative building materials/use of building materials. Examples include, but are not limited to, decorative use of brick, tile, or stonework.
- b. Artwork on building, such as a mural or bas-relief sculpture.
- c. Decorative kick-plate, pilaster, base panel, or other similar feature.
- d. Hand-crafted material, such as special wrought iron or carved wood.
- e. Other details that meet the Purpose of the standards.

DEPARTURES will be considered, provided the façade (at the overall scale and at the individual articulation scale) meets the Purpose of the standards above.



Commented [BB24]: Makers to swap out some of the photos with new images.



Commented [BB24]: Makers to swap out some of the photos with new images.

- D. All residential buildings shall be enhanced with architectural details that add visual interest to the neighborhood and are well proportioned to achieve good human scale. Specifically, incorporate at least three of the following detail elements into the façade of residential buildings:
1. Decorative porch/entry design, such as decorative columns or railings.
 2. Bay windows.
 3. Decorative balcony design.
 4. Decorative molding / framing details around all ground floor windows and doors.
 5. Decorative door design including transom and/or side lights or another distinctive feature.
 6. Decorative roofline elements including brackets, multiple dormers, and chimneys.
 7. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.
 8. Landscaped trellises or other decorative element that incorporates landscaping near the building entry.
 9. ~~Decorative paint schemes:~~
 9. Other decorative façade elements that meet the ~~Intene~~Purpose of the standards.

DEPARTURES. Integration of a reduction in the number of details (down to no less than two) will be considered provided the design meets the Purpose of the standards.

Figure 15.96.430.D
Residential building details examples.



- E. All windows (except storefront display windows) shall employ designs that add depth and richness to the façade. At least one of the following features shall be included to meet this requirement. All residential buildings and upper floors of commercial/mixed-use buildings—window design.
1. Incorporate window trim (at least four inches wide) around windows.
 2. Recess windows at least 21.5 inches from the façade.
 3. Incorporate other design treatments that add depth, richness, and visual interest to the façade.
 1. Grouped double-hung style windows are acceptable. Individual accent windows with other shapes are also acceptable provided they are smaller than most other façade windows.
 2. Offset, corner, and/or unusually shaped windows (except for accent windows discussed above) are prohibited.
- DEPARTURES from the window standards above will be considered, provided the design meets the purpose of the standards.

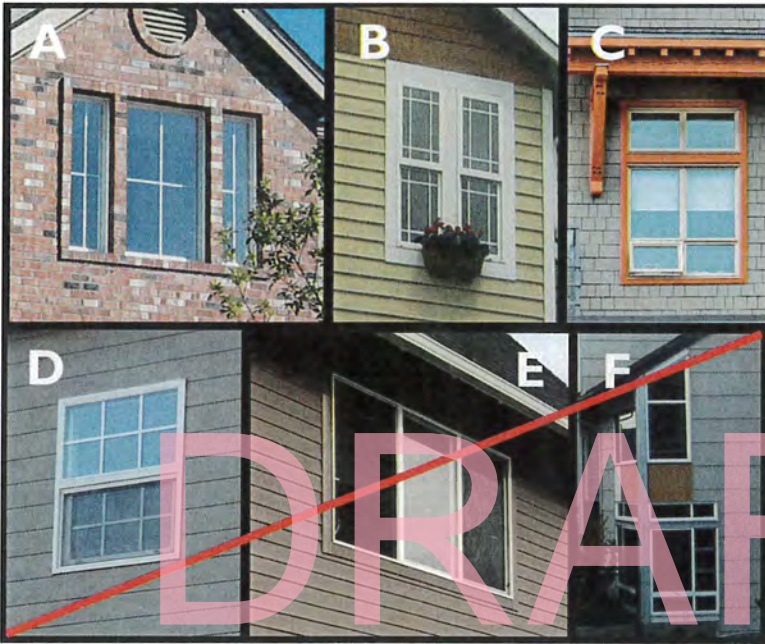
Commented [BB25]: All means All! No exemption for side or rear windows.

Commented [BB26]: Window shade - as environmental feature

Commented [BB27]: Suggest simplifying window standards here. #1 was abit confusing. #2 doesn't seem to be much of a threat - and some such windows might actually be nice and acceptable in town.

Figure 15.96.430.C.

Acceptable and unacceptable window examples.



A: Grouped windows that are slightly recessed with brick trim. B & C: Windows with acceptable trim. D: Window does not contain sufficient trim. E: Trim does not contrast. F: Corner windows with insufficient trim.

Commented [BB28]: Makers to Take pic of corner window out

Makers – to add sustainable building design toolbox list – with options – do at least one or two -

15.96.440 – Exterior building materials and color.

A. Intent/Purpose.

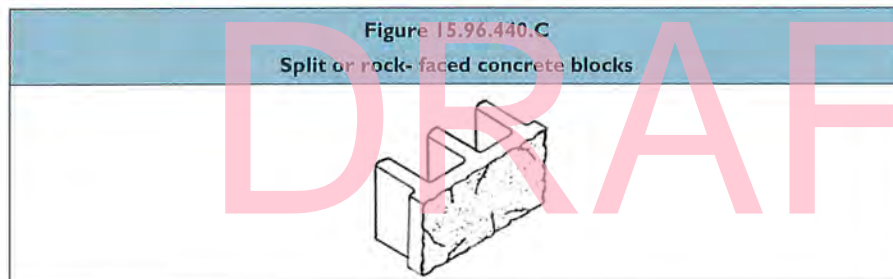
1. To encourage high quality building materials that will upgrade the character and identity of Carnation.
2. To discourage poor materials with high life cycle costs.
3. To discourage materials and colors that are not compatible with the character and scale of Carnation.
4. To discourage materials and treatments of buildings that create a false sense of historicism in new development.

- B. All buildings - incorporating metal siding: If metal siding is used on non- residential buildings, it shall have visible corner moldings and trim ~~and incorporate masonry, stone, or other durable permanent material near the ground level (first 2 feet above sidewalk or ground level).~~ Metal siding is prohibited on residential buildings.

Commented [BB29]: Let's discuss whether we want to keep these or not

- C. All non-residential buildings incorporating concrete block: When used for the primary façade of any building, concrete blocks shall be split or rock-faced and limited to 30 percent of the façade area.

DEPARTURES will be considered, provided the material's integration and overall façade composition meets the purpose of the standards.



- D. All buildings - incorporating EIFS: Non-residential building facades incorporating Exterior Insulation and Finish system or "EIFS" shall be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods. EIFS is limited to no more than 30 percent of the façade area. Weather exposed horizontal surfaces shall be avoided. Masonry, stone, or other durable permanent material is required near the ground level (first 2 feet above sidewalk or ground level).

EIFS is not allowed on residential buildings.

- E. All buildings - special conditions and limitations for cement board paneling/siding. Such material may be used, provided it meets the following provisions:

1. Cement board paneling/siding may not be used on the ground floor of nonresidential or mixed-use buildings where adjacent to a sidewalk or other internal walkway.
2. Residential buildings or portions of mixed-use buildings. Flat panel style cement board is prohibited. Acceptable cement board products include those that mimic horizontal clapboard-style siding or board and batten.

DEPARTURES will be considered, provided the material's integration and overall façade composition meets the purpose of the standards.



Commented [BB30]: The figure images are from other examples of ours - the good images from Bozeman - but they perfectly fit our proposed standards for Carnation.

- F. All buildings: The following materials are prohibited:
1. Mirror glass
 2. Textured or scored plywood (including T-111 or similar plywood except for board and batten)

NOTE: Given the other existing and new provisions above – I think we can delete the below – doesn't really add much value.

~~G. All buildings: Encourage the use of high quality building materials that add visual interest and detail and are durable and easily maintained. Specific requirements and/or recommendations:~~

- ~~1. Materials and finishes that draw inspiration from early 20th Century construction typical to Carnation for the applicable use are encouraged. Materials used historically for commercial buildings include narrow horizontal wood siding (5 inches or less) – shiplap, beveled, drop vertical board and batten on side walls, stucco/plaster, and masonry.~~
- G. All non-residential uses: Concrete block use on the side or rear of buildings when visible from a public street, pedestrian plaza, or parking area (alleys are excluded) should utilize changes in textures and shapes, colors, and/or other masonry materials to complement the design of the primary façade and add visual interest. Alternately, murals and/or decorative signage, as approved by the City, may be used to treat concrete block walls in a way that meets the **IntentPurpose**.
- H. All buildings: Treatment of building materials that creates a false sense of historicism in new buildings is strongly discouraged.
- I. All buildings: Muted and dark saturated colors, **earth tone, neutral colors, or grays shall** be utilized for the **primary** background of buildings. **See Figure 15.96.440.B for details.**
- J. All buildings: Bright building colors **should-shall** be limited to trim and accents, generally no more than 10 percent of the façade. Awnings may not use the bright colors. **See Figure 15.96.440.B for details.**
- K. All buildings: Contrasting colors should be utilized for trim. For example, where a dark background color is used for the shell of the building, white trim works particularly well. Dark trim colors can be effective where light colors are used for the basic building shell. Consideration should be given to contrasting the colors of new or remodeled buildings with the colors of the existing buildings in its vicinity.

Commented [BB31]: Notice that this currently uses "should" - which I presume we want to make "shall" for this and accent provisions. Sticking with the voluntary "should" for the contrasting trim provision.

Figure 15.96.440.B. Acceptable building colors		
Acceptable Building Colors	Basic building shell	Trim and/or accent
Earth tones 	✓	✓
Dark saturated colors 	✓	✓
Bright colors 		✓
Maximum coverage of building facade (generally)	No max	10%



NOTE: Here's a version of the above including Pantone metrics that might be useful:



LANDSCAPING

15.96.500 –Tree & landscaping integration.

The provisions herein apply in addition to the standards in Chapter 15.76 (Screening, Landscaping and Trees). Where there is a conflict, the provisions herein apply.

A. Purpose.

1. To promote a healthy community and stable environment.
2. To help reduce the urban heat island effect.
3. To enhance the visual appearance of streets.
4. To enhance the livability of new developments.

B. Landscape coverage standards. Landscaped surfaces equal to 25 percent of the development site shall be provided. The following landscaped types and credits may be used to meet the standards.

- I. Ground level planting beds qualify as landscaped surfaces at a 100 percent rate. Ground level planting area that supports trees (which will require deeper soil depths) may qualify for bonus credit. Specifically:
 - a. Planting areas that support a large tree (height greater than 30 feet at maturity) may be counted at a 200 percent rate (includes planting area under projected dripline at maturity).
 - b. Planting areas that support a medium sized tree (height greater than 15 feet at maturity) may be counted at 150 percent rate.
 - c. Terraced or other raised planting surfaces qualify as landscaped surfaces at the same rates as ground level planting beds depending on the soil depth [shallow soil depths (less than six inches deep) capable of supporting only ground cover plants qualify at a 50 percent rate].
- B. Green roof.
 - a. Green roofs qualify as a landscaped surface at a 50 percent rate (i.e., two square feet of green roof qualifies as one square foot of landscaped area).
 - b. Green roof areas with soil depths greater than 12 inches and planned to support large shrubs and trees qualify as a landscaped surface at a 100 percent rate.
- C. Green walls/trellises/arbors.
 - i. Green walls qualify as landscaped surfaces at a 75 percent rate.
 - ii. Vine trellis/arbors/walls qualify as landscaped surfaces at a 50 percent rate. Planter areas must feature minimum soil depth necessary to maintain healthy vine growing conditions as determined by regional best landscaping practices.

Developments in the CBD zone are exempt from this standard.

Currently 100% impervious area allowed for CBD, thus exemption. The MU zone allows 80% impervious area (and townhouses in R12 and R24) – so the 25% landscape area is strategic – requiring a little more – which is fitting since the best treatments supporting large trees get extra credit.

Since the SC and LI have 75% max impervious area standard – and R12 and R24 have 65% we might consider increased tree/landscaping percentages that jibe more closely with those impervious area standards?

Part 3 – Housing Type & Subdivision Design Standards

NOTE – all new content here to respond to City Council requests. This draws from elements of the R6 and R12 standards (those that would seem to fit citywide scope) and adds others based on Council's directives and our experience/suggestions.

15.96.600 - Single Family & Duplex Design Standards

- A. Purpose and applicability: The purpose of this section is to build upon the established character of Carnation's downtown residential areas on a citywide basis by applying imposing specific development standards for all new single family and duplexes throughout the city.
- B. Covered entry. All dwelling units must include a covered entry feature that projects at least five feet from the front facade (measured from the front exterior wall of the structure to the farthest roofline projection). The covered entry feature(s) must be no less than one-third of the width of the structure, including attached garages, and shall be unenclosed on all sides except for the side abutting the front exterior wall of the residence(s). SLIGHTLY MODIFIED VERSION OF WHAT CURRENTLY APPLIES TO BOTH R-6 AND R-12. MOST NEW HOMES MEET THIS – PERHAPS IT SHOULD BE A REQUIREMENT FOR ALL NEW HOMES/DUPLEXES? . QUESTION FOR COUNCIL – WHETHER THIS – OR A MORE FLEXIBLE 3' MIN DEPTH COVERED ENTRY (ALLOWS MORE ARCHITECTURAL FLEXIBILITY) MIGHT APPLY.
- C. Unit orientation. The primary entry of single family homes shall face the street. For duplexes, the primary entry for at least one of the dwelling units shall face the street. For corner lots, dwelling units may face either street. THIS IS NEW, BUT ON SIMILAR THEME AS EXISTING R6 AND R12 STANDARDS AND SIMILAR TO NORTH BEND STANDARDS WHICH WERE REFERENCED BY COUNCIL MEMBER(S).
- D. Driveways. Lots are limited to 20 feet of driveway width (measured at the sidewalk). Single family homes are limited to one driveway. Duplexes may have two driveways (10 feet wide maximum each) provided they are separated by at least 20 feet.
- E. Garage location. Garages must be setback at least five feet from the front projection of the residence (including the porch or covered entry feature), and no less than twenty feet from the front property line. MOST HOMES OUTSIDE OF DOWNTOWN DON'T MEET THIS, BUT THE NEWER HOMES DO. AGAIN, GOOD DISCUSSION HERE. CONSIDER REQUIREMENT FOR NEW HOMES
- F. Minimum usable open space for lots served by alleys: WOULD APPLY CITYWIDE – WHERE THERE'S AN ALLEY.
1. A contiguous open space to the side or rear of the dwelling with a minimum dimension of fifteen feet on all sides is required for each dwelling unit.
 2. The open space(s) must be equivalent to ten percent (minimum) of the lot area. For example, a four thousand square foot single family lot would require a contiguous open space of at least four hundred square feet, or twenty feet by twenty feet in area.
 3. Drive aisles must not count in the calculations for usable open space.
 4. Additions must not create or increase any non-conformity with this standard.
- G. Facade transparency. At least ten percent of the front and street facing side yard facades (all vertical surfaces of a residence facing the street) must be comprised of transparent windows or doors. All areas inside an individual window frame may be counted in such transparency calculations (including, without limitation, window sashes, mullions, rails, stiles, and grilles). (see Figure D) Windows on garage doors are encouraged, but don't count as transparent window area for the purpose of this design standard. THIS ALSO APPLIES TO R12 BUT SUGGEST IT APPLIES TO ALL.

Commented [BB32]: Alt language from North Bend referenced by a CC member - though I think it's more complex to regulate since it applies to 50% of lots in a subdivision (must be a challenge to track that): Garage Setbacks. For single-family homes, a minimum of 50 percent of the units within any subdivision or binding site plan shall set back the garage from the front wall of the home a minimum of five feet. The remaining 50 percent of the units may contain a garage flush with the front wall of the home, provided a porch of not less than 80 square feet is provided.

Commented [BB33]: This is a new clarification that's going to be useful.

H. Façade massing and rooflines. THIS IS NEW – BUT RELATES TO NORTH BEND STANDARDS AND JIBES WITH THE BETTER DESIGNED NEW HOMES – TO PROVIDE FOR GOOD ARCHITECTURAL SCALE AND ADDING VISUAL INTEREST.

1. Facades up to 35 feet wide shall integrate a projecting entry feature as set forth in subsection (B) above to help break up the massing of structures and add visual interest.
2. Facades more than 35 feet wide shall integrate roofline variation such as multiple gables (beyond the required covered entry component) facing the street or changing roofline orientation to break up the massing of large structures and add visual interest.

I. Façade details. Provide for architectural details that add visual interest to the neighborhood and are well proportioned to achieve good human scale. Specifically, incorporate at least three of the following detail elements into the façade of the house(s): CONSIDER APPLYING THIS R12 STANDARD CITYWIDE

1. Decorative porch design, including decorative columns or railings.
2. Bay windows or balconies.
3. Decorative molding/framing details around all ground floor windows and doors.
4. Decorative door design including transom and/or side lights or other distinctive feature.
5. Decorative roofline elements including brackets, multiple dormers, and chimneys.
6. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.
7. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.
8. Distinctive paint schemes. (UNSURE IF WE OUGHT TO KEEP SINCE PAINT CAN EASILY CHANGE)
9. Other decorative façade elements or details that meet the Purpose of criteria.

J. Window and door trim. All windows and doors shall feature trim at least three and one-half inches wide with color contrasting with the façade. Alternatively, windows and doors may be recessed from the façade by at least two inches. THIS IS A SIMPLIFIED VERSION OF THE CURRENT STANDARD BUT REDUCES THE WIDTH OF TRIM FROM 4 TO 3-1/2 INCHES CONSISTENT WITH NORTH BEND STANDARDS AND SOME OF OUR OTHER RECENT DESIGN STANDARDS. PLUS WE'VE ADDED DOORS TO THE REQUIREMENT.

K. Materials/siding style.

1. Primary materials and styles include narrow (no wider than six inches) machined (beveled or otherwise) clapboard style siding, cedar shakes, shingles, board and batten, and brick or stone. A combination of such materials/styles may be used.
2. Secondary materials and styles (no more than 50 percent of the façade siding) include panel-style siding.
3. Vinyl siding is prohibited.

L. Eaves and gables shall provide a minimum of 18-inches of overhang for residential buildings and 24-inches of overhang for commercial buildings.

15.96.610 – Townhouse design standards.

Provisions here have been moved from the Carnation Design Standards and Guidelines document to this codified location. Only minor (non-policy oriented) changes have been made.

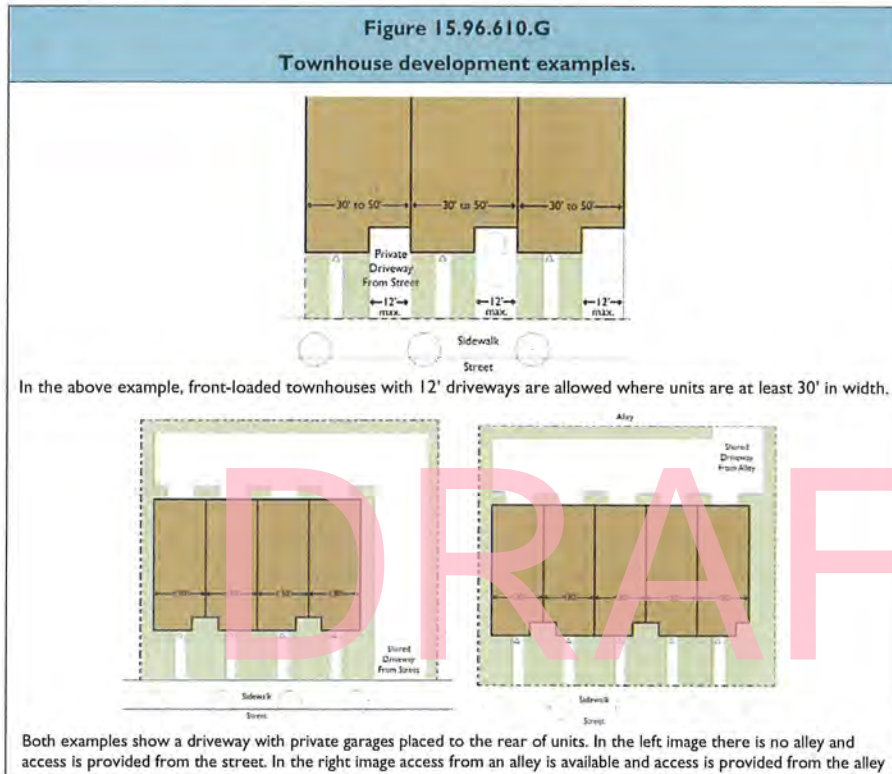
- A. Purpose. To provide livable and pedestrian-oriented townhouse designs that can be well integrated into Carnation's neighborhoods.
- B. Applicability. All townhouses within Carnation are subject to the following supplemental standards. Where there's a conflict with other design standards, the provisions herein shall apply as they are more specific to townhouses.
- C. Landscaping. Townhouses are subject to the landscaping standards as set forth in Chapter 15.76 CMC.
- D. Setbacks. See Chapter 15.48 CMC for minimum building and garage setbacks for the applicable zone. The minimum setbacks set forth in Chapter 15.48 CMC Table I apply to development frontage and external side and rear setbacks of the entire townhouse development.
- E. Entries. For townhouses where the primary pedestrian access to the dwelling is from an alley or private internal vehicular access, buildings shall emphasize individual pedestrian entrances over private garages by using both of the following measures:
 - 1. 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.
 - 2. Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than four feet.



- F. Façade transparency. Transparent windows and/or doors are required on at least ~~ten~~^{eight} percent of the façades (all vertical surfaces of street facing elevation). For corner lots, this standard is only applied to the elevation containing the dwelling entry.
- G. Private garages facing the street - maximum garage widths:
 - 1. Twelve feet where townhouse dwellings are at least 30 feet wide.

Commented [BB34]: Suggested change to be consistent with the SF and duplex transparency standards. 10% very reasonable.

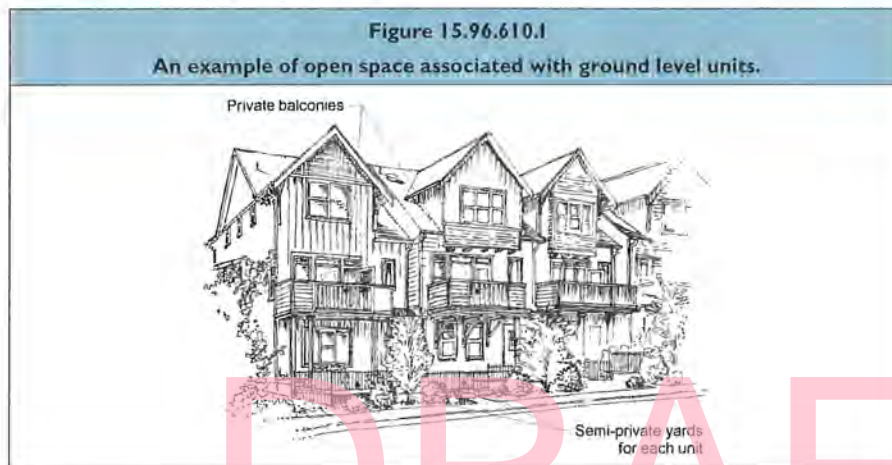
2. Individual garages facing the street are not allowed for townhouse dwellings less than 30 feet wide. Garages may be provided to the rear of the dwelling via alley access or shared driveway as depicted below.



H. Access and parking.

1. Off-street parking standards for townhouses are set forth Chapter 15.72 CMC as a type of multifamily residential use.
2. Internal driveway standards:
 - a. Shall meet minimum widths and other standards such as turning radii of any city adopted International Fire Code.
 - b. Minimum building separation along uncovered internal drive aisles shall be 24 feet. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and to provide adequate light and air on both sides of the dwelling units and vehicle areas, which often function as usable open space for residents.
 - c. Upper-level building projections over vehicle areas are limited to three feet, and shall comply with provisions above.
- l. Usable open space. Townhouse dwellings shall provide open space at least equal to ten percent of the habitable floor area. The required open space may be provided by one or more of the following:

1. Private ground level open space that is directly adjacent and accessible to dwelling units. Such space shall have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Street setbacks may be used to meet this standard, provided they are defined with a fence (meeting standards of Chapter 15.76 CMC).
2. Balconies, roof decks, or porches.



J. Building design.

1. Townhouse articulation. Townhouse buildings shall comply with multifamily building articulation standards as set forth in Standard 4.3.4 except that the articulation intervals shall be no wider than the width of units in the building. Thus - if individual units are 15 feet wide, the building shall include at least three articulation features for all facades facing a street, common or other shared open space, and common parking areas at intervals no greater than 15 feet.
2. Repetition with variety. Townhouse developments shall employ one or more of the following "repetition with variety" articulation guideline elements:
 - a. Reversing the elevation of two out of four dwellings.
 - b. Providing different building elevations for external (units on the end or corner of a building) townhouse units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns.
 - c. Adding a different dwelling design or different scale of the same design, such as adding a one-story version of the basic dwelling design where two-stories are typical (or a two-story design where three stories are typical).
 - d. Other design treatments that add variety or provide special visual interest, such as different cladding materials, window sizes and groupings, roof slopes, porch designs, balconies, etc. 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 purpose of the standards.

Figure 15.96.610.J.1

Acceptable townhouse configuration employing the repetition with variety concept.

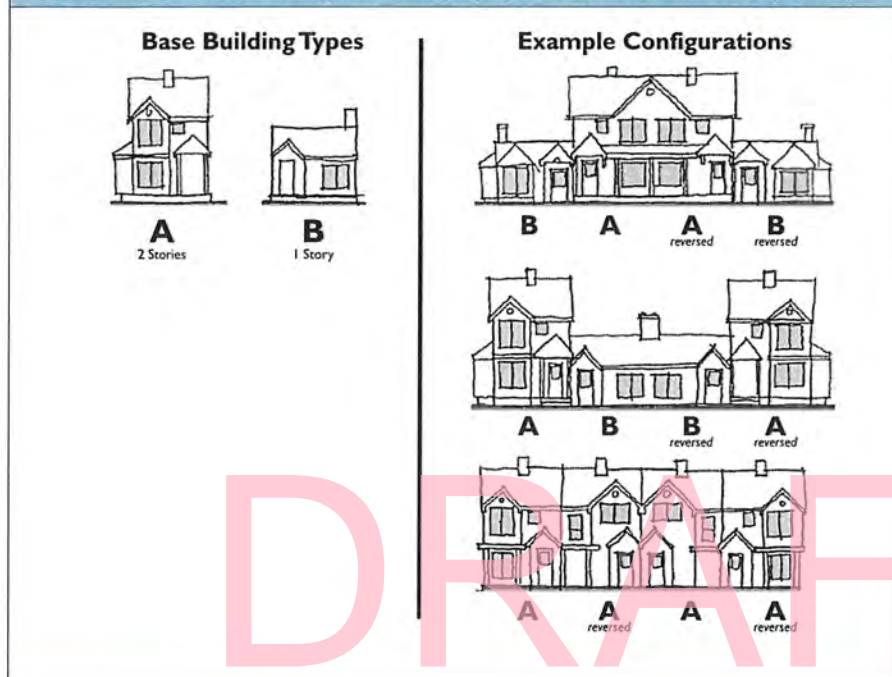


Figure 15.96.610.J.2

Good (mostly) townhouse examples/discussion.



Figure 15.96.610.J.2

Good (mostly) townhouse examples/discussion.



Left image – good: Roofline and facade modulation, windows and entry design, materials, front landscaping. Left image – room for improvement: Wider front setback would be good particularly if ground floor is not elevated. Right image – good: Modest scale, front landscaping, and roofline design details. Right image – room for improvement: Greater façade color variation.

Figure 15.96.610.I.3

Bad (mostly) townhouse examples/discussion



Left image – bad: No landscaping at entry (this is a private drive). Right image – bad: Too many driveways on public street, too many units attached, and monotonous modulation. Right image – good: Use of color.

Figure 15.96.610.J.3

Bad (mostly) townhouse examples/discussion



Left image – bad: Lack of color variation and setback too shallow. Right image – bad: Window style is too modern (offset corner windows).

15.96. ~~620080~~ - Cottage Housing Design Standards

~~INSERT CURRENT CODE FROM .080 – NO PROPOSED CHANGES~~

15.96.630 – Residential Subdivision Design Standards

These items have largely been drawn from the R12 subdivision standards to apply Citywide. This includes most, but not all of the R12 standards. Key differences are highlighted.

A. Purpose.

1. Promote the development that reinforces the traditional, pedestrian-oriented development pattern of Carnation.
2. Encourage a diversity of dwelling designs that reinforce and enhance the character of Carnation.
3. Promote flexibility in the design of subdivisions that maximize the use of limited lot space.

B. Applicability. The subdivision provisions herein apply to new subdivisions intended for single family or middle housing development.

C. Reverse and double frontage lots. Reverse and double frontage lots are prohibited except where essential to provide access to development adjacent to limited access streets or to overcome topography or other physical conditions. Lots fronting on a street or trail and an alley are not considered reverse or double frontage lots.

Commented [BB35]: Alternative just say duplex. If we say middle housing, need a definition (we have one).

Commented [BB36]: Are there any streets in applicable zones where these should occur? Looking at a map - Tolt, Entwhistle, and Tolt River Road are where some of these exist - but would we want to extend that?

NOTE - a good design alternative to the double frontage lots – where you have a wall lined arterial – is to provide an alley behind such lots for garage access. Bozeman has done a great job of this.



C. Setback variation. To avoid long monotonous rows of homes, offsets in front yard building setbacks may be required and noted on the plat. Minimum setbacks may be reduced or increased by five feet on individual lots on the plat to achieve the required variation. No more than three consecutive homes may be placed with identical front yard setbacks.

D. Architectural variety. Developments shall achieve architectural variety by accommodating a variety of architectural styles, variations of the same architectural style, and through the use of multiple design elements. Specifically:

1. Duplicative house, cottage, or duplex designs adjacent to each other are prohibited. Simple reverse configurations of the same design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted where architectural unity is desired for homes fronting a park or common open space.
2. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:
 - a. Ten to nineteen homes, a minimum of four different facade elevations shall be used.
 - b. Twenty to thirty-nine homes, a minimum of five different facade elevations shall be used.
 - c. Forty or more homes, a minimum of six different facade elevations shall be used.Alternatives will be considered provided the design and configurations of the subdivision meet the Purpose.
3. In order to qualify as a different facade elevation, dwellings shall have different roofline configurations, different color palettes, and different porch/entry design. In addition, a minimum of two of the following alternatives shall be utilized:
 - a. Different window openings (location and design).
 - b. One- and two-story houses.
 - c. Different exterior materials and finishes.
 - d. Different garage location, configuration, and design.
 - e. Other different design element that helps to distinguish one facade elevation from another as determined by the director.

Commented [BB37]: Possible concern for middle housing. Maybe for over four units.

4. Variation in lot size within a subdivision is encouraged for single family lots. For example, larger corner lots can provide more visual interest, and also allow for more usable open space for such residents, as those lots have two street frontages.

5. Variation in house sizes is encouraged within developments. A combination of one and two story structures is attractive to a wider demographic (particularly seniors).

E. Lot design options. SAME AS R-12 INCLUDING ZERO LOT LINE, RECIPROCAL EASEMENT LOTS AND ALLEY ACCESS LOTS.

Part 4 – Zone-Specific Design Standards

NOTE – the TRACKED NOTES IN CAPS are commentary on what items might be considered on a citywide basis – to which applicable items have been moved up in Part 3. Once we agree on items moved up to apply citywide, we'll make adjustments to the R6 and R12 provisions accordingly.

15.96.700050 - Special design standards for the R6 zone.

Commented [BB38]: Determine how much of this sticks with just R6 vs what should apply citywide

- A. Purpose and applicability: The purpose of this section is to reinforce and enhance the established, unique historical character of Carnation's downtown residential areas by imposing specific development standards for the R6 zone. The provisions of this section are supplemental and additional to all other applicable development standards set forth in this code. Provided, that in the event of an irreconcilable conflict between the provisions of this section and any other applicable code provision, the provisions of this section shall control to the extent of such conflict.
- B. All homes must include a covered entry feature that projects at least five feet from the front facade of the residence (measured from the front exterior wall of the house to the farthest roofline projection). The covered entry feature must be no less than one-third of the width of the residence, including attached garages, and shall be unenclosed on all sides except for the side abutting the front exterior wall of the residence. See Figure A for examples. SAME STANDARD APPLIES TO R-12. MOST NEW HOMES MEET THIS. QUESTION FOR COUNCIL – WHETHER THIS – OR A MORE FLEXIBLE 3' MIN DEPTH COVERED ENTRY (ALLOWS MORE ARCHITECTURAL FLEXIBILITY) MIGHT APPLY.
- C. At least ten percent of the front and street facing side yard façades (all vertical surfaces of a residence facing the street) must be comprised of transparent windows or doors. All areas inside an individual window frame may be counted in such transparency calculations (including, without limitation, window sashes, mullions, rails, stiles, and grilles). (see Figure D) THIS ALSO APPLIES TO R12 BUT SUGGEST IT APPLIES TO ALL.
- D. Garages must be setback at least five feet from the front projection of the residence (including the porch or covered entry feature), and no less than twenty feet from the front property line. See Figure A for examples. MOST HOMES OUTSIDE OF DOWNTOWN DON'T MEET THIS. BUT THE NEWER HOMES DO. AGAIN, GOOD DISCUSSION HERE. CONSIDER REQUIREMENT FOR NEW HOMES.
- E. Front facing garages in the R6 zone shall not exceed twenty feet in width overall, and the aggregate garage door openings shall not be greater than sixteen feet wide. Garages with two individual doors are permitted provided each door does not exceed eight feet in width. MOST BUT NOT ALL NEW HOMES WOULD MEET THIS. SUGGEST LETTING THIS GO PROVIDED YOU TO B-D ABOVE.
- F. Residences shall be limited to one and one-half stories as defined in CMC 15.08.010. UNIQUE TO R6 FOR SURE.
- G. Special side yard height and setback limitations: Buildings must not extend above or beyond a daylight plane (i) having a height of ten feet at the side property line for single story residences and extending into the parcel at an angle of forty-five degrees (see Figure B2), or (ii) having a height of

fourteen feet at the side property for one and one-half story residences and extending into the parcel at an angle of forty-five degrees (see Figure B1), with the following encroachments allowed in either case: UNIQUE TO R6 FOR SURE.

1. Television and radio antennas, chimneys, flues, eaves, or skylights;
 2. Dormers or similar architectural features; provided, that the horizontal length of all such features shall not exceed a combined total of fifteen feet on each side, measured along the intersection with the daylight plane; and
 3. Gables or similar architectural features; provided, that the horizontal length of all such features shall not exceed a combined total of eighteen feet on each side, measured along the intersection with the daylight plane; and provided, that the intersection of the gable with the daylight plane closest to the front property line is along the roof line (see Figure C).
- H. To qualify for the one and one-half story daylight plane provisions the second floor (one-half story) shall satisfy the following criteria: UNIQUE TO R6 FOR SURE.
1. No less than sixty percent of the total floor area of the second floor shall be designated as bedroom, kitchen, living room, study, home office and/or den space; and
 2. The upper floor must be enclosed by a pitched roof on at least two sides, whereby the roofline starts at no higher than twelve feet. The roofline on one or more sides may be intersected by:
 - a. Dormers or similar architectural features, provided that the horizontal length of all such features shall not exceed a combined total of fifteen feet on each side; or
 - b. Gables or similar architectural features; provided, that the horizontal length of all such features shall not exceed a combined total of eighteen feet on each side (see Figure C).

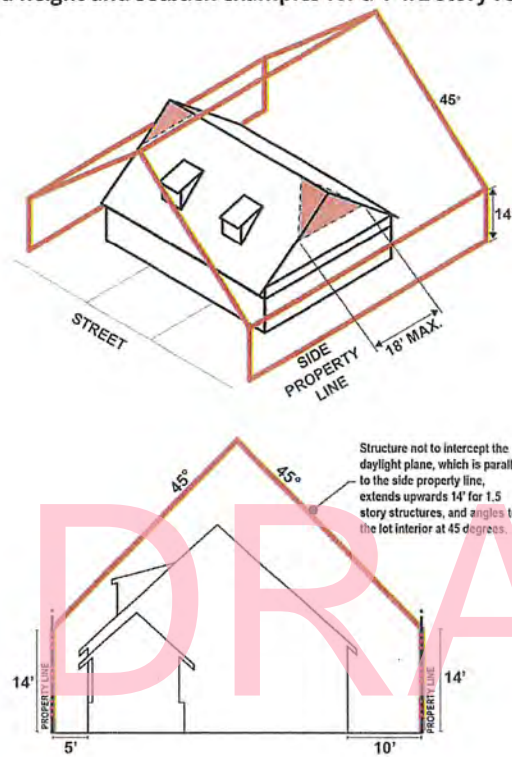
NOTE: We'll update the figures below to be consistent with the others – with the boxes.

Figure 15.96.050(A)
Covered entry and garage setback examples



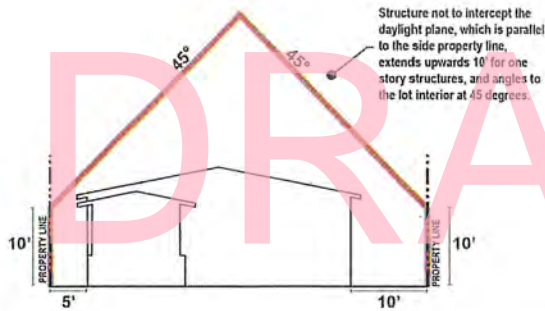
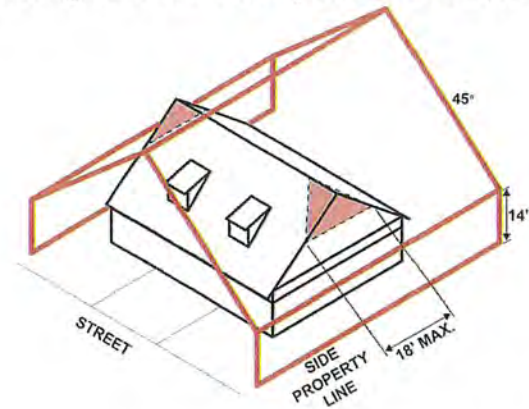
Illustrating covered entry and garage setback requirements. The photographs illustrate two ways of meeting these standards. In the left example (as in the illustration), the garage is placed at least five feet behind the front of the porch/covered entry. The right example includes a full length porch and the garage is located off of the alley.

Figure 15.96.050(B)(1)
Special side yard height and setback examples for a 1-1/2 story residence example.



The graphics above illustrate the special side yard height and setback limitations for a one and one-half story residence. The top example includes a gabled roof facing the side property line. The lower example shows the gabled roof end facing the street and rear property line.

Figure 15.96.050(B)(2)
Special side yard height and setback examples for a one-story residence example.



The illustrations above show how to comply with the special side yard height and setback limitations for a one-story residence. The top example includes a gabled roof facing the side property line. The lower example shows the gabled roof end facing the street and rear property line.

Figure 15.96.050(C)
Gable intrusion above daylight plan example.

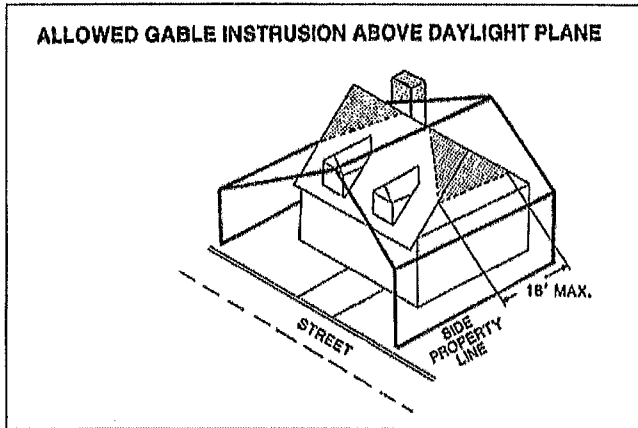
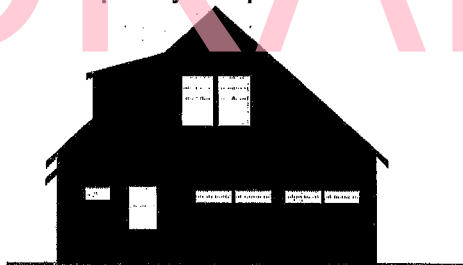


Figure 4. Gables or similar architectural features, provided that the horizontal length of all such features shall not exceed a combined total of eighteen feet on each side, measured along the intersection with the daylight plane, and provided that the intersection of the gable with the daylight plane closest to the front property line is along the roof line.

Figure 15.96.050(D)
Minimum transparency example.

At least 10 percent of the facade (all vertical surfaces of a residence facing the street) must be transparent windows or doors. All areas inside an individual window frame may be counted in transparency calculations (including window sashes, mullions, rails, stiles, and grilles).



15.96.710 – Special detached single family and duplex design standards for the R12 zone.

Commented [BB39]: Likewise - what should stick with R12 vs happen citywide?

- A. Purpose. The purpose of this section is to reinforce and enhance the established, unique historical character of Carnation's downtown residential areas by imposing specific development standards for the R12 zone. The provisions of this section are supplemental and additional to all other applicable development standards set forth in this code. Provided, that in the event of an irreconcilable conflict between the provisions of this section and any other applicable code provision, the provisions of this section shall control to the extent of such conflict.
- B. Covered Entry. All homes must include a covered entry feature that projects at least five feet from the front facade of the residence (measured from the front exterior wall of the house to the farthest roofline projection). The covered entry feature must be no less than one-third of the width of the residence, including attached garages, and shall be unenclosed on all sides except for the side abutting the front exterior wall of the residence. See Figure #1 for examples. SAME AS R6
- C. Façade Transparency. At least ten percent of the front and street facing side yard façades (all vertical surfaces of a residence facing the street) must be comprised of transparent windows or doors. All areas inside an individual window frame may be counted in such transparency calculations (including, without limitation, window sashes, mullions, rails, stiles, and grilles). SAME AS R6
- D. Garage standards for detached single family uses: SAME AS R6 – BUT MAYBE DON'T APPLY D2 TO ALL NEW HOMES.
1. Garages must be setback at least five feet from the front projection of the residence (including the porch or covered entry feature), and no less than twenty feet from the front property line.
 2. Front facing garages shall not exceed twenty feet in width overall, and the aggregate garage door openings shall not be greater than sixteen feet wide. Garages with two individual doors are permitted provided each door does not exceed eight feet in width.
- E. Garages for duplexes shall be accessed from alleys only. NOT CITYWIDE
- F. Minimum usable open space for lots served by alleys. WOULD APPLY CITYWIDE – WHERE THERE'S AN ALLEY.
1. A contiguous open space to the side or rear of the dwelling with a minimum dimension of fifteen feet on all sides is required for each dwelling unit.
 2. The open space(s) must be equivalent to ten percent (minimum) of the lot area. For example, a four thousand square foot single family lot would require a contiguous open space of at least four hundred square feet, or twenty feet by twenty feet in area.
 3. Drive aisles must not count in the calculations for usable open space.
 4. Additions must not create or increase any non-conformity with this standard.
- H. Façade Details. SUGGEST CITYWIDE. Provide for architectural details that add visual interest to the neighborhood and are well proportioned to achieve good human scale. Specifically, incorporate at least three of the following detail elements into the façade of the house:
1. Decorative porch design, including decorative columns or railings.
 2. Bay windows or balconies.
 3. Decorative molding/framing details around all ground floor windows and doors.
 4. Decorative door design including transom and/or side lights or other distinctive feature.
 5. Decorative roofline elements including brackets, multiple dormers, and chimneys.
 6. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.
 7. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.
 8. Distinctive paint schemes.
 9. Other decorative facade elements or details that meet the intentPurpose of criteria.
- I. Façade Window Design. UPDATED APPROACH SUGGESTED CITYWIDE – THAT MIGHT REPLACE THIS HERE. 1. Grouped double-hung style windows are acceptable. Individual accent windows with other shapes are also acceptable provided they are smaller than most other façade

windows.2.Offset, corner, and/or unusually shaped windows (except for accent windows discussed above) are prohibited.3.Windows shall feature trim at least four inches wide with color contrasting with the façade. Alternatively, windows may be recessed from the façade by at least two inches.

MORE TO ADD SEE CURRENT CODE.

15.96.720 – Subdivision design standards for the R12 zone.

ADJUST A-G depending on what components we end up applying to all res development. Otherwise no changes.

DRAFT

DEFINITIONS

NOTE: We still need to update these later – wanted to focus on main content first

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.

A. Blank walls

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

1. 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 window, door, building modulation or other architectural detailing; or
2. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a window, door, building modulation or other architectural detailing.

B. Cornice

A horizontal molding projecting along the top of a wall, building, etc.

C. Courtyard

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

D. Major exterior remodels

Includes all remodels within a three-year period whose value exceeds 50 percent of the value of the existing structure, as determined by the City of Carnation valuation methods.

E. Minor exterior remodels

Includes all remodels within a three-year period with value of 50 percent of the building valuation or less.

F. Building 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.

G. Pedestrian-oriented façade

Ground floor facades that contain the following characteristics:

1. Transparent window area or window displays along a minimum of 75 percent of the ground floor façade between a height of 2 feet to 8 feet above the ground.
2. The primary building entry shall be on this facade.
3. Weather protection at least four and 4-1/2 feet in width along at least 75 percent of the façade width.

H. Pedestrian-oriented space

A plaza or courtyard space that meets the provisions of CMC 15.96.220.1. To qualify as "pedestrian-oriented space", the following shall be included:

- a. Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a nonvehicular courtyard.
- b. Paved walking surfaces of either concrete or approved unit paving.
- c. On-site or building-mounted lighting providing at least four foot-candles (average) on the ground.

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

2. ~~The following features are encouraged in "pedestrian-oriented space" and may be required by the Director:~~

a. ~~Provide "pedestrian-oriented uses" on the building façade facing the "pedestrian-oriented space."~~

b. ~~Spaces should be positioned in areas with significant pedestrian traffic to provide interest and security—such as adjacent to a building entry.~~

c. ~~Provide "pedestrian-oriented façades" on some or all buildings facing the space.~~

d. ~~Provide movable public seating.~~

3. ~~The following features are prohibited within "pedestrian-oriented space":~~

a. ~~Asphalt or gravel pavement.~~

b. ~~Adjacent unscreened parking lots.~~

c. ~~Adjacent chain-link fences.~~

d. ~~Adjacent "blank walls."~~

e. ~~Adjacent dumpsters or service areas.~~

f. ~~Outdoor storage or retail sales (shopping carts, potting soil bags, firewood, etc.) that do not contribute to the pedestrian environment.~~

I. ~~Primary façade~~

~~The façade containing the building or individual business' primary entrance.~~

J. ~~Scale, architectural~~

~~Means the perceived relative height and bulk of a building relative to that of neighboring buildings. A building's apparent height and bulk may be reduced by modulating façades.~~