



CITY OF PORT ORCHARD
Permit Center

Design Standards Departures Request Form

Permit No.: _____

Project Name: _____

Departures from the Design Standards found in POMC 20.127 provide options for proposing alternative design treatments, providing the departures proposed meet the purpose of the standard and any additional criteria set forth in the departure opportunity. Departure requests are reviewed with the underlying development permit.

1. SUBMITTAL REQUIREMENTS. Check the box for each item included with this application:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Design Standards Departures Request Form , completed. <i>(this form)</i> |
| <input type="checkbox"/> | A Narrative Statement for each proposed alternative.
<i>Demonstrate how the proposed departure meets the purpose(s) of the standard and other applicable departure criteria.</i> |
| <input type="checkbox"/> | Drawings.
<i>Use the appropriate drawings to represent departures (site plan, elevations, graphical representations).</i> |

2. DEPARTURES CHECKLIST. Check the box for each departure requested:

2A. Article II. Block frontage standards.

Table 20.127.150(2) - Storefront Block Frontage Standards - Elements

- | | |
|--------------------------|----------------------|
| <input type="checkbox"/> | Ground floor. |
| <input type="checkbox"/> | Building placement. |
| <input type="checkbox"/> | Building entrances. |
| <input type="checkbox"/> | Façade transparency. |
| <input type="checkbox"/> | Weather protection. |
| <input type="checkbox"/> | Parking location. |
| <input type="checkbox"/> | Sidewalk width. |

Table 20.127.160(2) - Landscaped Block Frontage Standards – Elements

- | | |
|--------------------------|----------------------|
| <input type="checkbox"/> | Building placement. |
| <input type="checkbox"/> | Building entrances. |
| <input type="checkbox"/> | Façade transparency. |
| <input type="checkbox"/> | Weather protection. |
| <input type="checkbox"/> | Parking location. |
| <input type="checkbox"/> | Landscaping. |
| <input type="checkbox"/> | Sidewalk width. |

Table 20.127.170(2) - Varied Block Frontage Standards – Elements	
<input type="checkbox"/>	Building placement.
<input type="checkbox"/>	Façade transparency.
Table 20.127.180(2) - Marine Block Frontage Standards – Elements	
<input type="checkbox"/>	Building placement.
<input type="checkbox"/>	Façade transparency.
<input type="checkbox"/>	Parking location
Table 20.127.190(2) - Gateway Frontage Standards – Elements	
<input type="checkbox"/>	Building placement.
<input type="checkbox"/>	Building entrances.
<input type="checkbox"/>	Parking location.
Table 20.127.200(2) – Internal Roadway Storefront Block Frontage Standards – Elements	
<input type="checkbox"/>	Façade transparency.
<input type="checkbox"/>	Landscaping.
<input type="checkbox"/>	Sidewalk width.
Table 20.127.210(2) – Other Block Frontage Standards – Elements	
<input type="checkbox"/>	Building placement.
<input type="checkbox"/>	Building entrances.
<input type="checkbox"/>	Façade transparency.
<input type="checkbox"/>	Weather protection.
<input type="checkbox"/>	Parking location.
<input type="checkbox"/>	Landscaping.
<input type="checkbox"/>	Sidewalk width.
Special residential frontage standards along sidewalks and internal walkways. 20.127.230(1 – 3)	
<input type="checkbox"/>	Raised Deck or Porch Option.
<input type="checkbox"/>	Front Setback Options.
<input type="checkbox"/>	Raised Ground Floor.

Where a property fronts onto multiple streets/frontage designations. 20.127.240(1 – 5)	
<input type="checkbox"/>	Applicable block frontage standard:
<input type="checkbox"/>	Building Location.
<input type="checkbox"/>	Entrances.
<input type="checkbox"/>	Transparency.
<input type="checkbox"/>	Parking.
High visibility street corners. 20.127.250(1 – 3)	
<input type="checkbox"/>	Building location.
<input type="checkbox"/>	Special features:
<input type="checkbox"/>	Corner plaza.
<input type="checkbox"/>	Cropped building corner with special entry feature.
<input type="checkbox"/>	Decorative use of building material at the corner.
<input type="checkbox"/>	Distinctive façade articulation.
<input type="checkbox"/>	Sculptural architectural element.
<input type="checkbox"/>	Other decorative elements that meet the purpose of the standards.
<u>2B. Article III. Site Planning Standards.</u>	
Relationship to Adjacent Properties. 20.127.320(2 – 3)	
<input type="checkbox"/>	Balconies adjacent to side property lines abutting residentially zoned properties.
<input type="checkbox"/>	Balconies or Rooftop Decks within 15 horizontal feet of a side and rear property line abutting a residentially zoned property.
<input type="checkbox"/>	Light and Air Access.
<input type="checkbox"/>	Privacy along the side and rear property lines
Nonmotorized Circulation and Design. 20.127.330(2 – 4)	
<input type="checkbox"/>	Access to sidewalk.
<input type="checkbox"/>	Internal circulation.
<input type="checkbox"/>	Walkway design.
Vehicular Circulation and Parking. 20.127.340(2 – 4)	
<input type="checkbox"/>	Driveway provisions.
<input type="checkbox"/>	Intersite connectivity.
<input type="checkbox"/>	Internal roadway design.

On-Site Open Space. 20.127.350(2 – 5)	
<input type="checkbox"/>	Useable residential open space.
<input type="checkbox"/>	Useable commercial open space.
<input type="checkbox"/>	Pedestrian-oriented space design criteria.
<input type="checkbox"/>	Useable mixed use open space.
Location and Design of Service Areas and Mechanical Equipment. 20.127.360(2 – 5)	
<input type="checkbox"/>	Location of ground related service areas and mechanical equipment.
<input type="checkbox"/>	Screening of ground related service areas and mechanical equipment..
<input type="checkbox"/>	Utility meters, electrical conduit, and other service utility apparatus.
<input type="checkbox"/>	Location and screening of roof-mounted mechanical equipment.
<u>2C. Article IV. Building Design Standards.</u>	
Building Character. 20.127.420(2)	
<input type="checkbox"/>	Corporate Architecture.
Building Massing and Articulation. 20.127.430 (2, 3, 5, 6)	
<input type="checkbox"/>	Façade articulation - Nonresidential.
<input type="checkbox"/>	Façade articulation - Residential.
<input type="checkbox"/>	Maximum façade width.
<input type="checkbox"/>	Roofline modulation.
Building Details. 20.127.440 (2 - 5)	
<input type="checkbox"/>	Façade details.
<input type="checkbox"/>	Window design standards.
<input type="checkbox"/>	Cornice/Roofline design for flat roofs.
<input type="checkbox"/>	Articulated building entries.
Building materials. 20.127.450 (2 – 6)	
<input type="checkbox"/>	Quality building materials.
<input type="checkbox"/>	Special conditions and limitations for concrete block (AKA Concrete Masonry Unit or CMU).
<input type="checkbox"/>	Special conditions and limitations for metal siding.
<input type="checkbox"/>	Special conditions and limitations for the use of exterior insulation and finish system (EIFS).
<input type="checkbox"/>	Special conditions and limitations for cementitious wall board paneling/siding.
Blank Wall Treatments. 20.127.460 (3(a) – (e))	
<input type="checkbox"/>	Methods to treat blank walls visible from a public street, pedestrian-oriented space, common useable open space, or pedestrian walkway.