

Carnation Design Standards and Guidelines



October 2018

Carnation

Design Standards and Guidelines

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Introduction

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:

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

What Properties do the Standards & Guidelines Apply to?

The standards and guidelines herein apply to all non-single family development on the following properties as shown in Figure 1 on the following page:

- *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.*

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 of these 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.

What Properties do the Design Standards & Guidelines Apply to?

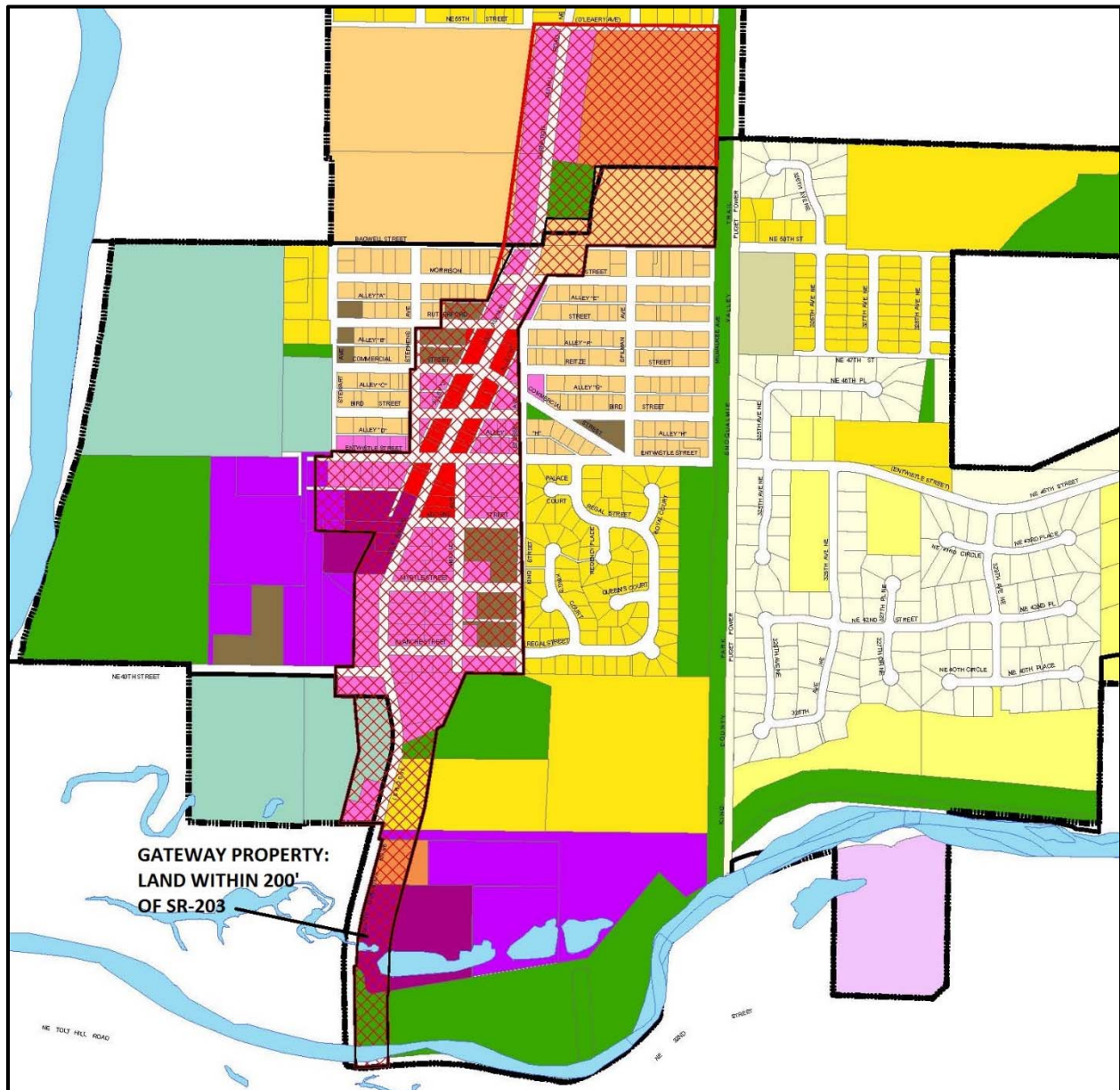


Figure 1. Applicable sites (hatched areas).

- 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.

When do I Need to Comply?

All of the design standards and guidelines apply to new construction of all non-single family residential development on sites identified in Figure 1 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.

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.

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.

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.

How are the Design Standards and Guidelines Applied?

Each chapter of the Design Standards and Guidelines contains a list of “Intent” statements followed by “Standards” and/or “Guidelines.” Specifically:

- **Intent** statements are overarching objectives. For example, one of the Intent statements for the sub-chapter on Building Location and Orientation is to “Create an active and safe pedestrian environment.”
- **Standards** use words such as “**shall**”, “**must**”, “**is/are required**”, or “**is/are prohibited**” and signify required actions. In special circumstances, the City Planner will allow alternative design treatments as long as applicants can successfully demonstrate that the proposal meets the Intent. Such options apply only to those standards where they are specifically noted.
- **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 must demonstrate to the City Planner, in writing, how the project meets the Intent of the standard.

Definitions

Words within the standards and guidelines that are *italicized* are defined in Chapter 5.

1. Site Planning

1.1 Building Location and Orientation

Intent

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

Standards

1.1.1 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*.

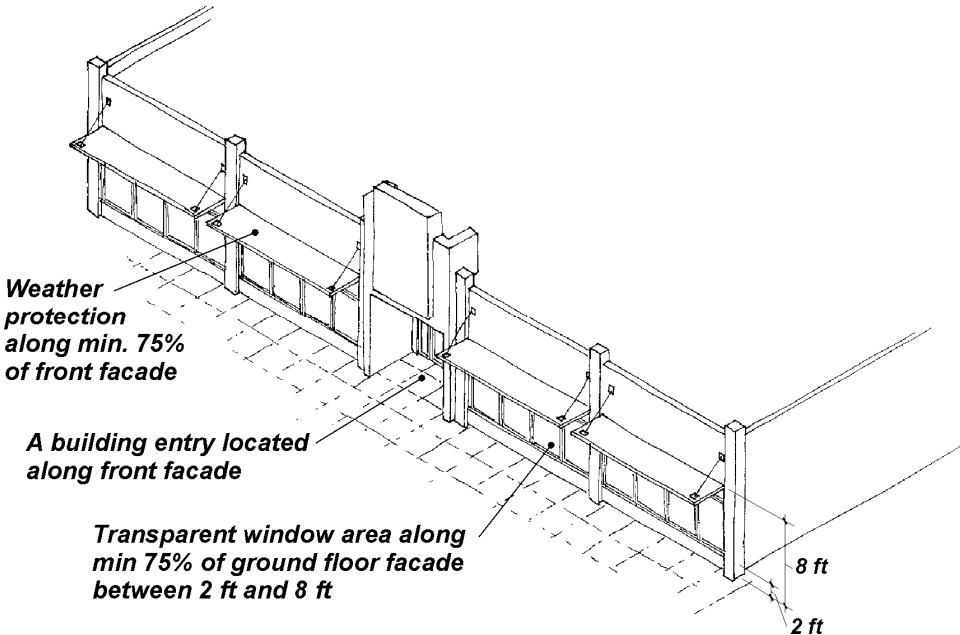


Figure 2. Pedestrian-oriented façade requirements.

Otherwise, developments must feature at least 10 feet of Type A, B, C, D, or E Landscaping as defined in CMC15.76.040 or *pedestrian-oriented space* between the sidewalk or front property line and any building, parking area, storage, or service area (see Figure 7 below and Table 1 below for illustrations and options).

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

- (a) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a window, door, building modulation or other architectural detailing; or
- (b) 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.

All Sites: Untreated *Blank walls* visible from a public street or pedestrian pathway are prohibited. Methods to treat *blank walls* can include:

- Transparent windows or doors;
- Display windows
- 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.
- Installing a vertical trellis in front of the wall with climbing vines or plant materials.
- Other methods that meet the Intent.

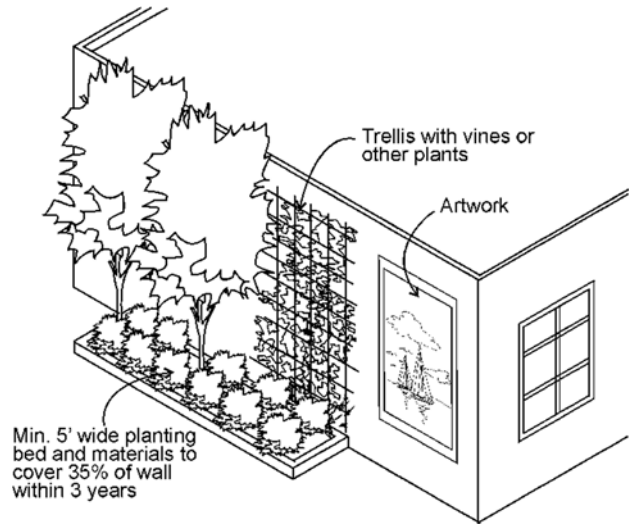


Figure 3. Blank wall treatment examples.

1.1.3 Properties adjacent to Tolt Avenue between Eugene and Rutherford Streets:

Buildings must 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.

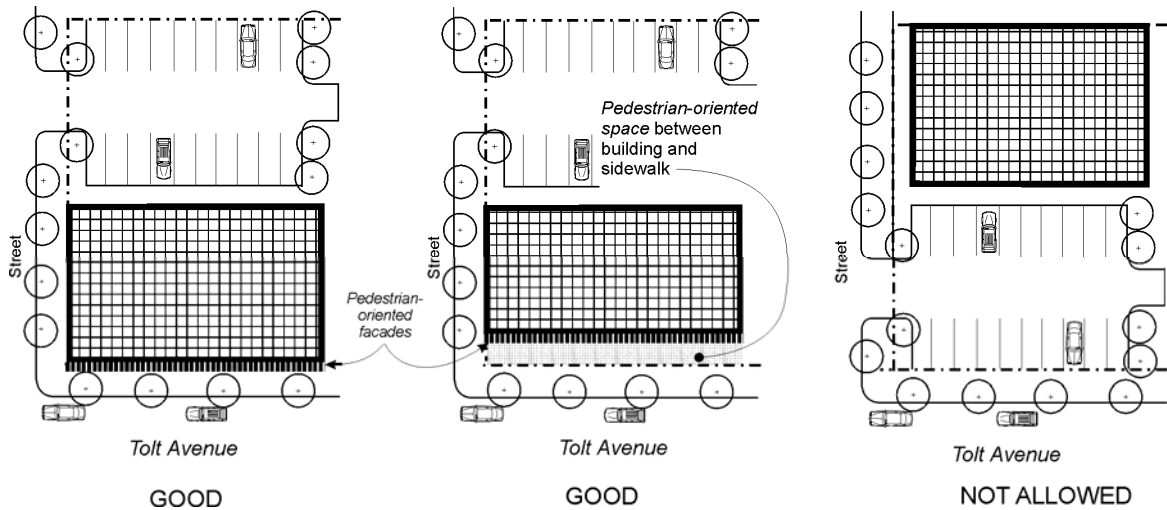


Figure 4. Building location and orientation standards for Tolt Avenue properties between Rutherford and Eugene Streets.

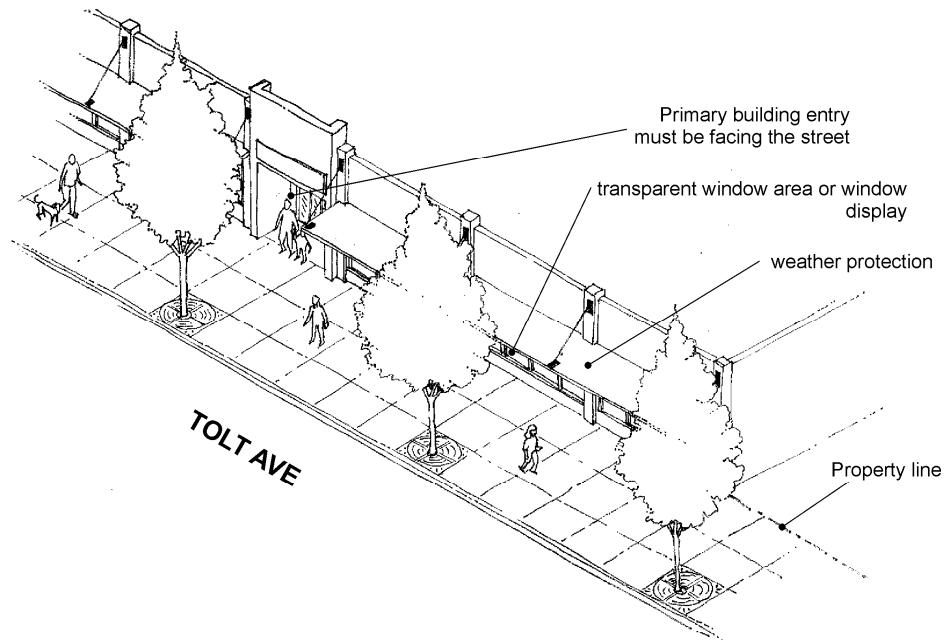


Figure 5. Pedestrian-oriented facades facing Tolt Avenue.

1.1.4 Properties identified as “Gateway Property” in Figure 1 must 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 6 for an example):

- 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.
- 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.
- The use of fruit trees are desirable, as long as they are capable of reaching a mature height of at least 20 feet.
- The required trees may be clustered to increase visibility into the site from Tolt Avenue.
- 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).

Parking lot location: Beyond the required landscape area, Gateway Property project applicants must comply with Standard 1.1.5.

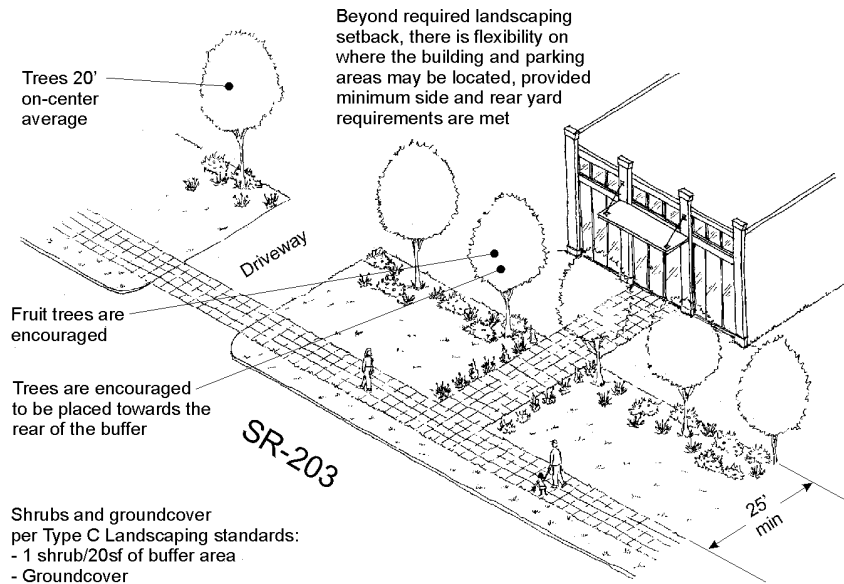


Figure 6. Required front yard landscaping buffer for "Gateway" property along SR-203.

1.1.5 Other properties adjacent to Tolt Avenue (sites not included in Standards 1.1.3 and 1.1.4): Parking lots or open storage of vehicles may not be located between a building and Tolt Avenue. Parking areas or open storage of vehicles must be located to the side or rear of the building. Table 1 on the following page clarifies streetfront options for these properties. Also see Standard 1.2.1 for Tolt Avenue frontage north of Bagwell Street.

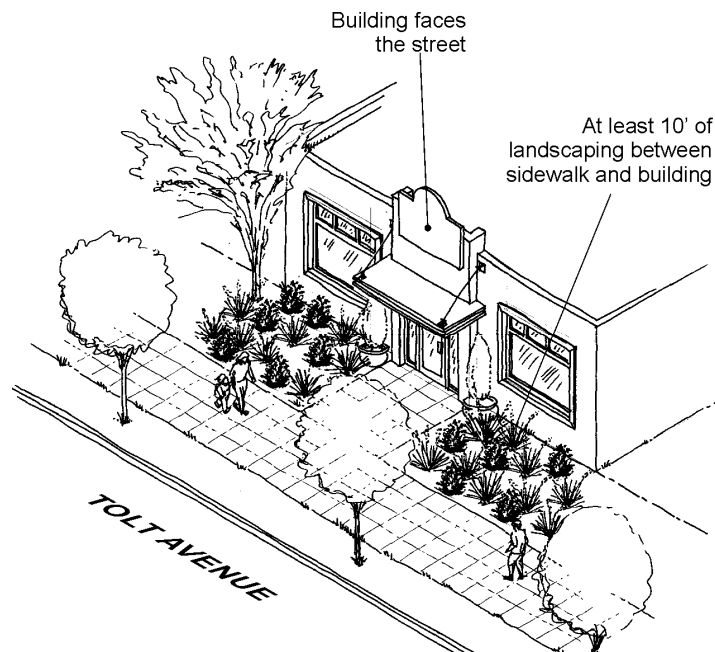


Figure 7. Applicable Tolt Avenue properties may feature pedestrian-oriented facades as shown in Figure 5 or include a small landscaped setback from Tolt Avenue as shown above.

Table 1. Summarizing options and requirements for non-residential uses (see Standards 1.1.1 - 1.1.4 for detailed requirements and recommendations).

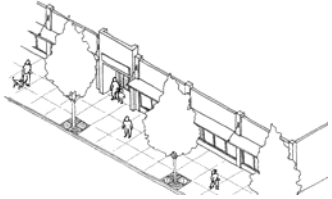


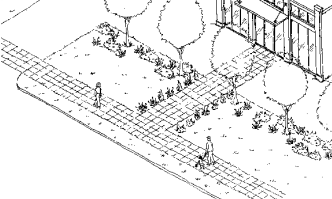
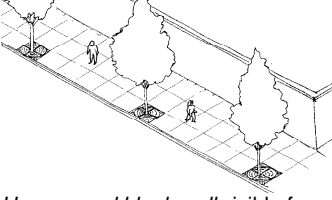
Streetfront Configuration	Tolt Ave sites between Rutherford & Eugene (see 1.1.3)	"Gateway Property" along SR-203/ Tolt Ave (see 1.1.4)	Other sites adjacent to Tolt Ave (see 1.1.5)	All other areas
 <p>Pedestrian- oriented façade adjacent to the sidewalk</p>	●	X	●	○
 <p>Building facing the street with landscaped setback, parking to the side or rear</p>	X	●	●	●
 <p>Parking lot between the building and the street</p>	X	○	X	○
 <p>25' front yard landscaping</p>	X	●	○	○
 <p>Unscreened blank wall visible from street or corridor</p>	X	X	X	X

TABLE LEGEND:

- Feature required (some exceptions)
- Feature encouraged

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

1.1.6 Multi-family residential buildings must be oriented towards streets, interior private roadways, or common open space and not parking lots or adjacent properties. Specifically:

- 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.
- Buildings with individual ground floor entries should face the street to the extent possible.
- Buildings shall also provide windows that face the street to provide “eyes on the street” for safety.

1.1.7 Multi-family residential buildings located adjacent to Tolt Avenue must 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 (see Figure 8 below for an example).



Figure 8. Example of a multi-family residential building oriented towards the street.

1.2 Multiple Building and Large Lot Developments

Intent

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

Guidelines

1.2.1 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:

- Connected circulation system
- Convenient and connected pedestrian access system
- Buildings that complement adjacent activities and visual character
- Use of landscaping and open space as a unifying feature
- Incorporate screening, environmental mitigation, utilities, and drainage as a positive element.

1.3 Service and Storage Elements

Intent

- 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.
- To screen the negative impacts of service elements.

Standards

1.3.1 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 doors. 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.

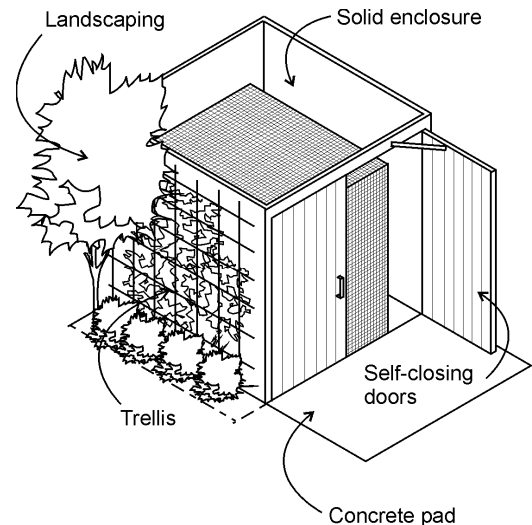


Figure 9. Service enclosure example.

Guidelines

1.3.2 All Sites: Service 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.

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

1.3.4 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.

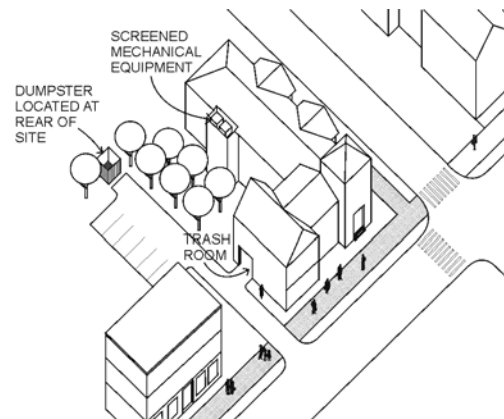


Figure 10. Locate service areas to minimize impacts on the pedestrian environment.

2. Pedestrian Access, Amenities, and Open Space

2.1 Sidewalks and Pathways

Intent

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

Standards

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

2.1.2 All Sites: Standards and guidelines for interior pathways:

- 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:
 - Pedestrian lighting fixtures are not required, but may be placed at 30 feet on-center as an alternative to some of the required street trees.
 - 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.

- 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.
- All pedestrian pathways must correspond with Federal, State, and local codes for mobility impaired persons, and the Americans with Disabilities Act.

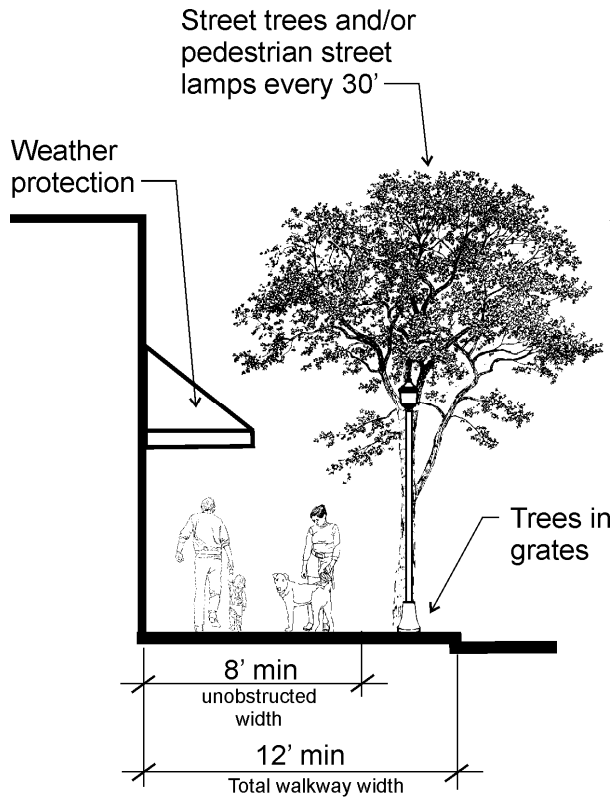


Figure 11. Standards for pathways along the facades of mixed-use and retail buildings.

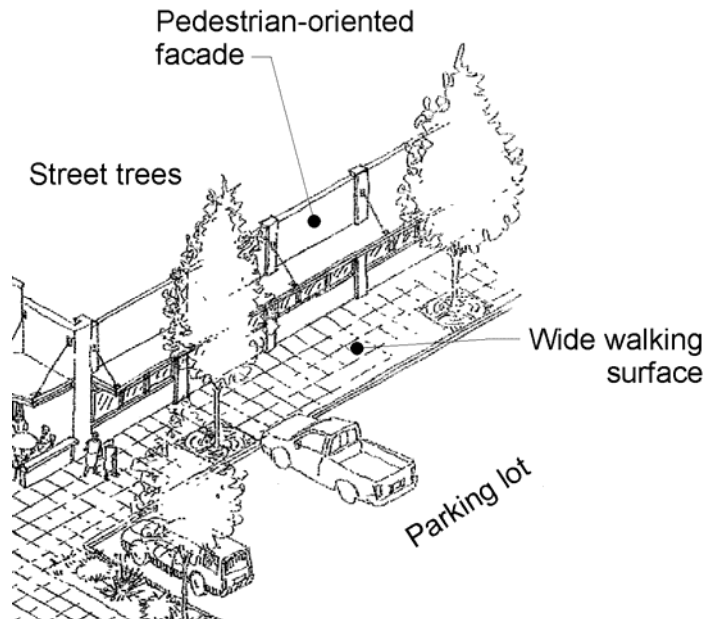


Figure 12. Example of an interior pathway that has been built to look more like a city sidewalk with street trees.

2.2 Pedestrian Network

Intent

- To promote walking in Carnation.
- To enhance connectivity between uses and properties where desirable.
- To enhance the quality of new developments.

Standards and Guidelines

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

2.2.2 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.

2.2.3 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 through the use of 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 Intent statements above and be scaled similar to Carnation's block sizes in the Central Business District.

2.2.4 All sites, where applicable: Provide pathways through parking lots. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel

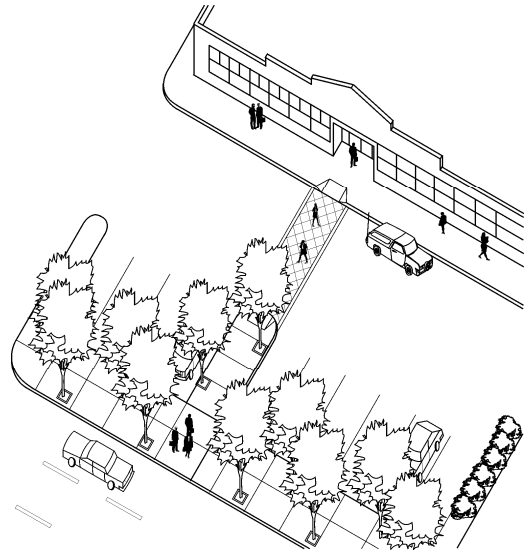


Figure 13. All buildings must have clear pedestrian access from the sidewalk.

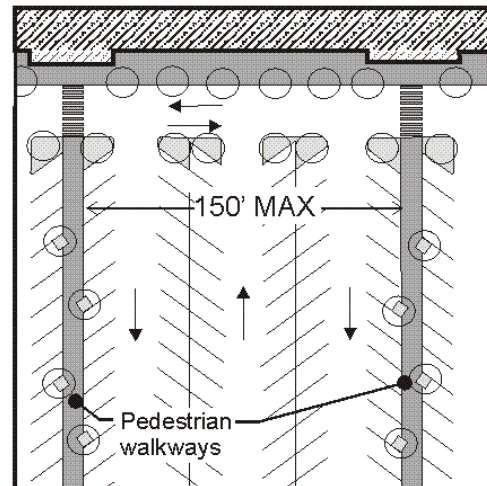


Figure 14. Parking lot pathway standards.

or perpendicular to the street front). Walkways shall be provided for every three parking aisles or at a distance of less than 150 feet shall be maintained between paths (which ever 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.

2.2.5 All sites, where applicable: Crosswalks are required when a walkway crosses a paved area accessible to vehicles.

2.2.6 All sites, where applicable: Applicants must continue the sidewalk pattern and material across driveways.

Guidelines

2.2.7 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. Multi-family 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.

2.2.8 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.

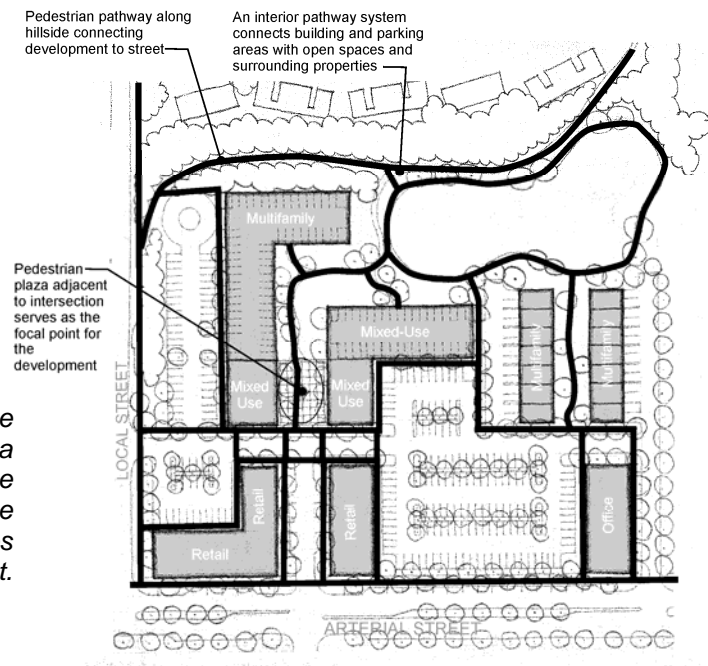


Figure 15. Example pedestrian network in a large scale mixed-use development – note the connections between uses and to the street.

2.3 Pedestrian-Oriented Spaces

Intent

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

Standards

2.3.1 Definition and requirements of *pedestrian-oriented spaces*:

- To qualify as a *pedestrian-oriented space*, an area must have:
 - Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard.
 - Paved walking surfaces of either concrete or approved unit paving.
 - 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.
 - At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
 - Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - Landscaping components that add seasonal interest to the space.
- The following features are encouraged in *pedestrian-oriented space*:
 - Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.
 - Provide *pedestrian-oriented building facades* on some or all buildings facing the space.
 - Consideration of the sun angle at noon and the wind pattern in the design of the space.
 - Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
 - Movable seating.
- The following features are prohibited within *pedestrian-oriented space*:
 - Asphalt or gravel pavement.
 - Adjacent unscreened parking lots.
 - Adjacent chain link fences.
 - Adjacent *blank walls*.
 - Adjacent dumpsters or service areas.
 - 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*.

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

- 1 percent of the lot area + 1 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.

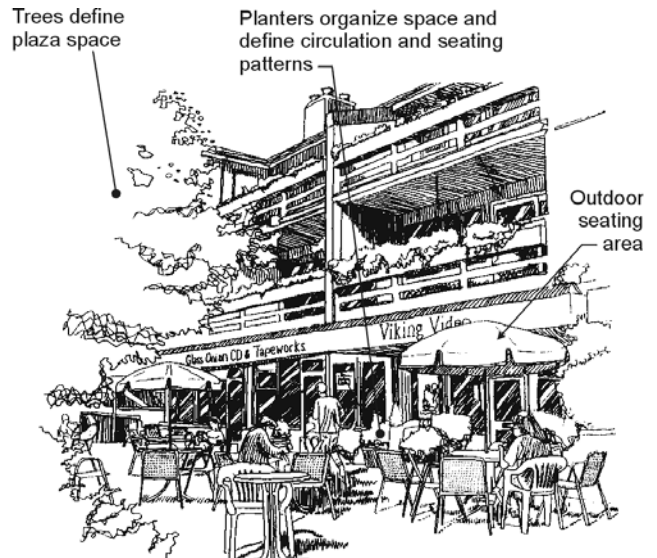
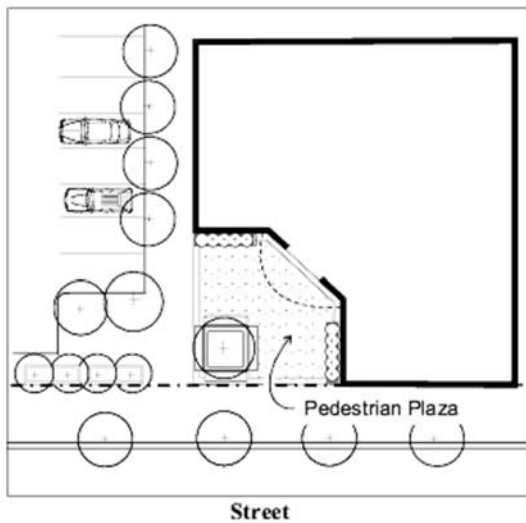


Figure 16. *Pedestrian-oriented space examples.*

2.4 Open Space and Recreation for Residential Uses

Intent

- To create usable, accessible and inviting open spaces for residents.

Standards

- 2.4.1 Townhouses and other ground based multi-family residential units with individual exterior entries** must comply with usable open space provisions in Standard 5.7 below.

2.4.2 Other multi-family residential uses (not described in Standard 2.4.1) must provide at least 100 square feet of open space per unit. Special requirements and considerations:

- Open space may include courtyards, patio areas, multi-purpose green spaces, and balconies.
- Open space must 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.
- Open space must be visible from adjacent units.
- To the extent possible, provide individual entries onto the open space from ground floor residential units. 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.
- The open space must feature paths, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
- Open space must be separated from service areas and parking lots with landscaping and/or low-level fencing.
- Open space should be oriented to receive sunlight, facing east, west or (preferably) south, when possible.
- Minimum required setback areas shall not count as open space in calculations unless they are designed in such a way that the area meets the Intent.
- Balconies may account for up to 50 percent of the required open space and must be at least 35 square feet with no dimension less than 4 feet to provide a space usable for human activity.



Figure 17. Residential open space examples.

2.5 Pedestrian Amenities

Intent

- To enhance the pedestrian environment.
- To highlight building entries.

Standards

2.5.1 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.

2.5.2 All primary non-residential building entries: In addition to weather protection, building entries shall be enhanced by one or more of the following means:

- At least 200 square feet of Type D landscaping (as defined in CMC_15.76.040) within or adjacent to the entry
- Pedestrian amenities such as vestibules, benches, outdoor eating areas, or water fountains
- A trellis, canopy, or porch that incorporates landscaping
- Special pedestrian scaled lighting
- Special building ornamentation or paving

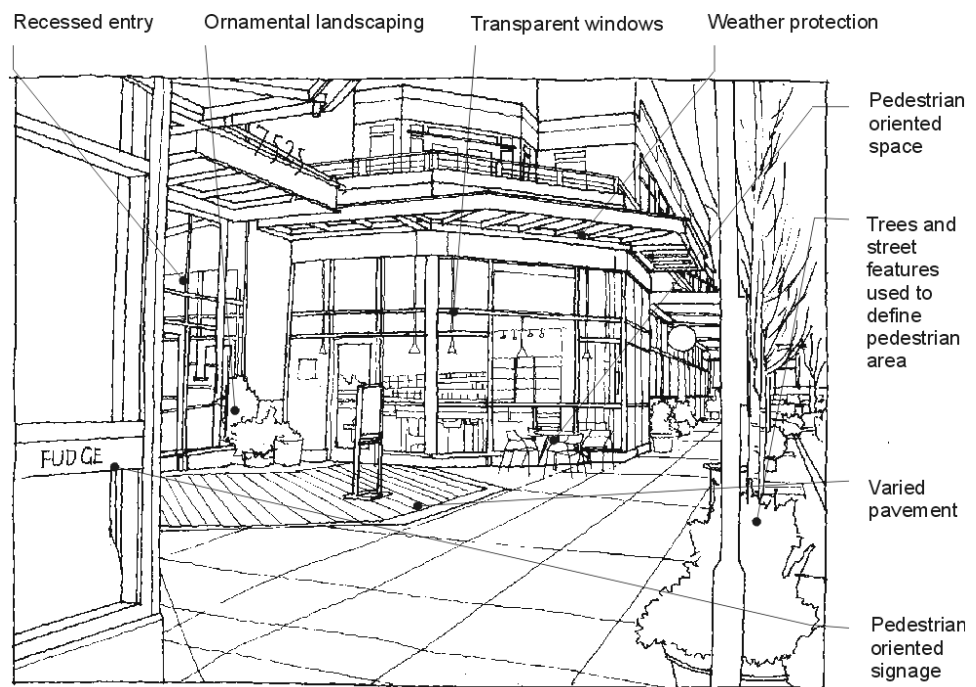


Figure 18. Highlighted building entry.

3. Vehicular Access and Parking

3.1 Access Roads

Intent

- To mitigate traffic impacts.
- To create a safe, convenient network for vehicular circulation and parking.

Standards

3.1.1 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.

Guidelines

3.1.2 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 similar to Carnation's block sizes in the Central Business District.

3.2 Vehicular Entrances and Driveways

Intent

- To minimize negative impacts of vehicular access on the streetscape and pedestrian environment.

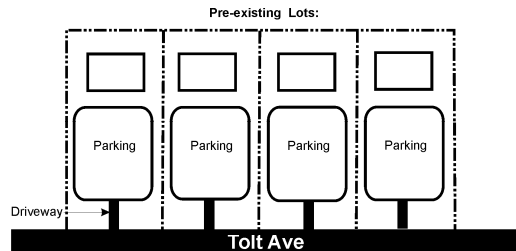
Standards

- 3.2.1 Projects adjacent to Tolt Avenue** must comply with the State’s Access Management Regulations.
- 3.2.2 Projects adjacent to Tolt Avenue and located on corner lots** must take access from the applicable side street.

Guidelines

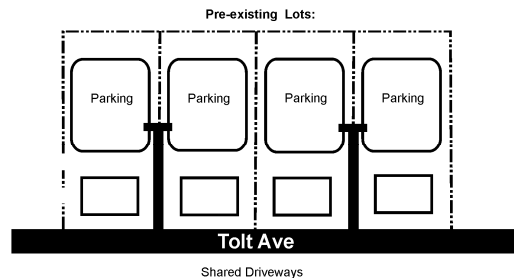
- 3.2.3 Projects adjacent to Tolt Avenue that do not have access to an alley or other public street** should locate driveways where they can be shared with adjacent properties where possible and where applicable. This is most applicable to the lots facing Tolt Avenue between Eugene and Blanch Streets.

Figure 19:
Guidelines
for small lots
facing Tolt
Avenue



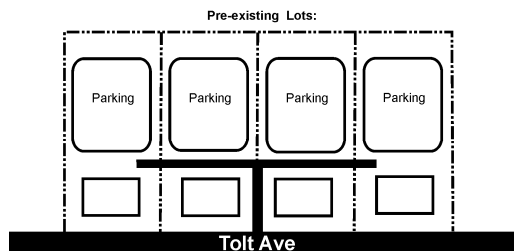
Avoid

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

3.3 Parking Layout and Design

Intent

- To minimize negative impacts of parking lots on the streetscape and pedestrian environment.
- To promote shared parking between compatible uses.

Standards

3.3.1 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 Standard 1.1.3) Where unavoidable, any parking lots located adjacent to Tolt Avenue in the this area shall be limited to 60 feet in width parallel to the street.

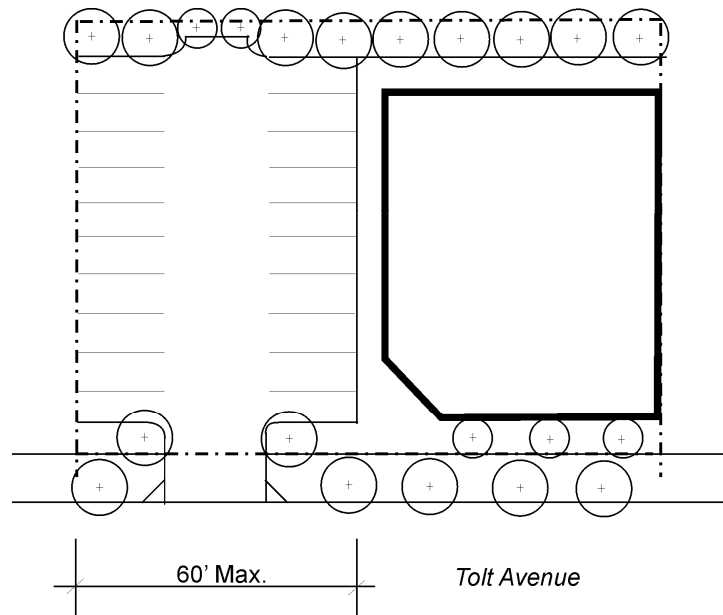


Figure 20. Any parking lots located adjacent to Tolt Avenue between Rutherford and Eugene Streets must be limited to 60' of street frontage.

3.3.2 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 must be located to the side or rear of the building (also see Standard 1.1.4).

3.3.3 Site located on intersections: Parking lots shall not be located adjacent to intersections. Exceptions may be granted where alternative site configurations can more successfully meet the Intent of Site Planning and Pedestrian Access, Amenities, and Open Space Standards and Guidelines. Such parking areas must 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:

- 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.
- Install a trellis or other similar architectural element that incorporates landscaping.

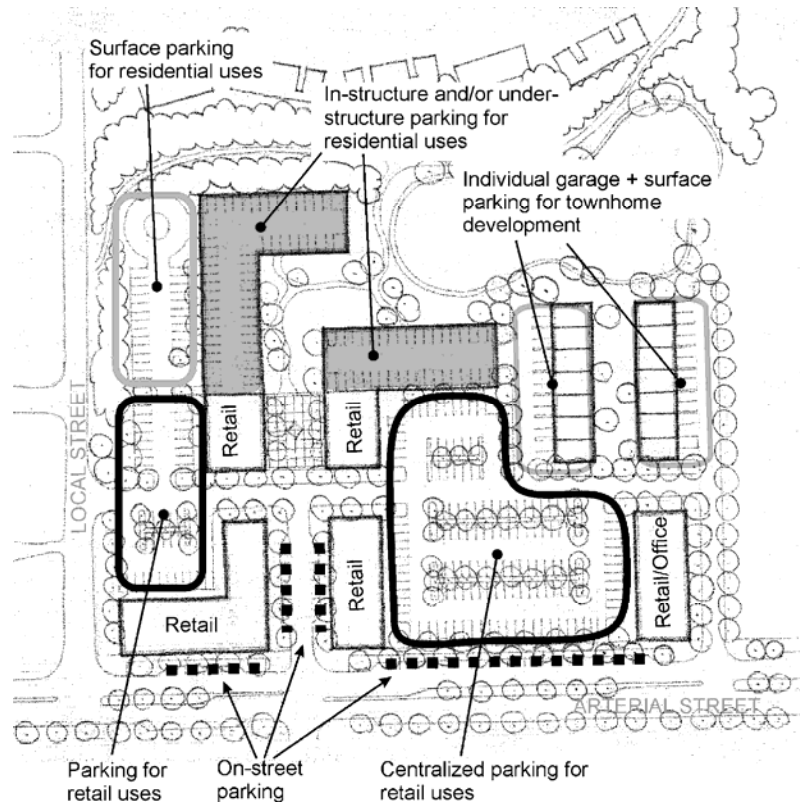
3.3.4 Sites not adjacent to Tolt Avenue: Off-street parking areas must be located to the rear or side of buildings to the extent reasonably possible.

Guidelines

3.3.5 All sites, where applicable: Developments should break up large parking lots into smaller areas to the extent reasonably possible.

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

Figure 21. Illustrating a desirable vehicular access and parking lot configuration for a large mixed-use development.



4. Building Design

4.1 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 is 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 must be altered for new uses.

Intent

- To encourage preservation, rehabilitation, restoration, or reconstruction of historical properties based on appropriate historic information, materials, and methods.

Guidelines

4.1.1 Property owners of identified historic buildings (from the 1995 survey identified above) and other early 20th century buildings should 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 22. Tolt Avenue circa 1914. One of the many available photographs from the Tolt Historical Society.

4.2 Architectural Style/Character

Intent

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

Standards

4.2.1 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.

4.2.2 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.

Guidelines

4.2.3 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 23).

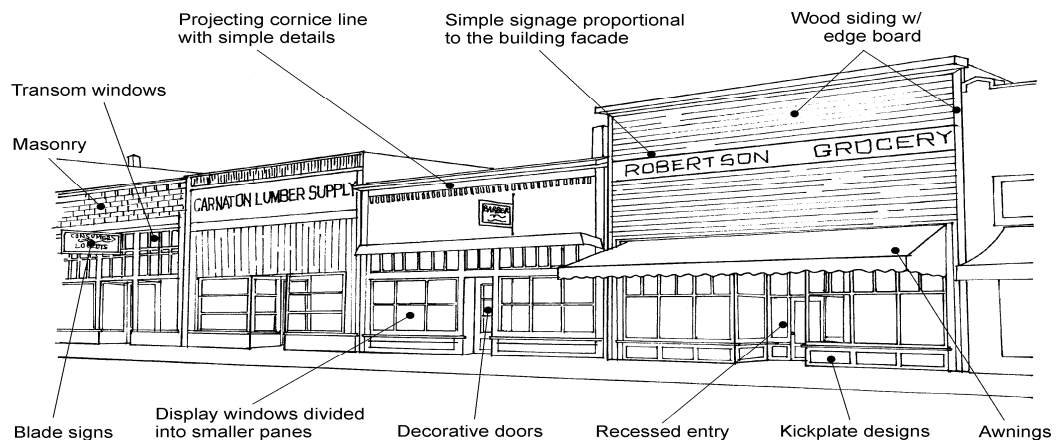


Figure 23. Desirable architectural features for Downtown Core buildings.

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 24).

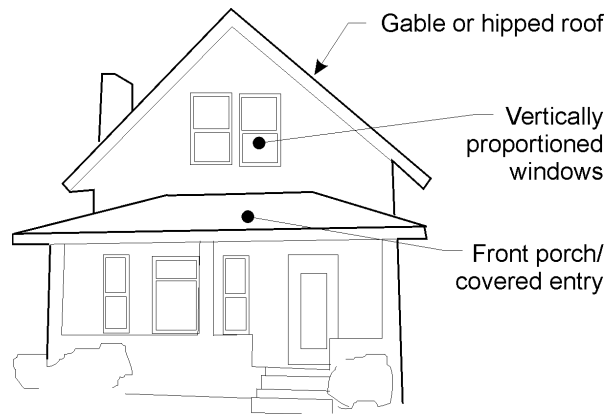


Figure 24. Desirable architectural features for buildings outside of the Downtown Core area.

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.

4.2.4 All non-residential buildings: The use of overly ornate building details that make a building look fake or contrived are strongly discouraged. See Figure 25 below for an example.



Figure 25. Overly ornate architectural styles and building details are discouraged.

4.2.5 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.

4.3 Architectural Scale and Building Mass

Intent

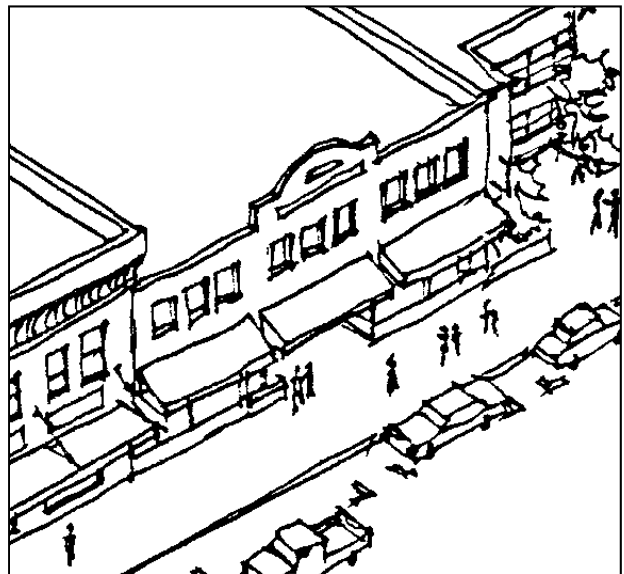
- To reduce the bulk and mass of buildings compatible with Carnation's small sense of scale.
- To add visual interest to buildings.
- To enhance the character and identity of Carnation.

Standards

4.3.1 Properties adjacent to Tolt Avenue between Eugene and Rutherford Streets: Buildings facing Tolt Avenue must 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 must be employed:

- Use of window and/or entries that reinforce the pattern of 25-foot storefront spaces.
- 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.
- Use of vertical piers/columns
- Change of roofline
- Change in building material or siding style
- Other methods that meet the Intent of the Standards.

Figure 26. This building utilizes fenestration patterns of windows and awnings and roofline modulation to reduce its architectural scale and add visual interest.



4.3.2 All other non-residential buildings (not included in Standard 4.3.1): 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:

- 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.
- Repeating distinctive window patterns at intervals less than the articulation interval.
- Providing a covered entry or separate weather protection feature for each articulation interval.
- Change of roofline.
- Changing materials and/or color with a change in building plane.
- Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
- Alternative methods that meet the Intent of the Standards.

4.3.3 All non-residential buildings - Rooflines: Rooflines visible from a public street, open space, or public parking area must 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:

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

Figure 27. A combination of roof forms can be effective at reducing the scale of a building and adding visual interest.



4.3.4 Multi-Family Residential Buildings: New building 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:

- Horizontal building modulation.
Specifically:

- The maximum facade width (as measured horizontally along the building exterior) without building modulation shall be 30 feet.
- 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

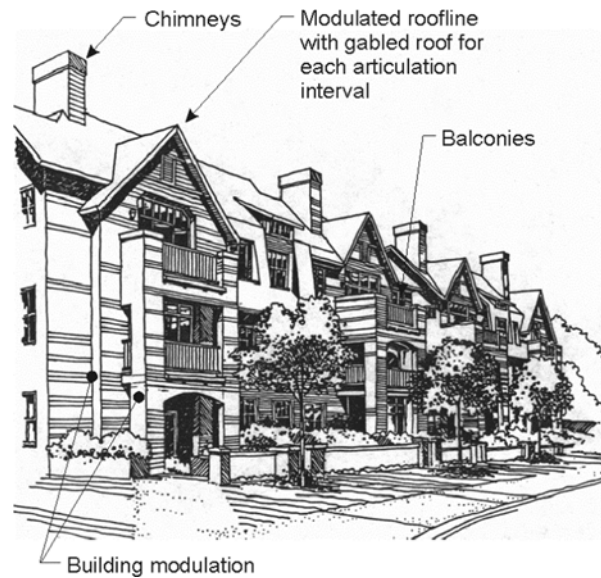


Figure 28. This multi-family building employs a variety of modulation and articulation methods to reduce the overall scale of the structure and add visual interest.

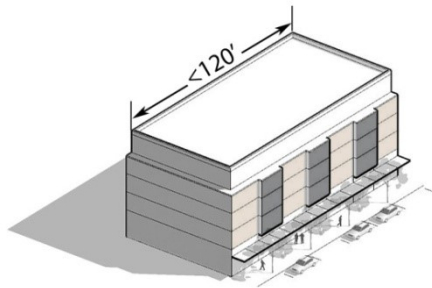
- Balconies or bay windows that project from the façade may be used as all or part of the building modulation required above so long as they are tied to changes in the roofline. Individual balconies must have an area of at least 35 square feet to qualify. Basic balconies that are attached onto a building without façade modulation will not qualify.
-
- Changes in color tied with building modulation can help reduce the scale and add visual interest.

- 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.

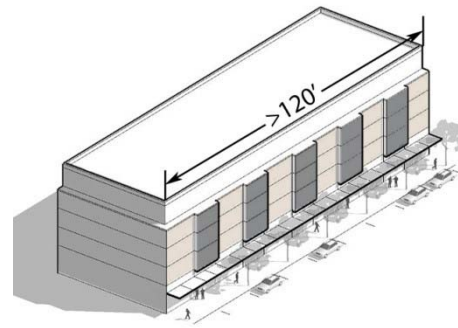
4.3.5 All Buildings: Building elevations facing the street or lower intensity zone edge that are wider than 120 feet must include at least one of the following features to break up the massing of the building and add visual interest:

- Provide building modulation at least six feet deep and 15 feet wide. For multi-story buildings, the modulation must extend through more at least than one-half of the building floors.

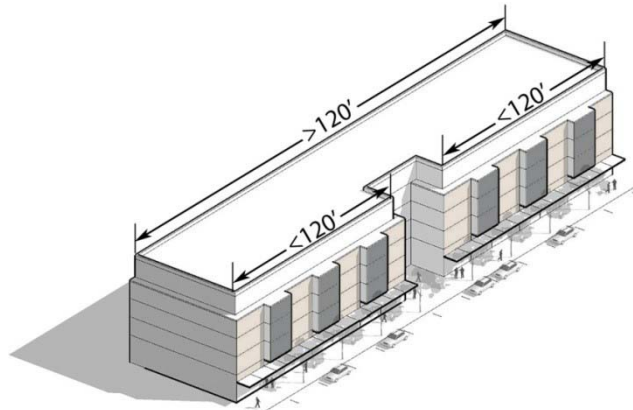
- Use of a contrasting vertical modulated design component featuring all of the following:
 - Utilizes a change in building materials that effectively contrast from the rest of the façade
 - Component is modulated vertically from the rest of the façade by an average of six inches
- Façade employs building walls with contrasting articulation that make it appear like multiple distinct buildings. To qualify for this option, these contrasting façades must employ all of the following:
 - Different building materials and/or configuration of building materials
 - Contrasting window design (sizes or configurations)
- Alternative designs will be considered provided the design meets the purpose of the standards. Supplemental consideration for approving alternative designs:
 - Width of the façade. The larger the façade, the more substantial articulation/modulation features need to be
 - The type of articulation treatment and how effective it is in meeting the purpose given the building's context



Less than 120' wide: Meets standard



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 modulated entry component: Meets standard.

Figure 29. Illustrating maximum building façade width standards.

4.4 Building Details

Intent

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

Standards

4.4.1 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 Section 4.1 for desirable design details):

- Display windows divided into a grid of multiple panes
- Recessed entry
- Decorative door
- Transom windows
- Landscaped trellises or other decorative element that incorporates landscaping near the building entry
- Decorative light fixtures
- Decorative building materials
- Decorative paving and artwork
- Decorative pedestrian-oriented signage
- Other details that meet the Intent

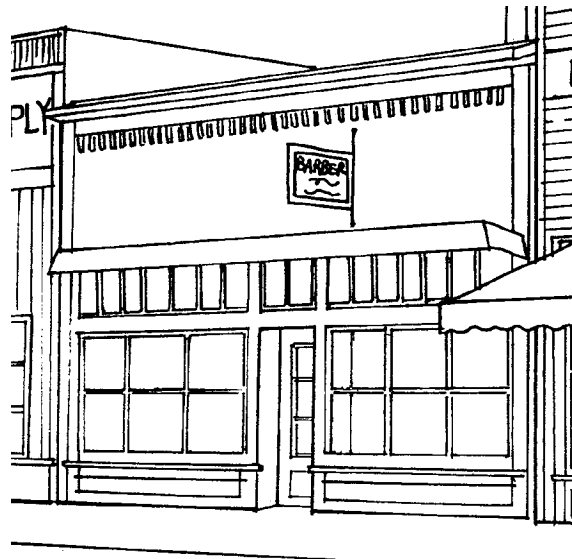


Figure 30. This building's transom windows, display windows, recessed entry, and decorative door add visual interest at a pedestrian scale.

4.4.2 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:

- Decorative porch/entry design, such as decorative columns or railings
- Bay windows
- Decorative balcony design
- Decorative molding / framing details around all ground floor windows and doors
- Decorative door design including transom and/or side lights or other distinctive feature
- Decorative roofline elements including brackets, multiple dormers, and chimneys
- Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities
- Landscaped trellises or other decorative element that incorporates landscaping near the building entry
- Decorative paint schemes
- Other decorative façade elements that meet the Intent



Figure 31. Details examples including bay windows and decorative materials (left image), balcony, decorative windows, and decorative roofline (middle image), and decorative materials and entry feature (right image)

4.4.3 All residential buildings and upper floors of commercial/mixed-use buildings – window design.

- 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
- Offset, corner, and/or unusually shaped windows (except for accent windows discussed above) are prohibited
- 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



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.

Figure 32. Acceptable and unacceptable window examples.

4.5 Exterior Building Materials and Color

Intent

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

Standards

4.5.1 All buildings - incorporating metal siding: If metal siding is used on non-residential buildings, it must 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.

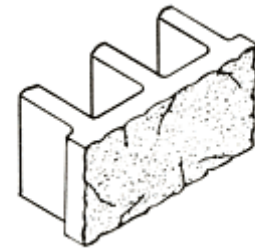


Figure 33. Split or rock-faced concrete blocks

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

4.5.3 All buildings - incorporating EIFS: Non-residential building facades incorporating Exterior Insulation and Finish system or “EIFS” must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods. EIFS is limited to no more than 30 percent of the façade area. Weather exposed horizontal surfaces must 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.

4.5.4 All buildings: The following materials are prohibited:

- Mirror glass
- Textured or scored plywood (including T-111 or similar plywood except for board and batten)

Guidelines

4.5.5 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:

- 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.

4.5.6 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 Intent.

4.5.7 All buildings: Treatment of building materials that creates a false sense of historicism in new buildings is strongly discouraged.

4.5.8 All buildings: Muted and dark saturated colors should be utilized for the background of buildings.

4.5.9 All buildings: Bright building colors should be limited to trim and accents, generally no more than 10 percent of the façade. Awnings may not use the bright colors.

4.5.10 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.

Figure 34. Acceptable building colors.

Acceptable Building Colors	Basic building shell	Trim and/or accent
Earth tones: Brown, Red Brown, Tan, Buff, Ochre, Gray, White, Ivory, Tinted glass, Hardwood, Brick, Stone	✓	✓
Dark saturated colors: Dark Green, Dark Blue, Dark Red, Warm Red, Maroon, Burnt Orange, Deep Blue-green, Dark Brown, Dark Gray, Black	✓	✓
Bright colors: Bright Blue, Light Blue, Day-Glow Green, Fluorescent Yellow, Bright Red, Magenta, Bright Purple, Bright Orange, Hot Pink		✓
Maximum coverage of building facade (generally)	No max	10%

5. Townhouse Design

All townhouses within Carnation are subject to the following supplemental standards.

Intent

- To provide livable and pedestrian-oriented townhouse designs that can be well integrated into Carnation’s neighborhoods.

Standards

5.1 Landscaping. Townhouses are subject to the landscaping standards as set forth in Chapter 15.76 CMC.

5.2 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 1 apply to development frontage and external side and rear setbacks of the entire townhouse development.

5.3 Entries. For townhouses where the primary pedestrian access to the dwelling is from an alley or private internal vehicular access, buildings must emphasize individual pedestrian entrances over private garages by using both of the following measures:

- 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
- 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



Figure 35._Acceptable and unacceptable examples of garage/entry configurations. The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas deemphasize the garage. In the right image, the lack of landscaping near the entries would not be allowed (where this is the primary pedestrian entry to the unit).

5.4 Façade transparency. Transparent windows and/or doors are required on at least eight percent of the façades (all vertical surfaces of street facing

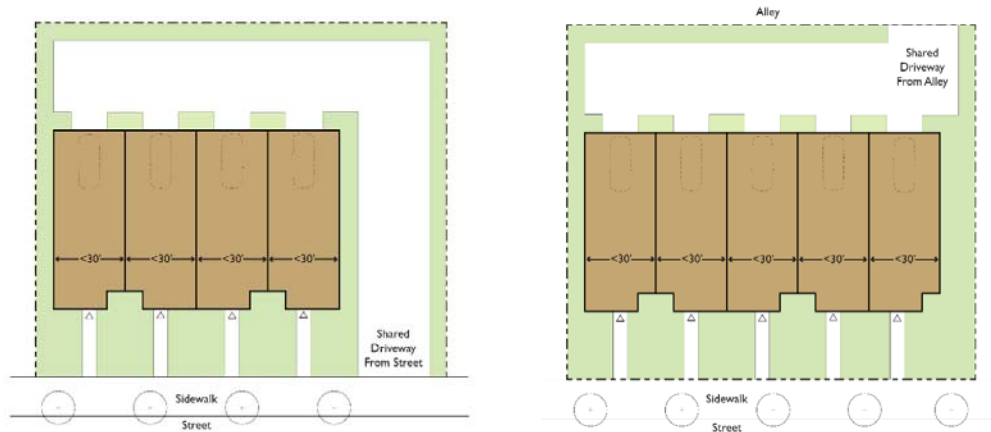
elevation). For corner lots, this standard is only applied to the elevation containing the dwelling entry.

5.5 Private garages facing the street - maximum garage widths:

- Twelve feet where townhouse dwellings are at least 30 feet wide
- 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



In the above example, front-loaded townhouses with 12' driveways are allowed where units are at least 30' in width.



Both examples show a driveway with private garages placed to the rear of units. In the left image there is no alley and access is provided from the street. In the right image access from an alley is available and access is provided from the alley

Figure 36. Townhouse development examples.

5.6 Access and parking:

- Off-street parking standards for townhouses are set forth Chapter 15.72 CMC as a type of multifamily residential use.
- Internal driveway standards:

- Must meet minimum widths and other standards such as turning radii of any city adopted International Fire Code
- Minimum building separation along uncovered internal drive aisles must 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
- Upper level building projections over vehicle areas are limited to three feet, and must comply with provisions above

5.7 Usable open space. Townhouse dwellings must 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:

- 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).
- Balconies, roof decks, or porches.



Figure 37. An example of open space associated with ground level units.

5.8 Building design.

- Townhouse articulation. Townhouse buildings must comply with multifamily building articulation standards as set forth in Standard 4.3.4 except that the articulation intervals must be no wider than the width of units in the building. Thus - if individual units are 15 feet wide, the

building must 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.

- Repetition with variety. Townhouse developments must employ one or more of the following “repetition with variety” articulation guidelines:
 - Reversing the elevation of two out of four dwellings
 - 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
 - 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)
 - 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.

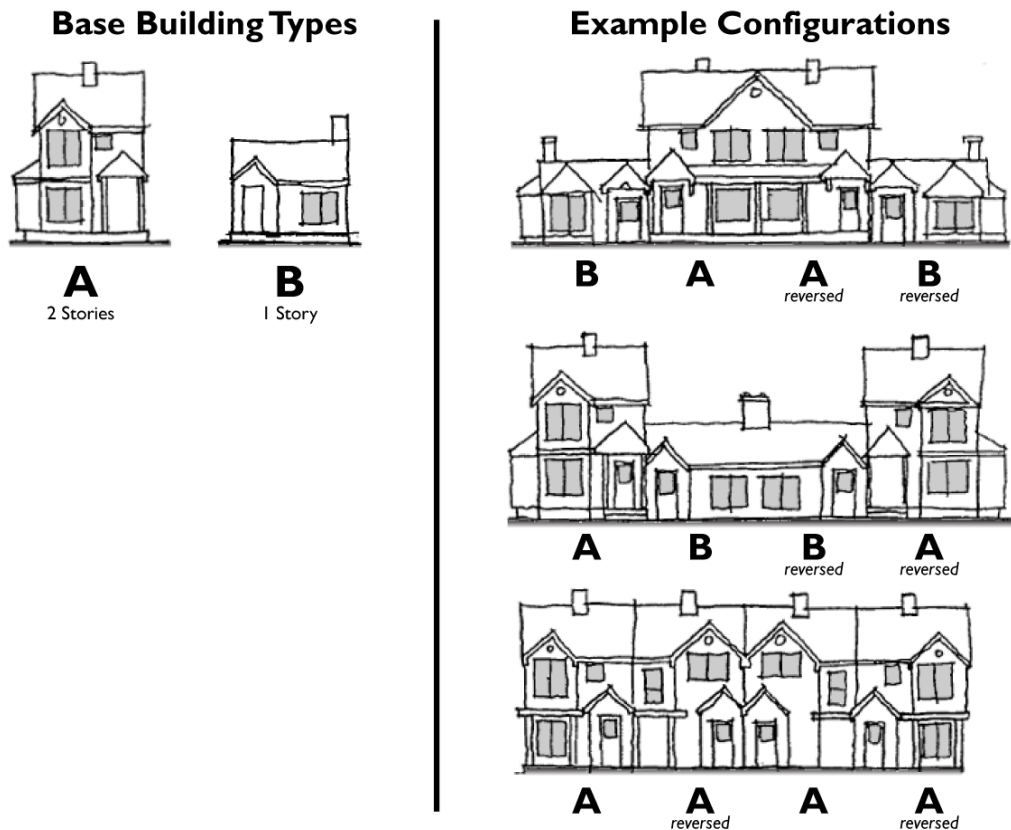


Figure 38. Acceptable townhouse configuration employing the repetition with variety concept.



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.



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 39. Good (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.



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

Figure 40. Bad (mostly) townhouse examples/discussion.

6. Definitions

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.

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

- (a) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a window, door, building modulation or other architectural detailing; or
- (b) 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.

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

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

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.

Minor exterior remodels – Include all remodels within a three year period with value of 50 percent of the building valuation or less.

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

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

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

Pedestrian-oriented space - To qualify as “pedestrian-oriented space”, the following must 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.

The following features are encouraged in “pedestrian-oriented space” and may be required by the Director:

- (e) Provide “pedestrian-oriented uses” on the building façade facing the “pedestrian-oriented space.”
- (f) Spaces should be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
- (g) Provide “pedestrian-oriented facades” on some or all buildings facing the space.
- (h) Provide movable public seating.

The following features are prohibited within “pedestrian-oriented space”:

- (i) Asphalt or gravel pavement.
- (j) Adjacent unscreened parking lots.
- (k) Adjacent chain link fences.
- (l) Adjacent "blank walls."
- (m) Adjacent dumpsters or service areas.
- (n) Outdoor storage or retail sales (shopping carts, potting soil bags, firewood, etc.) that do not contribute to the pedestrian environment.

Primary façade – The façade containing the building or individual business’ primary entrance.

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.