

15.96.440 – Exterior building materials and color.

A. Intent/Purpose.

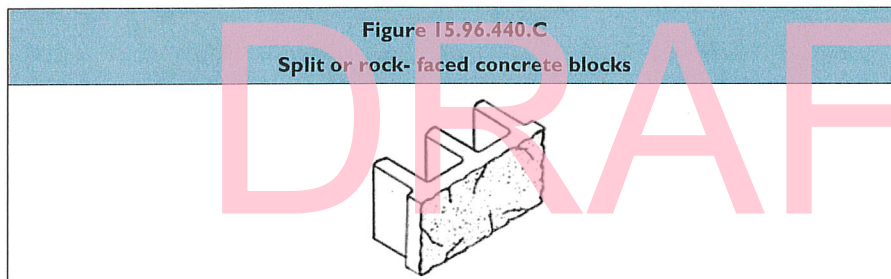
1. To encourage high quality building materials that will upgrade the character and identity of Carnation.
2. To discourage poor materials with high life cycle costs.
3. To discourage materials and colors that are not compatible with the character and scale of Carnation.
4. To discourage materials and 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.

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.

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



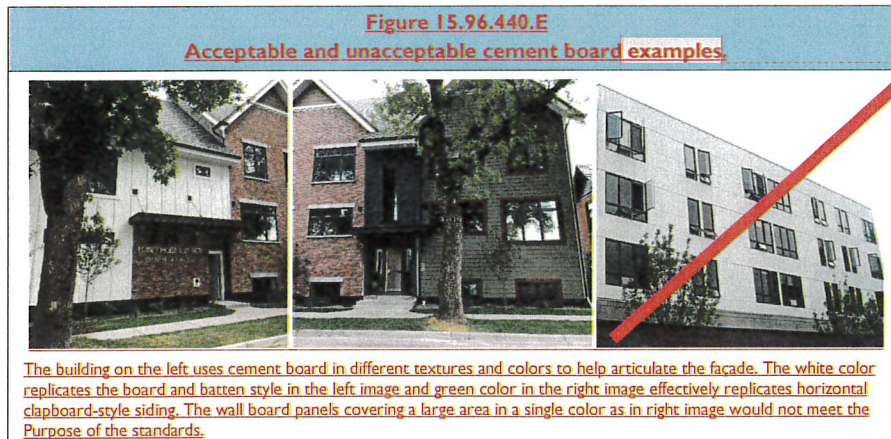
D. All buildings - incorporating EIFS: Non-residential building facades incorporating Exterior Insulation and Finish system or "EIFS" shall be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods. EIFS is limited to no more than 30 percent of the 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.

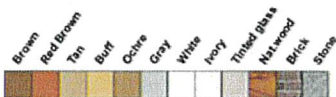

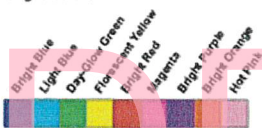
~~G. All buildings: Encourage the use of high quality building materials that add visual interest and detail and are durable and easily maintained. Specific requirements and/or recommendations:~~

- ~~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.

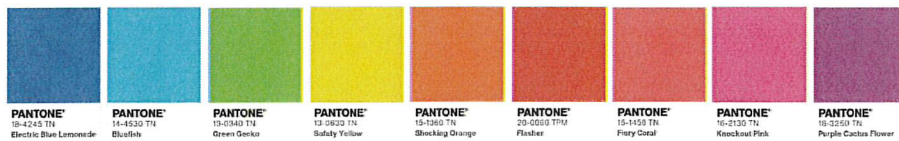
Commented [BB31]: Notice that this currently uses "should" - which I presume we want to make "shall" for this and accent provisions. Sticking with the voluntary "should" for the contrasting trim provision.

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 (Scening, 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 facade 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.

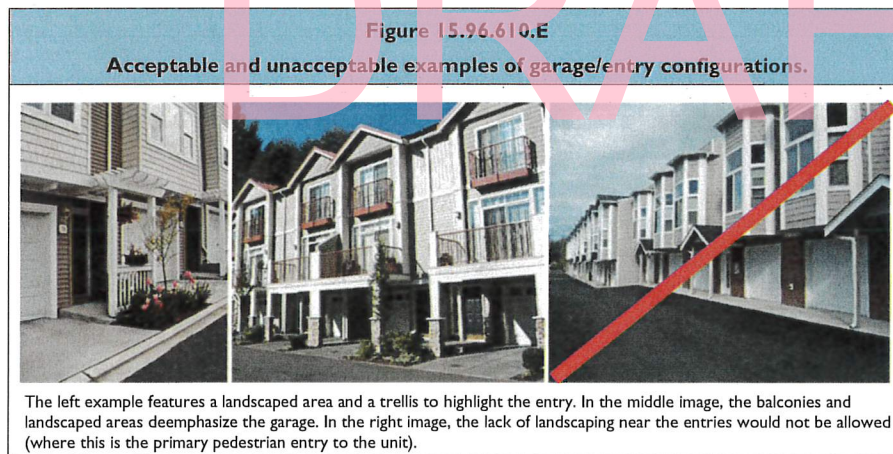
1. Primary materials and styles include narrow (no wider than six inches) machined (beveled or otherwise) clapboard style siding, cedar shakes, shingles, board and batten, and brick or stone. A combination of such materials/styles may be used.
2. Secondary materials and styles (no more than 50 percent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

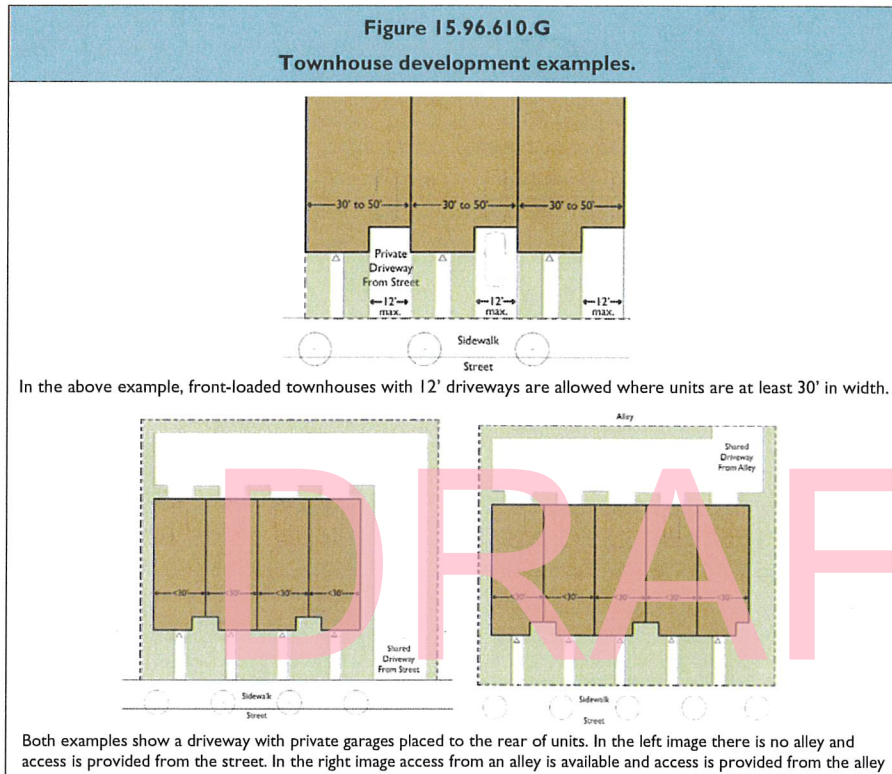
- A. Purpose. To provide livable and pedestrian-oriented townhouse designs that can be well integrated into Carnation's neighborhoods.
- B. Applicability. All townhouses within Carnation are subject to the following supplemental standards. Where there's a conflict with other design standards, the provisions 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.

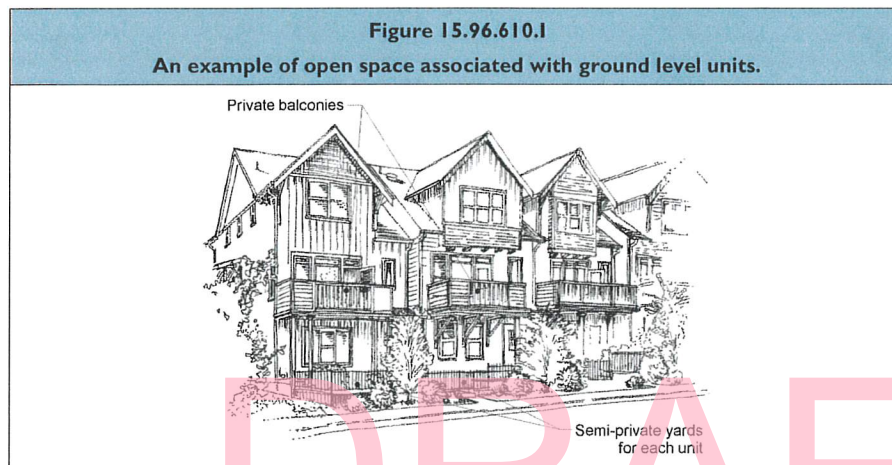
2. Individual garages facing the street are not allowed for townhouse dwellings less than 30 feet wide. Garages may be provided to the rear of the dwelling via alley access or shared driveway as depicted below.



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.
1. 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.

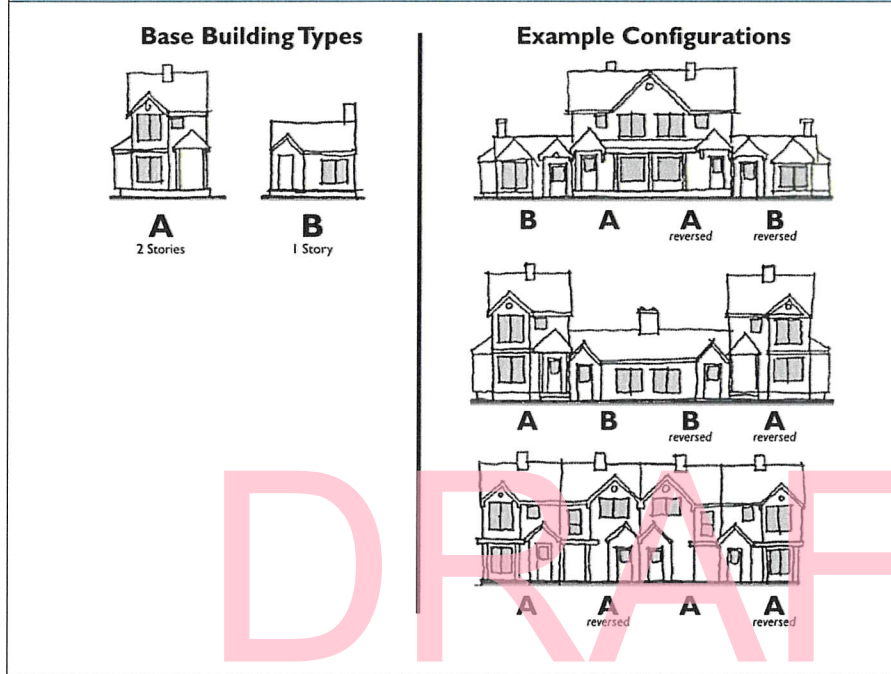
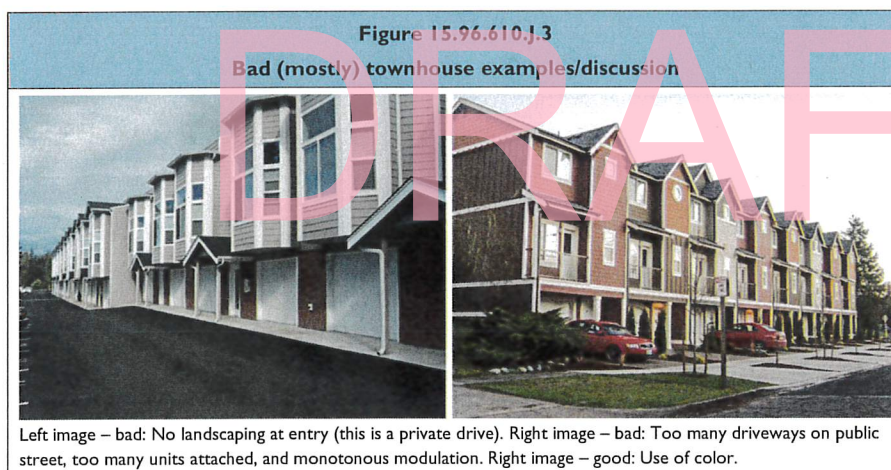
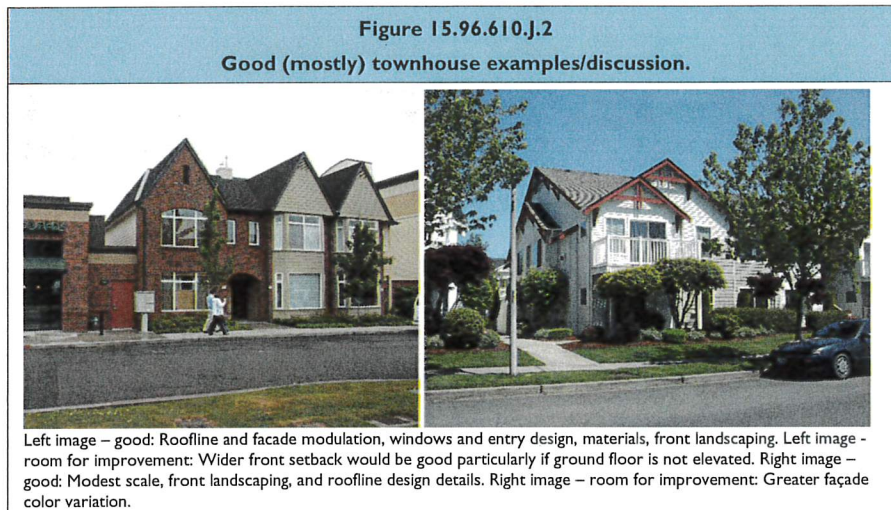


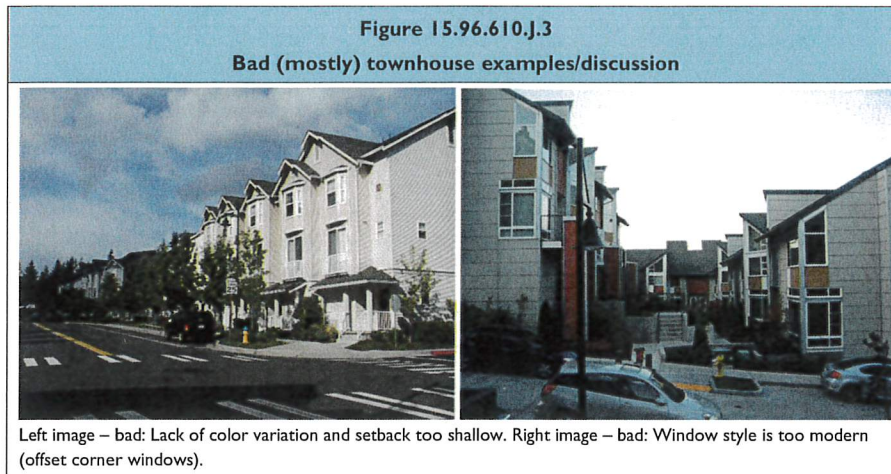
Figure 15.96.610.J.2

Good (mostly) townhouse examples/discussion.



Left image – good: Roofline modulation, window design, elevated ground floor, and landscaping. Left image - room for improvement: Alternate siding and/or color could improve the design and reduce monotony. Right image – good: Design with balcony in front softens the rest of the façade, roofline variation, siding style. This design with garages/driveways is appropriate along internal drives, but not adjacent to public streets.





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

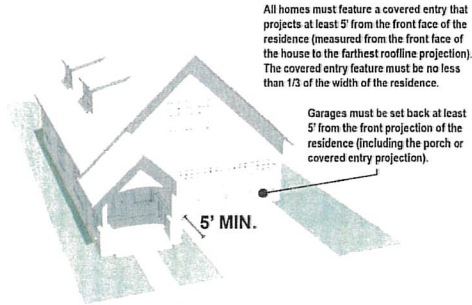
- A. Purpose and applicability: The purpose of this section is to reinforce and enhance the established, unique historical character of Carnation's downtown residential areas by imposing specific development standards for the R6 zone. The provisions of this section are supplemental and additional to 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 B I), 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).

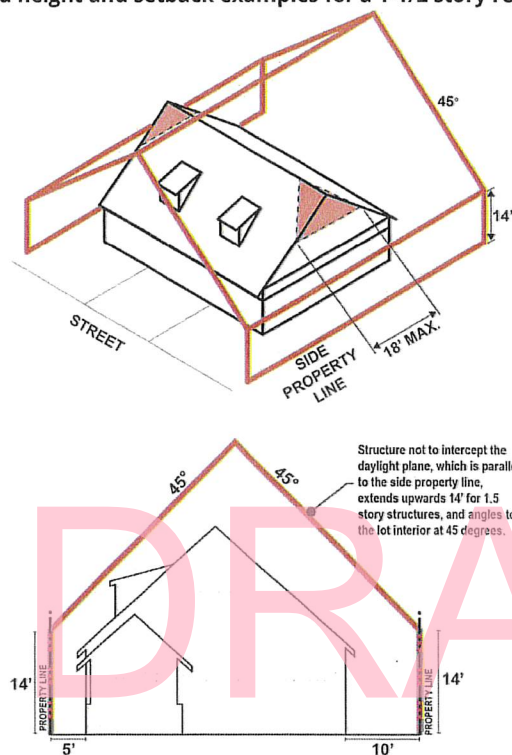
NOTE: We'll update the figures below to be consistent with the others – with the boxes.

Figure 15.96.050(A)
Covered entry and garage setback examples



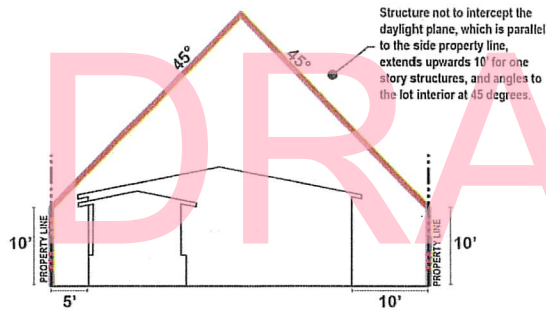
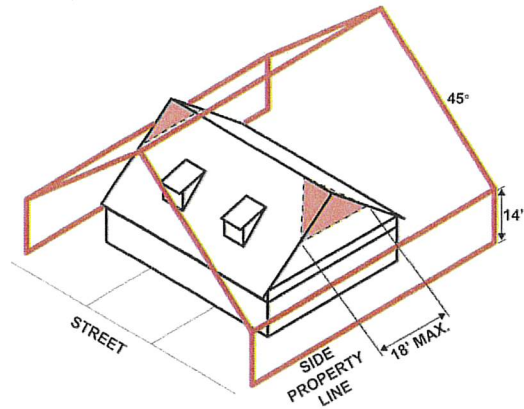
Illustrating covered entry and garage setback requirements. The photographs illustrate two ways of meeting these standards. In the left example (as in the illustration), the garage is placed at least five feet behind the front of the porch/covered entry. The right example includes a full length porch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

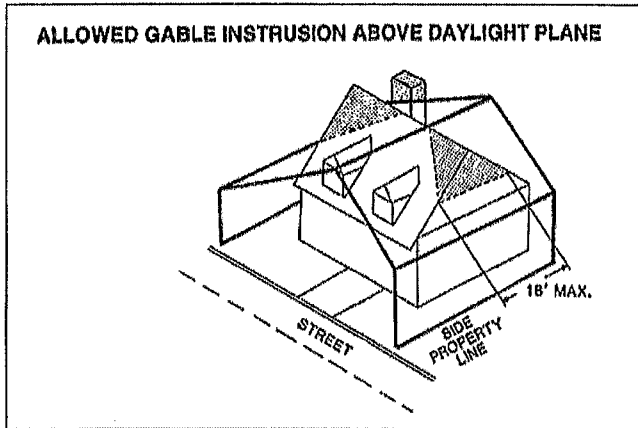
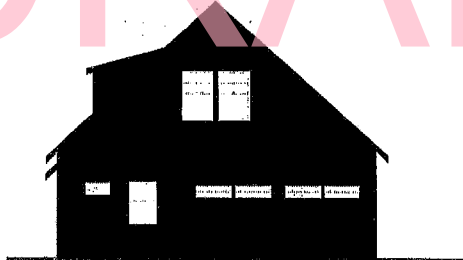


Figure 4. Gables or similar architectural features, provided that the horizontal length of all such features shall not exceed a combined total of **eighteen feet** on each side, **measured along the intersection with the daylight plane**, and provided that the intersection of the gable with the daylight 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 ~~intent~~ Purpose 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 facades" 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 facades.~~