



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, OCTOBER 07, 2025
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

Pg. #

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
 - A. Motion to Excuse Absent Planning Commissioners
- 4. APPROVAL OF THE AGENDA**
- 5. APPROVAL OF THE MINUTES**
 - A. [September 2, 2025, Regular Meeting](#) 2
- 6. CITIZEN COMMENTS (FOR ITEMS NOT ON THE AGENDA)**

(Please state your name and address for the record and refer to the Rules and Decorum laminated sheet at the dais and table.)
- 7. PUBLIC HEARING**
- 8. UNFINISHED BUSINESS**
 - A. [Resolution: Recommending Adoption of Co-Living Housing Amendments](#) 5
- 9. NEW BUSINESS**
 - A. [HB 1293 & 1337 Architectural Design Review Amendments Discussion](#) 39
- 10. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES**
- 11. FUTURE BUSINESS**
- 12. ADJOURNMENT**



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, SEPTEMBER 02, 2025
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

1. CALL TO ORDER

Chair Shirley Schultz called the Fircrest Planning Commission regular meeting to order at 6:01 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Planning Commissioners Present: Commissioner Eric Lane, Vice Chair Ben Ferguson.

Motion to excuse Commissioner Andreas Schonger.

**Motion: Commissioner Ferguson
Second: Commissioner Lane**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (3-0).

City Staff Present: City Clerk Arlette Burkhart and Permit Coordinator Danielle O’Galleher.

Commissioner Kathy McVay joined the Planning Commission meeting at 6:03 P.M.

4. APPROVAL OF THE AGENDA

Motion to approve the agenda for the September 02, 2025, Regular Planning Commission Meeting.

**Motion: Commissioner Ferguson
Second: Commissioner Lane**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (4-0).

5. APPROVAL OF THE MINUTES

Motion to approve the minutes for the August 19, 2025, Regular Planning Commission Meeting.

**Motion: Commissioner Lane
Second: Commissioner Ferguson**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (4-0).

6. CITIZEN COMMENTS (FOR ITEMS NOT ON THE AGENDA)

Chair Schultz invited public comment. There were none.

7. PUBLIC HEARING

At 6:04 P.M., Chair Shultz opened the public hearing to receive comments on the proposed Co-Living Housing (HB 1998) Code Amendments. Lindsey Sehmel, EMPA | AICP with ETHOS PNW presented the redlined Fircrest Municipal Code (FMC) sections pertinent to the HB 1998 for Co-Living Housing allowances and identified co-living as an outright permitted use in districts that allow multifamily, including FMC 22.40 (R-10/TCD), 22.42 (R-20), 22.43 (R-30), 22.46 (Neighborhood Commercial), 22.48 (Mixed-Use Neighborhood), 22.50 (Mixed-Use Urban); add FMC 22.58.016 (specific co-living standards); update FMC 22.60 parking (Table 22.60.003A) and add related sections.

Chair Schultz invited public comment. There was no written or oral testimony.

Chair Schultz invited Commissioner comment. Commissioners discussed compliance with state law, separate living spaces, building code standards, and parking implementation.

Chair Schultz closed the public hearing at 6:17 P.M.

8. UNFINISHED BUSINESS

A. Draft Workplan Discussion

Permit Coordinator O’Galleher presented the updated draft Planning Commission workplan that included updates to project the work plan through 2030 and clarified the Commission’s role. Discussions and Commission priorities included Middle Housing design standards, sign code updates, tree regulation/canopy, the Whittier Elementary Replacement Project, climate and stormwater integration, and State housing legislation. There was a consensus to focus on the first three quarters of 2026 on major code tasks. There was a brief discussion on using the work plan as a guiding discussion document for the joint Planning Commission and Council meeting in February 2026.

9. NEW BUSINESS

There was no new business.

10. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES

Staff discussions included the planning consultant contract extension, code enforcement assistance with the City of University Place, and providing a permitting report, which is tentatively slated for the December meeting.

11. FUTURE BUSINESS

There were none.

12. ADJOURNMENT

Motion to adjourn September 02, 2025, Regular Planning Commission Meeting at 6:40 P.M.

Motion: Commissioner Lane
Second: Commissioner Ferguson

Vote: Unanimous
Abstaining: None

The Motion Carried (4-0).

Shirley Schultz
Chair, Fircrest Planning Commission

Dawn Masko
City Manager

Memo



To: Fircrest Planning Commission

From: Lindsey Sehmel, EMPA | AICP – Owner/Operator of ETHOS PNW

RE: Planning Commission Recommendation for Implementation of Co-living HB 1998

DATE: October 7, 2025

Overview: The City of Fircrest has retained ETHOS PNW for the processing of code amendments necessary to implement recently passed law in Washington State pertaining to middle housing. The Planning Commission was briefed on this topic at their August 19th, 2025 meeting and by Makers Architecture at their July meeting after SSHAP in . This memo summarizes the sections of Fircrest Municipal Code for direct implementation of the newly enacted state laws on co-housing.

In implementing the requirements of HB 1998 the general provisions required are that the City cannot require more stringent development regulations for co-living housing than what is already required for multi-family residential uses. The City cannot require additional noticing or processing for the use of co-living than what is required for other types of residential uses in the same zone, and the City cannot exclude co-living housing from participating in any affordable housing incentive programs under 36.70A.540.

Process: In preparation for the Planning Commission recommendation, redline edits have been prepared and identified for the following Fircrest Municipal Code sections. These edits comply with the directive of HB 1998 by authorizing outright allowed uses in all zones that allow multi-family developments of a minimum of 6 units per lot. In addition to the establishing outright allowed uses, the City has proposed code edits to 22.58, 22.60, 22.63, 22.98 for consistency and comprehensive

implementation throughout the code. The final draft of legislative markup of these sections can be found as an attachment to this Memo.

- FMC 22.40 Residential 10- Traditional Community Design District (R-10-TCD)
- FMC 22.42 Residential 20 –District (R-20)
- FMC 22.43 Residential 30 District (R-30)
- FMC 22.46 Neighborhood Commercial (NC)
- FMC 22.48 Mixed Use Neighborhood District (MUN)
- FMC 22.50 Mixed Use Urban District (MUU)
- FMC 22.58 – Specific Use and Structure Regulations
- FMC 22.60 – Parking and Circulation
- FMC 22.63 - Design standards and guidelines for small lot and multifamily development
- FMC 22.98 Definitions

Adoption Timeline: ETHOS PNW has prepared the draft language as recommended by SSHAP, and the State of Washington and the City's Planning Commission held a properly noticed Public Hearing on September 2, 2025 and received no verbal or written public comment at that time.

On September 16th the City posted a SEPA threshold determination of non-significance for the non-project action. The environmental checklist was completed and provided to all agencies via the Washington State SEPA Register for a 14-day comment period. No state agency comments have been received by date of this memo. On September 19th, 2025 the City submitted the required 60-day notice of adoption to the Washington State Department of Commerce, this 60 day notice ends on November 17, 2025.

The Planning Commission will deliberate and consider the final recommendation and resolution for City Council this evening.

ETHOS PNW has coordinated with the City Clerk on scheduling final adoption and anticipates a City Council brief and presentation of the Planning Commission recommendation on October 20th or 28th with scheduling of the City Council Public Hearing and first reading of Draft Ordinance on November 12, 2025 prior to the completion of the 60 day Commerce review, with second reading and potential final adoption scheduled at their November 25th regularly scheduled meeting. This schedule does provide an additional meeting available on December 9th if Council desires a 3rd reading of the ordinance or any revisions post Public Hearing.

**CITY OF FIRCREST PLANNING COMMISSION
RESOLUTION NO. 25-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF FIRCREST, WASHINGTON, RECOMMENDING THE
ADOPTION OF AMENDMENTS TO TITLE 22 OF THE FIRCREST
MUNICIPAL CODE IN RESPONSE TO THE REQUIREMENTS OF
HOUSE BILL 1998 ON CO-LIVING MIDDLE HOUSING.**

WHEREAS, the Washington State Legislature adopted House Bills (HB) 1110 and 1337 during the 2023 legislative session, which mandate that cities and counties adopt regulations to allow middle housing and accessory dwelling units, as well as certain minimum densities; and

WHEREAS, the Planning Commission of the City of Fircrest is appointed by the Mayor and confirmed by the City Council to act as a research and fact-finding agency for the City, as requested or required by the City Council, to participate in the activities of regional planning commissions, and to study, promulgate, develop, and make recommendations on updates to the comprehensive plan; and

WHEREAS, the Planning Commission has undertaken review of the Development Regulation update to comply with House Bill 1998, by providing comments, suggestions, and historical subject matter expertise to staff regarding this development regulation update; and

WHEREAS, the City embarked on this process in May 2025 with initial Planning Commission briefing by representatives of SSHAP; and

WHEREAS, the Planning Commission is committed to amendments to Title 22 of the Fircrest Municipal Code that further a diversity of housing development types within all zones that outrightly allow multi-family uses; and

WHEREAS, the Planning Commission has had the opportunity to review comments on the draft update to Title 22 of the Fircrest Municipal Code at their meeting on August 19th, 2025; and

WHEREAS, after providing legally required public notice, the Planning Commission held a public hearing on September 2, 2025 to accept public testimony and comment on the proposed amendments; and

WHEREAS, the City submitted a *Notice of Intent to Adopt Amendment* to the Washington State Department of Commerce on September 19, 2025, which was issued to state agencies for a comment period that ends on November 18, 2025; and

WHEREAS, the City issued a *Determination of Nonsignificance* on September 17, 2025, with a 14-day comment period ending October 1, 2025; and

WHEREAS, the Planning Commission, in consideration of the criteria listed in

1 FMC 22.78.004, finds that the proposed amendments are consistent with the goals,
2 objectives, and policies of the comprehensive plan, in particular:

3 Goal LU-1: Provide sufficient land area and densities to meet Fircrest's projected
4 needs for housing, employment, and public facilities while focusing growth in
appropriate locations.

5 Goal LU-5: Achieve a mix of housing types and densities, maintain attractive and
6 healthy residential neighborhoods, and guide new housing development into
appropriate areas.

7 Policy LU-5.1: Accommodate and encourage a wide range of housing types to
8 meet the needs of community members through various life stages.

9 Policy LU-5.2: Expand housing choices, such as missing middle housing, to
10 enable residents to remain living in the community as their housing needs or
preferences change over time, and to attract new residents to the community.

11 Policy LU-5.3: Encourage detached and attached single-family dwellings,
12 cottage housing, live-work units, multi-family dwellings, including townhomes
13 and units located within vertical mixed-use buildings, accessory dwelling units,
14 residential care facilities for those who are unable to maintain independent living
arrangements, and other innovative housing that is compatible with the type and
scale of surrounding residential development.

15 Goal H-2: Achieve a mix of housing types to meet the needs of diverse
16 households at various income levels.

17 Policy H-2.1: Support housing innovation, using appropriate incentives, to meet
18 Fircrest's needs for housing affordability and diversity for a variety of household
19 sizes, incomes, types, and ages.

20 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**
21 **COMMISSION OF THE CITY OF FIRCREST:**

22 **Section 1.** The Planning Commission hereby recommends to the City Council approval
23 of the proposed amendments to Title 22 of the Fircrest Municipal Code, as set forth in
Exhibit A, which address the requirements of House Bill 1998.

24 **APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE**
25 **CITY OF FIRCREST, WASHINGTON,** at a regular meeting thereof this 7th day
26 of October 2025.

27 **APPROVED:**

28 _____
29 Shirley Schultz, Chair

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

ATTEST:

Dawn Masko, City Manager

Chapter 22.40

RESIDENTIAL-10-TRADITIONAL COMMUNITY DESIGN DISTRICT (R-10-TCD)

Sections:

- 22.40.001 Purpose.
- 22.40.002 Permitted uses.
- 22.40.003 Accessory uses.
- 22.40.004 Conditional uses.
- 22.40.005 Development standards.

22.40.001 Purpose.

The R-10-TCD zoning district is intended to implement the comprehensive plan's medium density residential traditional community design overlay land use designation. The district standards encourage a broad range of housing types, including single-family, duplex, and multifamily structures containing up to eight units per building when this facilitates the protection of critical areas or the retention of significant open space. Development plans must use neo-traditional designs that achieve pedestrian-friendly, human-scale neighborhoods. These neighborhoods will have interconnected street patterns, buildings that face streets, sidewalks or other public space, small setbacks, parking placed to the rear of buildings with access from alleys where feasible, and a variety of architectural building styles, design features and amenities which provide visual interest and reinforce the human-scale character of the neighborhood. (Ord. 1246 B 6, 2000).

22.40.002 Permitted uses.

Uses permitted subject to planned development approval in accordance with Chapter 22.76 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Single-family dwelling.
- (b) Family group home, including adult family home.
- (c) Co-living.
- (~~d~~) Duplex dwelling.
- (~~+~~) (~~e~~) Multifamily dwelling within a structure containing no more than eight dwelling units, when clustered to avoid critical areas or to retain significant open space.
- (~~+~~) (~~g~~) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (~~+~~) (~~g~~) Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.
- (~~g~~) (~~h~~) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.
- (~~+~~) (~~i~~) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 B 13, 2015; Ord. 1246 B 6, 2000).

Chapter 22.42

RESIDENTIAL-20 DISTRICT (R-20)

Sections:

- 22.42.001 Purpose.
- 22.42.002 Permitted uses.
- 22.42.003 Accessory uses.
- 22.42.004 Conditional uses.
- 22.42.005 Development standards.

22.42.001 Purpose.

The R-20 zoning district is intended to implement the comprehensive plan's high density residential land use designation. The district provides for predominantly multifamily housing with the inclusion of duplexes, where appropriate. Development standards encourage neighborhood designs that have a density and configuration that support mass transit service along collector and arterial streets. Generally, developments within this district provide relatively affordable housing near shopping and employment centers. (Ord. 1246 § 7, 2000).

22.42.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

(a) Family group home, including adult family home.

(b) Co-Living

(c) Duplex dwelling.

~~(e)~~(d) Multifamily dwelling.

~~(d)~~(e) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

~~(e)~~(f) Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.

~~(f)~~(g) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.

~~(g)~~(h) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 § 14, 2015; Ord. 1246 § 7, 2000).

Chapter 22.43

RESIDENTIAL-30 DISTRICT (R-30)

Sections:

- 22.43.001 Purpose.
- 22.43.002 Permitted uses.
- 22.43.003 Accessory uses.
- 22.43.004 Conditional uses.
- 22.43.005 Development standards.

22.43.001 Purpose.

The R-30 zoning district is intended to implement the comprehensive plan's high density residential land use designation. The district provides for predominantly multifamily housing and supportive uses. Development standards encourage neighborhood designs that have a density and configuration that support mass transit service along collector and arterial streets. Potential impacts associated with higher density housing are ameliorated through high quality design that is consistent with the city's multifamily design standards and guidelines. Generally, developments within this district provide relatively affordable housing near community-serving mixed use office, retail and service uses. (Ord. 1562 § 17, 2015).

22.43.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Family group home, including adult family home.
- (b) Multifamily dwelling, including Co-living.
- (c) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (d) Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.
- (e) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.
- (f) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 § 17, 2015).

Chapter 22.46

NEIGHBORHOOD COMMERCIAL DISTRICT (NC)

Sections:

22.46.001	Purpose.
22.46.002	Permitted uses.
22.46.003	Accessory uses.
22.46.004	Conditional uses.
22.46.005	Administrative uses.
22.46.006	Master plans.
22.46.007	Prohibited uses.
22.46.008	Development standards.

22.46.001 Purpose.

The NC zoning district is intended to implement the comprehensive plan's neighborhood commercial land use designation. This district provides for small-scale shopping areas that offer retail convenience goods and personal services primarily for the daily needs of nearby neighborhoods. This zoning district is designed to reduce vehicle trips by providing convenient shopping for nearby residents. NC zones are located on transit routes, and site and building design also encourage pedestrian, bicycle and transit use. A pedestrian orientation is required for new development and new automobile-oriented uses are prohibited. Neighborhood commercial sites are limited in size to keep them in scale with the neighborhoods they serve and nearby uses. In addition, high quality landscaping is used to make the area attractive and functional and to minimize negative impacts on nearby uses. Other measures, such as buffering requirements and limits on hours of operation, may be used to reduce impacts to nearby residences. Limited residential uses above the ground floor level of mixed-use buildings are encouraged. Master plans are required for substantial redevelopment or substantial new development within areas designated as special planning areas on the comprehensive plan's land use designation map. (Ord. 1562 § 20, 2015; Ord. 1246 § 9, 2000).

22.46.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Retail sales store including, but not limited to, the sale or rental of the following items: antiques, appliances (small), art and art supplies, bicycles, books, clothing, fabrics, flowers, gifts, groceries, hardware, hobby and craft supplies, home furnishings, lawn and garden equipment and supplies, paint and wallpaper, music, pets, pharmaceuticals, photography supplies and processing, sporting goods, stationery, and videos.
- (b) Commercial service including, but not limited to: beauty and hair care, consulting, copying, fitness/health studios, laundry and cleaning (self-service), locksmithing, office equipment repair, optical, paging, pet grooming, post office or postal substation, studio photography, real estate sales, shoe repair, tailoring, telecommunication sales, and travel agency service.
- (c) Food- or beverage-serving establishment including, but not limited to: bakery, cafeteria, coffee shop, confectionery, delicatessen, espresso stand, ice cream or yogurt shop, restaurant and other sit-down, self-service or take-out establishments. See FMC 22.58.029 for standards regulating establishments licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption. See FMC 22.46.005 for establishments serving liquor for on-premises consumption in an outdoor customer seating area.
- (d) Commercial office serving primarily a local clientele including, but not limited to: medical, dental, optometric, business and professional office.
- (e) Culturally enriching use including, but not limited to: art gallery, dance studio, library, museum, live theater venue and senior center.

(f) Residential dwelling units, including Co-living, family group homes and adult family homes, located above the ground floor of a commercial establishment, not to exceed a maximum density of six units per gross acre of site area.

(g) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1568 § 1, 2015; Ord. 1562 § 21, 2015; Ord. 1246 § 9, 2000).

Chapter 22.48

MIXED-USE NEIGHBORHOOD DISTRICT (MUN)

Sections:

22.48.001	Purpose.
22.48.002	Permitted uses.
22.48.003	Accessory uses.
22.48.004	Conditional uses.
22.48.005	Administrative uses.
22.48.006	Prohibited uses.
22.48.007	Development standards.

22.48.001 Purpose.

The MUN zoning district is intended to implement the comprehensive plan's mixed-use land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support moderate density residential development and moderately intense commercial development. In addition, the MUN district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike. (Ord. 1667 B 9, 2020).

22.48.002 Permitted uses.

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Commercial use, including retail, service, office, financial institution, fitness center, and food-serving establishment.
- (b) Microbeverage production facility, including microbrewery, microdistillery and microwinery.
- (c) Culturally enriching use, including art gallery, dance studio, library, museum, live theater venue, and senior center.
- (d) Laboratory, including medical, dental, and optical.
- (e) Civic, labor, social, and fraternal organization.
- (f) Veterinary clinic, with treatment and storage of animals within an enclosed building.
- (g) Entertainment and recreation facility (indoor only).
- (h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).
- (i) Child day-care center.
- (j) Preschool, accredited, public or private.
- (k) Lodging.

- (l) Religious institution.
- (m) Family group home, including adult family home.
- (n) Cottage housing, live-work unit, **Co-Living** and multifamily dwelling.
- (o) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (p) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1667 § 9, 2020).

Chapter 22.50

MIXED-USE URBAN DISTRICT (MUU)

Sections:

22.50.001	Purpose.
22.50.002	Permitted uses.
22.50.003	Accessory uses.
22.50.004	Conditional uses.
22.50.005	<i>Repealed.</i>
22.50.006	Administrative uses.
22.50.007	Prohibited uses.
22.50.008	Development standards.

22.50.001 Purpose.

The MUU zoning district is intended to implement the comprehensive plan's mixed-use land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support higher density residential development and more intense commercial development compared to the MUN zoning district. In addition, the MUU district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike. (Ord. 1667 § 11, 2020; Ord. 1562 § 27, 2015; Ord. 1311 § 11, 2002; Ord. 1246 § 11, 2000).

22.50.002 Permitted uses.

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Commercial use, including retail, service, office, financial institution, fitness center and food-serving establishment.
- (b) Microbeverage production facility, including microbrewery, microdistillery and microwinery.
- (c) Culturally enriching use, including art gallery, dance studio, library, museum, live theater venue, and senior center.
- (d) Laboratory, including medical, dental, and optical.
- (e) Civic, labor, social, and fraternal organization.
- (f) Veterinary clinic, with treatment and storage of animals within an enclosed building.
- (g) Entertainment and recreation facility (indoor only).
- (h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).
- (i) Child day-care center.
- (j) Preschool, accredited, public or private.

- (k) Lodging.
- (l) Religious institution.
- (m) Family group home, including adult family home.
- (n) Live-work unit, **Co-living**, and multifamily dwelling.
- (o) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (p) Necessary public or quasi-public utility building, structure, or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1667 § 12, 2020; Ord. 1611 § 12, 2018; Ord. 1562 § 28, 2015; Ord. 1325 § 2, 2003; Ord. 1311 § 12, 2002; Ord. 1246 § 11, 2000).

22.58.016 Co-living specific use standards

Co-living is a permitted use in all zones which allow at least six units of multifamily or middle housing development, including zones which allow six multifamily units as a component of mixed-use development.

(a). Sleeping units shall be subject to the following standards:

1. All sleeping units shall be no more than 300 square feet.
2. Sleeping units may include kitchenettes, but shall not include kitchens.
3. Sleeping units must include a private bathroom.
4. All sleeping units must have access by interior or covered exterior walkway to a shared kitchen.

(b). Shared kitchens shall be subject to the following standards:

1. At least one shared kitchen shall be provided for every fifteen sleeping units.
2. At least one shared kitchen shall be provided on each floor that also contains sleeping units.

(c) For the purposes of calculating density, sleeping units count as one quarter of a dwelling unit.

(d) Sleeping units shall be treated as one-half of a multifamily dwelling unit for the purpose of calculating fees for sewer connections.

(e) Where open space standards are applied based on the number of dwelling units, one half of the open space requirement will be required for sleeping units that is required of dwelling units.

Chapter 22.60

PARKING AND CIRCULATION

Sections:

- 22.60.001 Purpose and intent.
- 22.60.002 Chapter application.
- 22.60.003 Parking space requirements per activity.
- 22.60.004 Parking demand reduction credit.
- 22.60.005 Shared parking facilities.
- 22.60.006 Maximum parking space provisions.
- 22.60.007 Location of off-street spaces.
- 22.60.008 Parking and driveway design standards.
- 22.60.009 Barrier-free parking requirements.
- 22.60.010 Bicycle parking facilities.
- 22.60.011 Loading space requirements.
- 22.60.012 Stacking spaces for drive-through facilities.
- 22.60.013 Pedestrian circulation and access.
- 22.60.014 Transit facilities.
- 22.60.015 Parking reductions for temporary outdoor sales events.
- 22.60.016 Micromobility vehicles and facilities.

22.60.001 Purpose and intent.

(a) Purpose. The purpose of this chapter is to provide for adequate, convenient and safe off-street parking, loading and circulation areas for the permitted land uses described in this title; to protect neighborhoods from the effects of vehicular noise, traffic, and light and glare associated with parking and loading facilities; to reduce the amount of impervious surfaces associated with parking facilities; to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles; and to increase pedestrian mobility within the community.

(b) Intent. The demand for parking responds to changing market forces, technology, and societal preferences. Minimum parking standards have resulted in development patterns dominated by expanses of parking perceived as visual blight, damaging to the environment, and low value in terms of tax base. The amount of parking provided on a site frequently exceeds parking demand ñ at considerable cost to property and business owners ñ and the community. In response, municipalities have adopted parking standards that restrict the amount of off-street parking provided for certain uses or locations. These constraints, however, may limit the viability of retail and other uses in some markets. Other municipalities have eliminated minimum parking space requirements and relied on the market to provide an appropriate number.

This chapter supports a transition toward relying on the market to determine parking supply but also reflects community concern that neighborhoods may be impacted by individual market-based decisions that collectively result in an undersupply of off-street parking. The intent of this chapter, therefore, is to balance market considerations with minimum and maximum numerical standards to ensure a sufficient, but not excessive, supply of parking ñ and authorize the city to approve an increase, or decrease, in the amount of parking being provided relative to a specified standard when a proposal can meet criteria. (Ord. 1667 ß 26, 2020; Ord. 1246 ß 16, 2000).

22.60.002 Chapter application.

New development, alteration to or an expansion of an existing development, and a change in use of a structure or lot, shall comply with the applicable requirements of this chapter.

(a) New Construction. Parking, loading and circulation shall be provided in accordance with this chapter for all new construction and lot development.

(b) Existing Development or Use. Parking, loading and circulation area requirements for alteration or expansion of existing developments or for a change or increase in intensity of use, shall be in accordance with the following:

(1) If the alteration, expansion or increase in intensity would require the addition of 20 percent or five or more additional off-street parking spaces, then the entire parking, loading and circulation area must be brought into conformance with this chapter.

(2) If the alteration, expansion or increase in intensity would require the addition of less than 20 percent or five parking spaces, then only the additional area devoted to parking, loading and circulation must conform with this chapter. (Ord. 1246 B 16, 2000).

22.60.003 Parking space requirements per activity.

The following tables identify the minimum number of parking spaces required to be provided for each activity unless a reduction is authorized in accordance with this chapter. The director or hearing examiner, as specified in this chapter, shall determine the actual required spaces for a proposed activity based on the tables below, the requirements of this chapter and on actual field experience.

If the formula for determining the number of off-street parking spaces results in a fraction, the number of spaces shall be rounded to the nearest whole number with fractions greater than or equal to one-half rounding up and fractions less than one-half rounding down. In the following tables, isfî means square feet of gross floor area, and iduî means dwelling unit, unless otherwise noted.

(a) Residential and Lodging Activities.

Use	Required Spaces
Single-family (detached)	2 per du.
Co-Living	<u>Varies, see FMC 22.60.017</u>
Duplex	1.5 per du.
Cottage housing	1 per du ≤ 800 sf; 1.5 per du > 800 sf. Shared guest parking not to exceed 0.5 per du.
Single-family (detached) in small lot development	2 per du + 1 guest stall.
Single-family (attached) in small lot development	1.5 per du + 1 guest stall.
Multifamily	1.00 per du.
Multifamily ñ Efficiency units (250 ñ 450 sf in size), student housing, and affordable senior housing*	0.6 per du.
Congregate care facility	0.5 per du.
Group residences, including hospice care center, residential care facility, and residential treatment facility	0.5 per bedroom.
Accessory dwelling unit (ADU)	None.
Short-term rentals	See FMC 22.58.011.
Hotel/motel	1 per guest room.

22.60.017 Co-Living Parking.

(a) A. Off-street parking for co-living housing shall be subject to the following:

- (1) No off-street parking shall be required within one-half mile walking distance of a major transit stop as defined in RCW 36.70A.535.
- (2) No more than one off-street parking space per four sleeping units shall be required.

Chapter 22.63

DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT

Sections:

- 22.63.001 Purpose.
- 22.63.002 Authority.
- 22.63.003 Applicability.
- 22.63.004 Review process.
- 22.63.005 Design standards and guidelines adopted.

22.63.001 Purpose.

The purpose of this chapter is to establish design standards and guidelines that will apply to small lot and multifamily development, including Co-living. (Ord. 1562 § 51, 2015).

22.63.002 Authority.

The provisions of this chapter shall augment and/or supersede existing regulations in this title. When provisions included in these design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided. When a conflict exists between these design standards and guidelines and the form-based standards adopted pursuant to Chapter 22.57 FMC, the form-based standards shall apply. (Ord. 1667 § 34, 2020; Ord. 1562 § 51, 2015).

22.63.003 Applicability.

The standards and guidelines adopted pursuant to this chapter shall apply to:

- (a) All new small lot development.
- (b) All new multifamily, and Co-living development.
- (c) Major modifications to small lot and multifamily development. (Ord. 1562 § 51, 2015).

Chapter 22.98**DEFINITIONS**

Sections:

22.98.003	Definition of any word not listed.
22.98.006	Abandonment of telecommunications facility.
22.98.009	Accessory building or structure.
22.98.012	Accessory dwelling unit.
22.98.015	Accessory use.
22.98.016	Adaptive management.
22.98.017	Adjacent.
22.98.018	Adult bathhouse.
22.98.021	Adult bookstore.
22.98.024	Adult cabaret.
22.98.027	Adult entertainment.
22.98.030	Adult entertainment establishment.
22.98.033	Adult family home.
22.98.036	Adult live entertainment establishment.
22.98.039	Adult massage parlor.
22.98.042	Adult motion picture theater.
22.98.045	Adult retail store.
22.98.048	Adult sauna parlor.
22.98.051	Adult video store.
22.98.052	Advance mitigation.
22.98.053	Advertising copy.
22.98.054	Alley.
22.98.057	Alteration.
22.98.060	Amendment.
22.98.062	Anadromous fish.
22.98.063	Antenna.
22.98.066	Antenna height.
22.98.069	Antenna support structure.
22.98.072	Applicant.
22.98.075	Antique.
22.98.078	Antique store.
22.98.079	Aquifer.
22.98.080	Aquifer, confined.
22.98.081	Aquifer recharge areas.
22.98.082	Aquifer, sole source.
22.98.083	Aquifer susceptibility.
22.98.084	Aquifer, unconfined.
22.98.085	Area of shallow flooding.
22.98.087	Articulation.
22.98.090	Assisted living facility.
22.98.091	Available capacity.
22.98.091.1	Barbeque.
22.98.092	Base flood.
22.98.093	Basement.
22.98.094	Battery charging station.
22.98.094.1	Battery electric vehicle (BEV).
22.98.094.2	Battery exchange station.
22.98.095	Best available science.
22.98.096	Best management practices (BMPs).
22.98.097	Biodiversity.

22.98.099	Block.
22.98.100	Breakaway wall.
22.98.102	Buffer.
22.98.105	Buildable area.
22.98.108	Building.
22.98.111	Building, detached.
22.98.114	Building envelope.
22.98.114.1	Building elevation.
22.98.114.2	Building facade.
22.98.114.3	Building fascia.
22.98.114.4	Building frontage.
22.98.117	Building height.
22.98.120	Building line.
22.98.123	Building, principal or main.
22.98.126	Bulk regulations.
22.98.126.1	Burn barrel.
22.98.129	Business or commerce.
22.98.132	Caliper.
22.98.135	Camouflaged facility.
22.98.138	Carport.
22.98.141	Cell site.
22.98.142	Certificate of capacity.
22.98.143	Channel migration zone (CMZ).
22.98.144	Character.
22.98.145	Charging levels.
22.98.147	Child day-care center.
22.98.148	City engineer.
22.98.150	Clearing.
<u>22.98.152</u>	<u>Co-living</u>
22.98.153	Compensation.
22.98.154	Compensation project.
22.98.155	Compensatory mitigation.
22.98.156	Club.
22.98.159	Co-location.
22.98.160	Concurrency facilities.
22.98.161	Concurrency test.
22.98.162	Conditional use.
22.98.165	Conditional use permit.
22.98.166	Conservation easement.
22.98.168	Correctional group home.
22.98.171	Covenant.
22.98.174	COW.
22.98.177	Creation.
22.98.179	Critical aquifer recharge area.
22.98.180	Critical area inventory maps.
22.98.183	Critical areas.
22.98.184	Critical area tract.
22.98.185	Critical facility.
22.98.185.1	Critical root zone.
22.98.186	Critical species.
22.98.188	Cumulative impacts or effects.
22.98.189	Curb level.
22.98.192	Dedication.
22.98.193	Developable area.
22.98.194	Development.
22.98.195	Development permit.

22.98.196	Development permit, final.
22.98.197	Development permit, preliminary.
22.98.197.1	Diameter at breast height.
22.98.198	Director.
22.98.201	Drip line.
22.98.204	Drive-thru.
22.98.207	Dwelling.
22.98.210	Dwelling, duplex.
22.98.213	Dwelling, multifamily.
22.98.216	Dwelling, single-family.
22.98.219	Dwelling unit.
22.98.222	Early notice.
22.98.225	Ecosystem.
22.98.228	EIA.
22.98.228.1	Electric scooters and motorcycles.
22.98.228.2	Electric vehicle.
22.98.228.3	Electric vehicle charging stations.
22.98.229	Elevated building.
22.98.229.1	Eligible facilities request.
22.98.230	Emergent wetland.
22.98.231	Enhancement.
22.98.234	Equipment enclosure.
22.98.237	Erosion.
22.98.240	Erosion hazard areas.
22.98.243	Escort agency.
22.98.246	Essential public facilities.
22.98.249	Establishment, business or commercial.
22.98.252	Excavation.
22.98.255	Existing and ongoing agricultural activities.
22.98.257	Exotic.
22.98.258	Extirpation.
22.98.261	FAA.
22.98.264	FCC.
22.98.265	Facility and service provider.
22.98.266	Facility modification.
22.98.267	Family.
22.98.270	Family day-care facility.
22.98.273	Family group home.
22.98.276	Fence.
22.98.279	Fenestration.
22.98.282	Fill.
22.98.284	Final plat.
22.98.285	Fish and wildlife habitat conservation areas.
22.98.286	Fish habitat.
22.98.286.1	Flag.
22.98.286.2	Flag canopy.
22.98.287	Flood or flooding.
22.98.288	Flood insurance map.
22.98.289	Flood insurance study.
22.98.290	Floodplain.
22.98.291	Flood protection elevation.
22.98.292	Flood-resistant material.
22.98.293	Floodway.
22.98.294	Floor area, gross.
22.98.295	Forested wetland.
22.98.296	Formation.

22.98.297	Formation, confining.
22.98.298	Frequently flooded areas.
22.98.299	Frontage.
22.98.300	Functions and values.
22.98.303	Garage, private.
22.98.306	Garage, side entry.
22.98.309	Geologically hazardous areas.
22.98.312	Geologist.
22.98.315	Geotechnical engineer.
22.98.318	Governing authority.
22.98.321	Grade, finished.
22.98.322	Grade, natural.
22.98.324	Grading.
22.98.325	Groundcover.
22.98.326	Ground water.
22.98.327	Ground water management area.
22.98.328	Ground water management program.
22.98.329	Ground water, perched.
22.98.330	Habitat.
22.98.331	Habitats of local importance.
22.98.332	Halo illuminated.
22.98.333	Hazardous substance.
22.98.336	Hazardous waste.
22.98.338	Hedge.
22.98.339	High intensity land use.
22.98.340	High quality wetlands.
22.98.341	Historic condition.
22.98.342	Home occupation.
22.98.345	Hotel.
22.98.346	Hydraulic project approval (HPA).
22.98.348	Hydric soil.
22.98.350	Hydrologic soil groups.
22.98.351	Hydrophyte.
22.98.352	Hyporheic zone.
22.98.354	Impervious surface.
22.98.357	Impervious surface coverage.
22.98.360	Impound.
22.98.363	Impound yard.
22.98.365	Infiltration.
22.98.366	In-kind compensation.
22.98.369	Inoperable vehicle.
22.98.369.1	Inter-rill.
22.98.370	Isolated wetlands.
22.98.371	Joint aquatic resource permits application (JARPA).
22.98.372	Junk or salvage yard.
22.98.375	Kennel.
22.98.378	Kitchen.
<u>22.98.379</u>	<u>Kitchen, shared</u>
<u>22.98.380</u>	<u>Kitchenette</u>
22.98.381	Landslide.
22.98.382	Landslide hazard areas.
22.98.384	Large retail establishment.
22.98.385	Level of service standard.
22.98.386	Logo.
22.98.387	Logo shield.
22.98.388	Lot.

22.98.390	Lot, corner.
22.98.393	Lot, flag.
22.98.396	Lot, interior.
22.98.399	Lot, substandard.
22.98.402	Lot, through.
22.98.405	Lot area, gross.
22.98.408	Lot area, net.
22.98.411	Lot coverage.
22.98.414	Lot depth.
22.98.417	Lot frontage.
22.98.420	Lot line.
22.98.423	Lot line, front.
22.98.426	Lot line, rear.
22.98.429	Lot line, side.
22.98.432	Lot of record, legal.
22.98.435	Lot width.
22.98.436	Low intensity land use.
22.98.437	Lowest floor.
22.98.437.1	Luminance.
22.98.437.2	Mansard.
22.98.438	Manufactured home.
22.98.441	Marquee.
22.98.441.1	Master sign plan.
22.98.444	Medical or dental clinic.
22.98.445	Microbeverage production facility.
22.98.445.1	Microbrewery.
22.98.445.2	Microdistillery.
22.98.445.3	Microwinery.
22.98.447	Mitigation.
22.98.450	Mini-storage or mini-warehouse (indoor).
22.98.451	Mini-storage or mini-warehouse (outdoor).
22.98.452	Moderate intensity land use.
22.98.453	Modification.
22.98.456	Modulation.
22.98.459	Monitoring.
22.98.461	Motion.
22.98.462	Mount.
22.98.463	Multiple building complex.
22.98.464	Multiple tenant building.
22.98.465	Native growth protection area (NGPA).
22.98.466	Native vegetation.
22.98.467	Nighttime hours.
22.98.467.1	Nits.
22.98.468	Nonconforming lot, use, or structure.
22.98.469	Nonresidential zone.
22.98.471	Noxious element.
22.98.474	Nude or semi-nude.
22.98.475	Off-site compensation.
22.98.476	On-site compensation.
22.98.476.05	Opaque.
22.98.476.1	Open fire.
22.98.477	Open space.
22.98.480	Open space, common.
22.98.483	Open space, private.
22.98.486	Open space, public.
22.98.489	Ordinance.

22.98.492	Ordinary high water mark (OHM).
22.98.495	Outdoor storage.
22.98.496	Out-of-kind compensation.
22.98.498	Owner-occupied.
22.98.501	Panorama or peepshow.
22.98.504	Panorama premises.
22.98.506	Parapet.
22.98.507	Parcel.
22.98.510	Parking area.
22.98.513	Patio, covered.
22.98.516	Patio, uncovered.
22.98.518	Perimeter.
22.98.519	Permeability.
22.98.520	Person.
22.98.522	Personal wireless service, personal wireless service facilities, and facilities.
22.98.525	Personal wireless service facility design.
22.98.528	Pet shop.
22.98.531	Pharmaceuticals.
22.98.533	Planned capacity.
22.98.534	Planned development.
22.98.537	Planning commission.
22.98.540	Plat.
22.98.543	Porch.
22.98.544	Porous soil types.
22.98.544.1	Portable fire device.
22.98.545	Potable water.
22.98.546	Practical alternative.
22.98.549	Preliminary plat.
22.98.551	Premises.
22.98.552	Preschool.
22.98.555	Preschool, accredited.
22.98.557	Primary association area.
22.98.558	Priority habitat.
22.98.561	Printing, large-scale.
22.98.564	Printing, small-scale.
22.98.565	Private road or driveway.
22.98.567	Processed materials.
22.98.570	Professional office.
22.98.571	Project area.
22.98.573	Provider.
22.98.576	Public or quasi-public utility.
22.98.579	Qualified professional.
22.98.581	Raceway.
22.98.582	Reasonable use alternatives.
22.98.583	Recharge.
22.98.584	Reclaimed water.
22.98.585	Recorded.
22.98.588	Recreation, active.
22.98.591	Recreation, passive.
22.98.591.1	Recreational fire.
22.98.594	Recreational vehicle.
22.98.597	Recyclable material.
22.98.600	Recycling collection center.
22.98.603	Regulated activities.
22.98.604	Religious institution.
22.98.605	Repair or maintenance.

22.98.606	Restoration.
22.98.607	Retail establishment.
22.98.608	Rills.
22.98.609	Riparian habitat.
22.98.610	Roadway.
22.98.611	Roofline.
22.98.612	Scientific process.
22.98.613	Screening.
22.98.614	Scrub-shrub wetland.
22.98.615	Secondary use.
22.98.616	Section 404 Permit.
22.98.618	Security barrier.
22.98.621	Second-hand store.
22.98.622	Seeps.
22.98.623	Seismic hazard areas.
22.98.624	Sense of place.
22.98.627	Sensitive receptor.
22.98.630	SEPA rules.
22.98.632	Serviceable.
22.98.633	Service station.
22.98.634	Setback.
22.98.635	Shorelines.
22.98.636	Shorelines of the state.
22.98.637	Shorelines of statewide significance.
22.98.638	Shorelands or shoreland areas.
22.98.639	Short plat.
22.98.642	Short subdivision.
22.98.644	Sidewalk.
22.98.645	Sidewalk cafe.
22.98.648	Sign.
22.98.648.1	Sign, abandoned.
22.98.648.2	Sign, accessory.
22.98.648.3	Sign alteration.
22.98.648.4	Sign area.
22.98.648.5	Sign, awning, canopy or marquee.
22.98.648.6	Sign, changeable copy.
22.98.648.7	Sign, digital.
22.98.648.8	<i>Repealed.</i>
22.98.648.9	<i>Repealed.</i>
22.98.648.10	Sign, flashing.
22.98.648.11	Sign, freestanding.
22.98.648.12	<i>Repealed.</i>
22.98.648.13	Sign height.
22.98.648.14	<i>Repealed.</i>
22.98.648.15	Sign, monument.
22.98.648.16	Sign, neon.
22.98.648.17	Sign, nonconforming.
22.98.648.18	Sign, pan channel.
22.98.648.19	Sign, permanent.
22.98.648.20	Sign, pole-mounted.
22.98.648.21	Sign, portable.
22.98.648.22	<i>Repealed.</i>
22.98.648.23	Sign, projecting.
22.98.648.24	<i>Repealed.</i>
22.98.648.25	<i>Repealed.</i>
22.98.648.26	<i>Repealed.</i>

22.98.648.27	Sign, revolving.
22.98.648.28	Sign, roof-mounted.
22.98.648.29	Sign, sandwich board.
22.98.648.30	Sign, service island.
22.98.648.31	Sign, special event.
22.98.648.32	Sign, temporary.
22.98.648.33	Sign, under-canopy.
22.98.648.34	Sign, wall.
22.98.648.35	Sign width.
22.98.648.36	Sign, window.
22.98.650	Significant portion of its range.
22.98.651	Significant tree.
22.98.652	Site.
<u>22.98.653</u>	<u>Sleeping Unit</u>
22.98.654	Slope.
22.98.657	Social card game.
22.98.658	Soil survey.
22.98.658.1	Spandrel.
22.98.659	Special flood hazard areas.
22.98.660	Special protection areas.
22.98.661	Species.
22.98.662	Species, endangered.
22.98.663	Species of local importance.
22.98.664	Species, priority.
22.98.665	Species, threatened.
22.98.666	Specified sexual activities.
22.98.667	Specified anatomical areas.
22.98.669	Stand.
22.98.672	Stock-in-trade.
22.98.675	Story.
22.98.678	Stream corridor.
22.98.681	Street.
22.98.684	Street furniture.
22.98.687	Street right-of-way.
22.98.690	Streetscape.
22.98.693	Subdivision.
22.98.694	Subdrainage basin or subbasin.
22.98.695	Substantial damage.
22.98.696	Structural alteration.
22.98.697	Substantial improvement.
22.98.697.1	Substantially change.
22.98.698	Tenant space.
22.98.699	Toe of slope.
22.98.702	Tot lot.
22.98.705	Tower.
<u>22.98.706</u>	<u>Transit Stop, Major</u>
22.98.708	Tree topping.
22.98.711	Unavoidable.
22.98.714	Unlicensed wireless services.
22.98.715	Unshielded lighting.
22.98.717	Use.
22.98.720	Use, principal.
22.98.723	Use, accessory.
22.98.726	Use type.
22.98.729	Variance.
22.98.730	Variance, de minimis.

22.98.732	Vehicle repair, major.
22.98.735	Vehicle repair, minor.
22.98.738	Vehicle wash.
22.98.741	Vehicle wrecker.
22.98.744	Veterinary clinic.
22.98.745	Vulnerability.
22.98.746	Warehouse/warehousing.
22.98.747	Water dependent.
22.98.748	Water resource inventory area (WRIA).
22.98.749	Water table.
22.98.750	Water typing system.
22.98.751	Watercourse.
22.98.752	Well.
22.98.753	Wellhead protection area (WHPA).
22.98.754	Wetland classes, classes of wetlands, or wetland types.
22.98.755	Wetland edge.
22.98.756	Wetlands.
22.98.759	Wetlands mitigation bank.
22.98.760	Window.
22.98.762	Wrecked vehicle.
22.98.765	Yard, automobile wrecking.
22.98.768	Yard.
22.98.771	Yard, front.
22.98.774	Yard, rear.
22.98.777	Yard, required.
22.98.780	Yard, side.
22.98.783	Yard, side street side.
22.98.785	Zone of contribution.
22.98.786	Zone or zoning district.
22.98.789	Zoning map.

22.98.152. Co-living.

Co-living means a residential development with sleeping units that are independently rented or owned and lockable and provide living and sleeping space with residents sharing kitchen facilities with other sleeping units in the building.

22.98.378 Kitchen.

“Kitchen” means any room or rooms, or portion of a room or rooms, used or intended or designed to be used for cooking or the preparation of food, including any room having a sink and provisions for a gas or electric stove, oven or range. means a room or part of a room which is used, intended, or designed to be used for preparing food. The kitchen includes facilities, or utility hookups for facilities, sufficient to prepare, cook, and store food, and wash dishes, including, at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator.

22.98.379 Kitchen, Shared

“Kitchen, Shared” means a kitchen that is used, intended, or designed to be used by residents of multiple dwelling or sleeping units for preparing food simultaneously. Kitchenette

22.98.380 “Kitchenette” means a room or part of a room which is used, intended, or designed to be used for basic food preparation, with a sink and at least one 120v electrical outlet.

22.98.653 Sleeping Unit

“Sleeping unit” means an independently rented or owned and lockable unit that provides living and sleeping space.

22.98.706 Transit Stop, Major

" transit stop, Major " means:

(a) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;

(b) commuter rail stops;

(c) stops on rail or fixed guideway systems, including transitways;

(d) stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes;

(e) or stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.



DETERMINATION OF NONSIGNIFICANCE AND PUBLIC COMMENT PERIOD

Date of Issuance: Wednesday September 17, 2025

Description of Proposal: Co-Living Zoning Code Update
<https://www.cityoffircrest.net/middle-housing>

Agency Contact: Lindsey Sehmel, EMPA | AICP
Contracted Community Development Executive
ETHOS PNW | Land Use and Community Consulting LLC
ethos.pnw.planning@gmail.com

Project Location: City of Fircrest, Nonproject Action

Lead Agency: City of Fircrest

The lead agency for this proposal has determined that it does not have a probably significant adverse impact on the environment. An environmental impact statement (EIS) is not required under [RCW 43.21C.030\(2\)\(c\)](#). This decision was made after review of a completed SEPA environmental checklist and other information on file with the lead agency and linked below. Hardcopy files to view at City Hall are available to the public upon request.

View Files: <https://www.cityoffircrest.net/middle-housing>

Comment Period: This DNS is issued under [WAC 197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by 5:00 PM on Wednesday October 1, 2025.

Appeal Period: Any person wishing to appeal this determination may file such an appeal within fourteen (14) days from the issued date of this threshold determination to the City of Fircrest City Clerk, pursuant to [FMC 22.86.030](#). All appeals of the above determination must be filed by 5:00 PM on October 1, 2025. There is a fee to appeal this determination.

SEPA Responsible Official:

Lindsey Sehmel, EMPA | AICP for ETHOS PNW
Land Use and Community Consultant For the City of Fircrest
115 Ramsdell Street
Fircrest, WA 98047

City of Fircrest
115 Ramsdell Street
Fircrest, WA 98466

Department of Community Development
(253) 564-8901

www.cityoffircrest.net

September 30, 2025

City of Fircrest Planning Commission
115 Ramsdell Street
Fircrest, WA 98466

Re: Design Regulations Update, House Bill (HB) 1293 (2023) and HB 1337 (2023)

Dear Planning Commission,

At the August 19, 2025 Planning Commission meeting, I presented on HB 1293 (design review), which created a new chapter in the Growth Management Act (RCW 36.70A.630) governing design review processes. In summary, HB 1293 created the following design review provisions:

- Design can only be regulated against “clear and objective” development regulations.
- One ascertainable guideline, standard, or criterion must be identified for each regulation.
- No standard can reduce the density, bulk, height, or scale than would otherwise be allowed by the underlying zone.
- The design review process can include no more than one public meeting.
- Design review must be conducted concurrently with other applications.

Planning Commission asked for a crosswalk (Table 2) to be presented at its October meeting documenting where Fircrest’s adopted design standards may be inconsistent with HB 1293; this crosswalk is included below and can guide amendments the Planning Commission may wish to recommend City Council adopt to create consistency between the FMC and the RCW.

In addition to the design review implications of HB 1293, recent changes to FMC Chapter 22.58 implementing HB 1337 (ADUs) unintentionally codified a requirement for ADUs to be reviewed against design standards that are more restrictive than those standards applicable to principal units; this is not in keeping with RCW 36.70A.681 and is a discussion in the design review consistency crosswalk included herein.

A summary of the RCW provisions is included below (Table 1).

Table 1
RCW Summary

RCW 36.70A.630 (HB 1293)	RCW 36.70A.681 (HB 1337)
<ul style="list-style-type: none"> • Cities...may apply in any design review process only <u>clear and objective</u> development regulations governing the exterior design of new development. For purposes of this section, a clear and objective development regulation: <ul style="list-style-type: none"> ○ Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation; and ○ May not result in a reduction in density, height, bulk, or scale below the generally applicable development regulations for a development proposal in the applicable zone. • The provisions above do not apply to development regulations that apply only to designated landmarks or historic districts established under a local preservation ordinance. • Any design review process must be conducted concurrently, or otherwise logically integrated, with the consolidated review and decision process for project permits. • No design review process may include more than one public meeting. 	<ul style="list-style-type: none"> • A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, <u>aesthetic requirements</u>, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.

Table 2
RCW and FMC Crosswalk

RCW	Current FMC Provision	Recommendation
36.70A.681 <ul style="list-style-type: none"> • “A city or county may not impose...aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.” 	22.58.012(c)(9) <ul style="list-style-type: none"> • “An ADU shall be designed to meet the architectural standards and guidelines found within Design Element 2 for small lot developments in the City of Fircrest Design Standards and Guidelines for Small Lot and Multi-Family Development (adopted by reference in FMC Chapter 22.63).” 	Revise 22.58.012(c)(9): <ul style="list-style-type: none"> • “ADUs must comply with design standards applicable to the principal unit. ADUs shall be designed to complement the aesthetic features of the principal unit.” <p>Reason: The proposed revision removes compliance with aesthetic or design requirements that do not apply to most principal units in Fircrest. It ensures RCW compliance for all ADUs, given the standard is simply to comply with the same standards that apply to principal units.</p>
36.70A.630 <ul style="list-style-type: none"> • “Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation.” 	22.64.003(a) <ul style="list-style-type: none"> • “Large cuts and fills that require tall or long retaining walls or rockeries are not appropriate.” 	Revise 22.64.003(a): <ul style="list-style-type: none"> • “Large cuts and fills that require tall or long retaining walls or rockeries are not appropriate.” <p>Reason: The proposed deletion removes an ambiguous standard that is not an ascertainable standard by which an applicant can determine whether its proposal will be approved.</p>
36.70A.630 <ul style="list-style-type: none"> • “Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation.” 	22.64.007(d)(1) & (e)(1) <ul style="list-style-type: none"> • “Sidewalks and walkways of an appropriate class should be provided within multifamily and all nonresidential projects that link the site with the city trail system.” 	<p>Planning Commission discussion item: what is meant by “appropriate class”? What definition can we add to the term to create an ascertainable standard?</p>

RCW	Current FMC Provision	Recommendation
<p>36.70A.630</p> <ul style="list-style-type: none"> • “Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation.” 	<p>22.64.009(c)</p> <ul style="list-style-type: none"> • “Modulation and articulation should be used in a clear rhythm to reduce the perceived size of all large buildings.” 	<p>Revise 22.64.009(c):</p> <ul style="list-style-type: none"> • “Modulation and articulation should be used in a clear rhythm to reduce the perceived size of all large buildings <u>subject to modulation and articulation standards. See the Modulation and Articulation Figure below for a demonstration of rhythmic modulation and articulation used to reduce the perceived size of a building.</u>” <p>Reason: The proposed revision creates an ascertainable guideline for understanding what is expected to create “clear rhythm.” The proposal also clarifies what is intended by the vague term “large.”</p>
<p>36.70A.630</p> <ul style="list-style-type: none"> • “Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation.” 	<p>22.64.010(a)</p> <ul style="list-style-type: none"> • “A building’s architectural scale should be defined with well-proportioned details and elements that relate to human scale.” 	<p>Planning Commission discussion item: the term “well-proportioned” is vague and needs definition to be an ascertainable standard. Is it sufficient to rely on the discussion of proportion included in subsection 3 to this section?</p> <p>Potentially revise 22.64.010(a):</p> <ul style="list-style-type: none"> • “A building’s architectural scale should be defined <u>include</u> with well-proportioned details and elements that relate to human scale.”

RCW	Current FMC Provision	Recommendation
36.70A.630 <ul style="list-style-type: none"> • “Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation.” 	22.64.012(a) <ul style="list-style-type: none"> • “Materials should be composed of texture, patterns or quality of detailing that is attractive at close distances.” 	Planning Commission discussion item: the phrase “attractive at close distances” is vague and needs definition to be an ascertainable standard. We could delete the entire sentence and rely on the examples of attractive building materials later provided in this section, or we could revise the statement to refer to the later subsections as ascertainable guidelines for a permissible building design.
36.70A.630 <ul style="list-style-type: none"> • “Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation.” 	22.64.012(b) <ul style="list-style-type: none"> • “In general, siding textures and colors should reflect regional building patterns using wood siding, shingles, brick, stone, terra-cotta tile, and other features.” 	Add to 22.64.012(b) <ul style="list-style-type: none"> • “Primary colors should be neutral or earth tone colors. Trim and accent colors can vary from a neutral or earth tone palette and should be used on no more than 10 percent of the siding.” <p>Reason: The proposed addition adds context to what is meant by “regional,” creating an ascertainable guideline.</p>
36.70A.630 <ul style="list-style-type: none"> • “Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation.” 	22.64.020(d)(1) <ul style="list-style-type: none"> • “At least one welcoming building entrance at sidewalk grade.” 	Planning Commission discussion item: the term “welcoming” is vague. What do we expect to see for a building entrance to be “welcoming”? If an at-sidewalk-grade entrance that is otherwise code-compliant would be “welcoming,” we can simply delete the use of the term in this subsection without losing that expectation.

RCW	Current FMC Provision	Recommendation
36.70A.630 <ul style="list-style-type: none"> • “Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation.” 	22.64.037(c) <ul style="list-style-type: none"> • “Street trees and other plantings should be of sufficient size at time of planting to create a finished look to the development, street, and walkway area.” 	Planning Commission discussion item: what size should plantings be to achieve the expected “finished look”?

Attached to this letter, I have included a redlined version of FMC Chapter 22.64, Design Guidelines, and FMC 22.58, Specific Use and Structure Regulations, with recommended edits to create statutory compliance. I have also attached a slide deck conveying the information contained herein which I will present to the Planning Commission at its October meeting. Some redlines included in the FMC Chapters are recommended to add general clarity to the FMC and, therefore, are not outlined in Table 2 as a recommended revision needed to create statutory compliance.

Project Schedule

The City has established an intention of adopting an ordinance codifying amendments to FMC Title 22 by the end of the year. With that intention in mind, and acknowledging required agency noticing, public hearings, public engagement, and SEPA, the City has prepared two potential schedules that would support end-of-year adoption of Title 22 amendments to implement HBs 1293 and 1337 (Table 3). Staff recommends following the schedule outlined in Option 1, if possible, to ensure all agency and public comments are received and able to be considered by Planning Commission prior to their recommendation being made via Resolution 25-03.

Table 3
Project Schedule Options

Option 1 (Staff Recommended)	Option 2
October 7, 2025 <ul style="list-style-type: none"> • Planning Commission regular meeting November 4, 2025 <ul style="list-style-type: none"> • Planning Commission public hearing at regular meeting November 18, 2025 <ul style="list-style-type: none"> • Planning Commission special meeting to consider recommendation via Res. 25-03 November 25, 2025 <ul style="list-style-type: none"> • City Council public hearing December 9, 2025 <ul style="list-style-type: none"> • City Council adoption of Ordinance 	October 7, 2025 <ul style="list-style-type: none"> • Planning Commission regular meeting October 21, 2025 <ul style="list-style-type: none"> • Planning Commission public hearing at special meeting November 4, 2025 <ul style="list-style-type: none"> • Planning Commission regular meeting to consider recommendation via Res. 25-03 November 25, 2025 <ul style="list-style-type: none"> • City Council public hearing December 9, 2025 <ul style="list-style-type: none"> • City Council adoption of Ordinance

Recommended Motion

At its October 7, 2025 meeting, staff recommends Planning Commission make one of two motions dependent on schedule availability for a special meeting to be scheduled:

Motion 1:

- I move to set a public hearing on **November 4, 2025**, to receive public comments on the proposed amendments to FMC Chapters 22.64 and 22.58 to implement HB 1293 & HB 1337.
- I move to set a Planning Commission Special Meeting on **November 18, 2025**, for the sole purpose of considering a recommendation on the matter to City Council via Resolution 25-03 at 6:00 P.M. at Fircrest City Hall.

Motion 2:

- I move to set a public hearing and set a Planning Commission Special Meeting on **October 21, 2025** at 6:00 P.M. at Fircrest City Hall, for the sole purpose of receiving public comments on the proposed amendments to FMC Chapters 22.64 and 22.58 to implement HB 1293 & HB 1337.
- I move to consider a recommendation on the matter to City Council via Resolution 25-03 on **November 4, 2025** at Planning Commission's regular meeting.

I look forward to discussing the recommendations enclosed herein with Planning Commission at its October 7 meeting!

Best regards,



Kimberly A. Gunderson
Mahoney Planning, LLC

Exhibits:

1. FMC Chapter 22.64 and Chapter 22.58 with Redlines and Comments
2. Fircrest Design Review Slide Deck



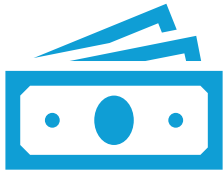
Fircrest Design Review

Complying with RCW
36.70A.630 and 36.70A.681

Mahoney Planning, LLC
Kimberly Gunderson, Principal



Planning Landscape



Statewide Housing Crisis

1.1 Million homes needed by 2044
(Commerce)



Affordability Crisis

Cost of homes is outpacing WA
earnings
Plan for affordability at all income
levels



Development Community = Successful Lobbyists

Thematic Change: Zoning Reform

HB 1110 Missing Middle Housing

HB 1337 ADUs

HB 1096 Administrative Lot Splitting

HB 1491 Transit-Oriented Development

HB 1183 Building and Zoning Code Reform - Retrofits

HB 1757 No Change of Use from Non-Res to Residential

HB 1998 Co-Living

HB 1220 Emergency/Transitional/Supportive Housing

**HB 1293 Design
Review**

Is it *really* that important to incorporate RCW?

RCW 36.70A.330 Noncompliance

- Growth Management Hearings Board can review City Comp Plan and Development Regulations.
- Can make Finding of Noncompliance.
- Finding of Noncompliance can = sanctions.

RCW 36.70A.340 Noncompliance and Sanctions

- Governor can:
 - Tell OFM to revise allotments in appropriation levels
 - Tell state Treasurer to withhold revenues from: motor vehicle fuel tax, transportation improvement account, sales and use tax, liquor profit tax, and liquor excise tax
 - Temporarily rescind City authority to collect real estate excise tax

Accessory Dwelling Units (ADUs)

What's wrong with our ADU design review, anyways?

- RCW 36.70A.681 (HB 1337):
 - A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, **aesthetic requirements**, or requirements for design review for accessory dwelling units **that are more restrictive than those for principal units**.
- FMC 22.58.012(c)(9):
 - “An ADU shall be designed to meet the architectural standards and guidelines found within Design Element 2 for small lot developments in the City of Fircrest Design Standards and Guidelines for Small Lot and Multi-Family Development (adopted by reference in FMC Chapter 22.63).”

Principal units on most lots are not beholden to Design Element 2 guidelines. Therefore, **ADUs are being regulated against aesthetic requirements that are more restrictive than for principal units.**

Recommended Revision

- Amend FMC 22.58.012(c)(9):
 - “ADUs must comply with design standards applicable to the principal unit. ADUs shall be designed to complement the aesthetic features of the principal unit.”
- Context
 - Most principal units are subject to FMC 22.64 (siding, color, modulation, articulation, roof forms, etc.)
 - FMC 22.64 includes “should” and not “shall” language.
 - Revision requires compliance with “accounting for” design standard consistency (even absent “shall” statements).
- Benefits:
 - Creates compliance with RCW 36.70A.681
 - Minimizes the level of edits needed (avoids opening “Pandora’s box”)
 - Consistent with FMC 22.64 Purpose, allowing for creative aesthetic approaches based on “individual expression and flexibility”

HB 1293 – Design Review

- Created RCW 36.70A.630
- Cities may apply only **clear and objective development regulations** in a design review process
 - One or more ascertainable criterion/standard guiding an understanding for success.
 - “Plant ~~attractive~~ native evergreen landscaping.”
 - May not result in reduction to otherwise allowed density, height, bulk, or scale.
 - “Though the R-4 zone allows construction up to 30’ in height, this design standard limits height of homes to 28’.”
- Design review process must be conducted concurrent with other applications or otherwise logically integrated in permit process.
 - ~~“Administrative design review shall be completed prior to site plan review. Administrative~~
design review may be completed concurrent with site plan review.”

Workshop during October 7 Meeting

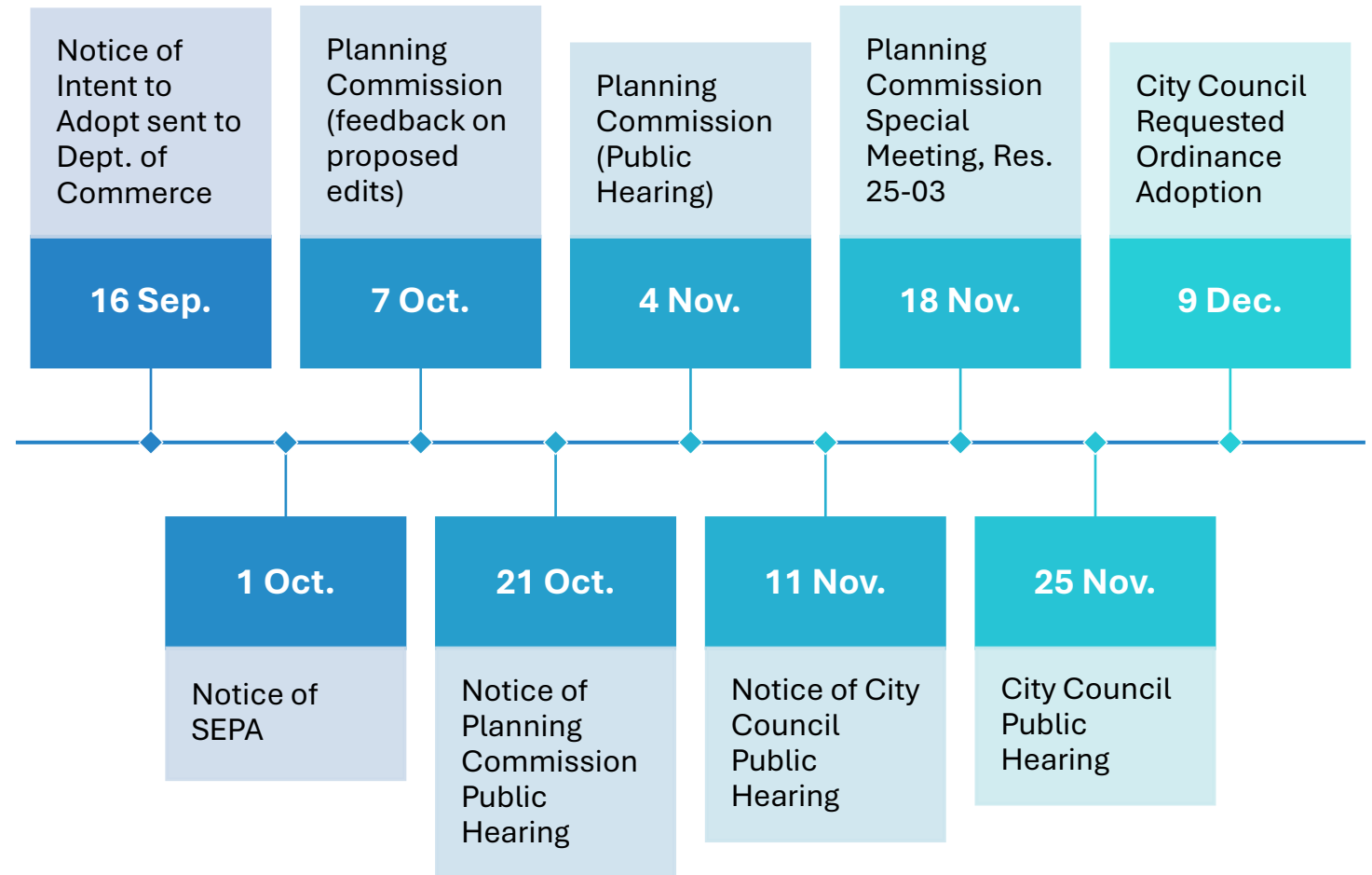


REVIEW FMC 22.64
COMMENTS/REDLINES
(NO FBC EDITS NEEDED)



DISCUSS RECOMMENDED REVISION
TO ADU DESIGN REGULATION

Project Schedule



- (1) Provide homeowners with a means of obtaining, through tenants in either the ADU or the principal unit, rental income, companionship, security, and services.
 - (2) Add affordable units to the existing housing stock.
 - (3) Make housing units available to people with income levels that might otherwise preclude them from finding homes within the city.
 - (4) Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle.
 - (5) Protect neighborhood stability, property values, and the single-family residential appearance of the property and neighborhood by ensuring that ADUs are installed under the conditions of this section.
- (b) Approval. ADU may be approved by the director subject to administrative design review approval in accordance with Chapter 22.66 FMC, provided the standards and criteria in subsection (c) of this section are met by the proposal.
- (c) Standards and Criteria. An ADU shall meet the following standards and criteria:
- (1) The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
 - (2) An ADU may be attached to, or detached from, the principal unit.
 - (3) Up to two ADUs may be created per principal unit. This may include:
 - a. One attached accessory dwelling unit and one detached accessory dwelling unit;
 - b. Two attached accessory dwelling units; or
 - c. Two detached accessory dwelling units, which may be comprised of either one or two detached structures.
 - (4) Reserved
 - (5) ADUs may be developed in conjunction with either an existing or a new single-family residence, duplex, townhouse, or other housing unit type on a parent lot.
 - (6) An ADU (either attached or detached) shall not exceed 1,000 square feet. If an ADU is completely located on a single floor of an existing multistory building, the director may allow ADU larger than 1,000 in order to efficiently use all floor area, provided the existing footprint of the building is not expanded. Garages provided as part of a detached ADU do not count towards the 1,000 square feet maximum size.
 - (7) An ADU shall meet the development standards, including setbacks, floor area ratio, lot coverage, and impervious surface requirements applicable to the zone where development is proposed, except as noted below:
 - a. The maximum height for a detached ADU is 24 feet. See FMC 22.58.007 for exceptions.
 - b. The maximum height for an attached ADU may not exceed 24', unless the height of the structure it is attached to exceeds that height. In that instance, the maximum height for an ADU may not exceed the height of the structure it is attached to.

(8) Detached ADUs may be sited at the lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley. If an alley is public and routinely plowed, the setback requirement reverts to the rear setback for that zone.

(9) ADUs must comply with design standards applicable to the principal unit. ADUs shall be designed to complement the aesthetic features of the principal unit. If an attached ADU extends beyond the current footprint or existing height of the principal unit, or requires modifications to the exterior of the building, the addition or modifications must be consistent with the existing facade, roof pitch, siding, windows, and other exterior design elements and finish materials. A detached ADU shall use the same design vocabulary as the principal unit to the extent feasible.

(10) Reserved.

(11) No additional off-street parking is required for an ADU unless the director determines that insufficient on-street parking will exist to satisfy parking demand in the neighborhood once the ADU has been occupied. Any additional off-street parking provided in conjunction with the ADU shall, to the extent possible, be located to the side or rear of the principal unit to minimize visual impacts on the streetscape. Off-street parking shall be designed to reduce impacts on adjoining properties through the installation of vegetative screening and/or fencing. The parking surface shall be constructed of a permeable surface such as interlocking paving blocks (cement or plastic) or other porous pavement which minimizes impervious surface and provides a superior appearance when compared with asphalt or concrete paving. For additional off-street parking standards, see Chapter 22.60 FMC.

(12) In order to encourage the development of housing units for people with disabilities, the director may allow reasonable deviation from the requirements of this section when necessary to install features that facilitate accessibility. These facilities shall conform to Washington State regulations for barrier-free facilities.

(13) ADUs are permitted on any lot that meets the minimum lot size required for the principal unit.

(14) ADUs may be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage. Existing structures converted to ADUs may not be expanded beyond the existing footprint of the structure.

(d) Legalization of Nonconforming ADUs. Nonconforming ADUs existing prior to the enactment of these requirements may be found to be legal if the property owner applies for an ADU permit prior to one year after enactment of this section and brings the unit up to minimum housing code standards. No penalty fees or fines will be assessed by the city for legalization submittals made prior to this date. After one year after enactment of this section, an owner of an illegal ADU shall be guilty of a misdemeanor and, upon conviction, subject to a fine not exceeding \$1,000, including all statutory costs, assessments, and fees, plus \$75.00 per day after notice of this violation has been met. An owner of an illegal ADU shall also be required to either legalize the unit or remove it. (Ord. 1575 § 16, 2016; Ord. 1512 § 7, 2011; Ord. 1417 § 2, 2006; Ord. 1311 § 29, 2002; Ord. 1246 § 15, 2000).

Chapter 22.64

DESIGN GUIDELINES

Sections:

- 22.64.001 Purpose.
- 22.64.002 Natural features.
- 22.64.003 Grading and storm drainage.
- 22.64.004 Landforms and views.
- 22.64.005 *Repealed.*
- 22.64.006 Parking lots and areas.
- 22.64.007 Parkways, gateways, bikeways, and trails.
- 22.64.008 *Repealed.*
- 22.64.009 Modulation and articulation – Walls and roofs.
- 22.64.010 Building scale.
- 22.64.011 Building entries.
- 22.64.012 Building materials.
- 22.64.013 Accessory buildings.
- 22.64.014 Service equipment and activities.
- 22.64.015 Solar orientations.
- 22.64.016 Ground floor activities.
- 22.64.017 Building frontages.
- 22.64.018 Upper floor balconies, alcoves, and decks.
- 22.64.019 Awnings and canopies.
- 22.64.020 Shopfronts.
- 22.64.021 *Repealed.*
- 22.64.022 Infill development patterns for traditional shopfront neighborhoods.
- 22.64.023 Garage entries and driveways.
- 22.64.024 Garage doors.
- 22.64.025 Street access.
- 22.64.026 Blank building and retaining walls.
- 22.64.027 Usable open spaces.
- 22.64.028 Private spaces.
- 22.64.029 Commercial walkways.
- 22.64.030 Commercial walkway corridors.
- 22.64.031 Outdoor activity spaces.
- 22.64.032 Streetscape furnishings.
- 22.64.033 Public artworks.
- 22.64.034 Lighting.
- 22.64.035 Roadway corridors and street frontages.
- 22.64.036 Urban buffers.
- 22.64.037 Sidewalks and walkways.
- 22.64.038 Buildings and yards.
- 22.64.039 Screening.
- 22.64.040 Landscape materials.
- 22.64.041 *Repealed.*
- 22.64.042 Large retail establishments.
- 22.64.043 Drive-through facilities.

22.64.001 Purpose.

(a) A city's character is determined by the collective images created by its architecture, streets, parks, shops, open spaces, public art, and buildings. These features reflect the concerns of the citizenry and the image the citizens have of their community. Whether planned or happenstance, the results are a reflection of, and in turn, reflect upon the image the citizens present to themselves and to outsiders.

(b) Good designs are not expensive. The final results are not more costly to build than poorly conceived, badly designed developments, and in fact, may cost less to build and operate. An appropriately scaled building with enhancing facades, signage, color, and ornamentation can provide the same interior square footage as an ill-conceived rectangular box – and may even be more functional and efficient.

(c) Good designs result from a process that includes forethought, planning, standards, examples, critical reviews, and consequence. The purpose of this chapter is to define and illustrate those features that the community finds to be worthy of emulation when the design of new projects is undertaken.

(d) These guidelines seek to suggest possible design concepts and approaches that realize the desired state. The guidelines use the verbs “should” and “may” rather than “shall” and “must,” recognizing that the objective is the ends, not the means. The guidelines seek to achieve a community design aesthetic within a process that allows individual expression and flexibility to meet changing circumstances while enhancing the ambiance of the city.

(e) These guidelines do not alter the land uses or densities allowed in the underlying zoning districts defined in the preceding sections of this code. Rather, these guidelines seek to define and illustrate how new developments can respond to the character of the surroundings.

(f) While the standards defined in this chapter are guidelines and not regulations, a project developer will demonstrate how each relevant guideline has been accounted for. A project developer may propose alternative solutions, but each relevant criterion will be addressed. (Ord. 1272 § 8, 2001; Ord. 1246 § 18, 2000).

22.64.002 Natural features.

Intent – Retain natural features and landmarks as open space amenities.

(a) Developments should be clustered on capable and useable soils with the least visual or natural value.

(b) Natural features like knolls, hills, ponds, and streams should be retained as open space.

(c) Natural landmarks, like significant trees, and manmade landmarks, should be preserved and made the focus of new developments where possible.

Commented [KM1]: With this being the purpose of this chapter, I will remove any references of “shall” or “must” accordingly. During the October Planning Commission meeting, we can explore whether it would be more appropriate to retain some “shall” language and adjust this purpose statement, instead.

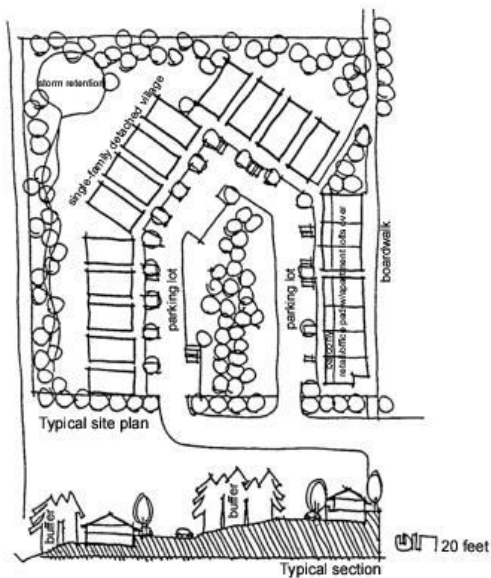
Commented [KM2]: This statement reinforces that “shall” and “must” statements may not be appropriate in these design guidelines.

Sensitive areas – wetlands and water bodies



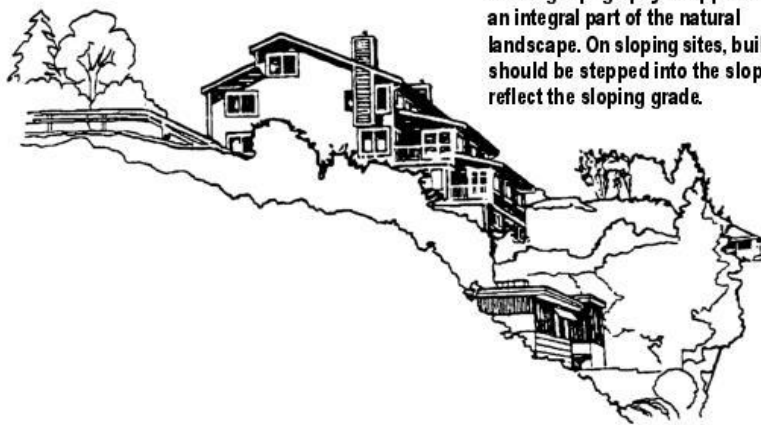
Structures, roadways, and other site improvements should be clustered on developable land preserving sensitive soils and features in a natural state with buffered setbacks.

Natural terrain – slopes and wetlands



Structures, roadways, and other site improvements should blend with the natural terrain with the minimum amount of site disturbance or grade change. Where possible, stormwater facilities should be incorporated into the site's design as aesthetic amenities or special visual accents.

Landforms



Buildings should be fit into the existing topography to appear to be an integral part of the natural landscape. On sloping sites, buildings should be stepped into the slope to reflect the sloping grade.

(Ord. 1272 § 8, 2001).

22.64.003 Grading and storm drainage.

Intent – Retain the natural landscape and avoid creating unnatural or unsightly grading, drainage, and other site disturbances.

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

(a) Structures, roadways, and other site improvements should be designed to blend with the natural topography with the minimum amount of site disturbance and grade changes. ~~Large cuts and fills that require tall or long retaining walls or rockeries are not appropriate.~~

(b) Major drainage corridors and detention facilities should be graded and landscaped to blend with the natural landscape in accordance with the provisions of the city stormwater drainage standards and policies. Where possible, stormwater facilities should be incorporated into the site's design as aesthetic amenities, enhanced portions of walkway or trail corridors, and/or special visual accents. (Ord. 1272 § 8, 2001).

22.64.004 Landforms and viewscapes.

Intent – Fit building improvements into the natural landscape and preserve views of surrounding features.

(a) Buildings should be fit into the existing topography to appear to be an integral part of the natural landform. On sloping sites, buildings should be stepped into the slope to reflect the sloping grade.

(b) Buildings should be placed to preserve and frame views of natural features including shoreline and mountain ranges, and significant townscapes including architectural landmarks from other properties within the surrounding viewcape. (Ord. 1272 § 8, 2001).

22.64.005 Street layouts.

Repealed by Ord. 1667. (Ord. 1638 § 36, 2019; Ord. 1272 § 8, 2001).

22.64.006 Parking lots and areas.

Intent – Develop parking areas that highlight buildings and pedestrian areas, screen parked vehicles from adjacent land uses, and reflect land use activities.

(a) Parking areas or lots should not functionally or visually intrude onto intersections, public walkways, and trail corridors.

(b) Parking areas or lots should be located in the rear of a site or in courtyard configurations or along the side of a building if screened from adjacent land uses to retain a building frontage along road corridors and control the scale of the streetscape.

(c) Parking lot aisles should be aligned perpendicular to commercial, retail, and office building entries to provide protected walking spaces and visual focus on building entrances.

(d) Parking lots should be screened from adjacent land uses by grade differences, walls, fences, trellises, earth berms, and/or planting materials to reduce the visible extent of paved surfaces and buffer noise. Screening improvements should be high enough to block views of and from the parking areas into the first floor of adjacent residential units.

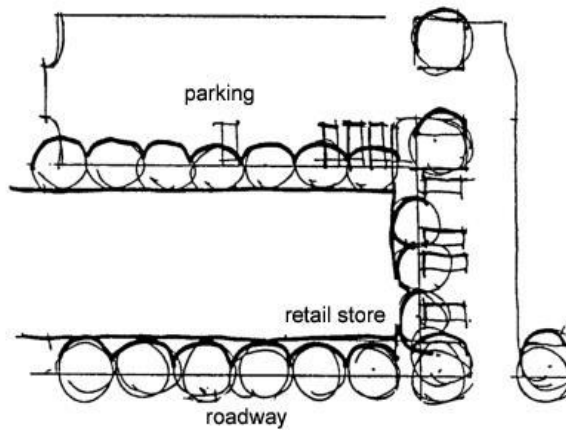
(e) Parking areas should be lighted with pedestrian-scale, non-glare, hooded fixtures that do not intrude onto adjacent properties.

(f) Parking structures should be integrated into surrounding buildings or streetscapes using facades, artworks, landscaping, or other means that visually filter the view of parked cars from pedestrian walkways and trails, adjacent building occupants, and the commercial roadway.

(g) Commercial streets will be reserved for short term; customer-oriented parking spaces, particularly during off-peak traffic hours and prime retail hours and events. Where possible and practical, loading activities should be accomplished from a side street or back property location to reserve through access streets for customer parking use.

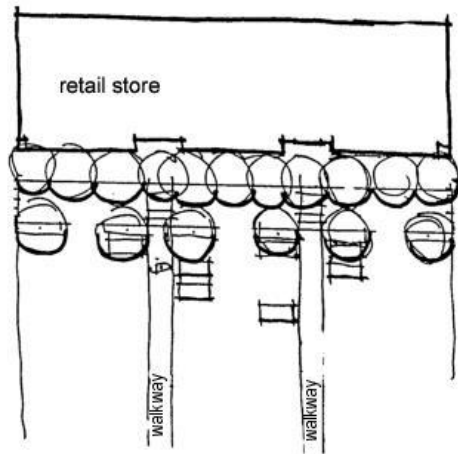
Commented [KM3]: I recommend deleting this sentence. "Large" cuts and fills are subjective and non-specific, as are "tall or long retaining walls." It also may be averse to the recommendations of a geotechnical engineer for safe construction of a building site - what if a development is proposed to mind topographic features (like steep slopes) by not dominating the feature, and a long wall is needed to take the charge of the slope?

Parking lots and areas

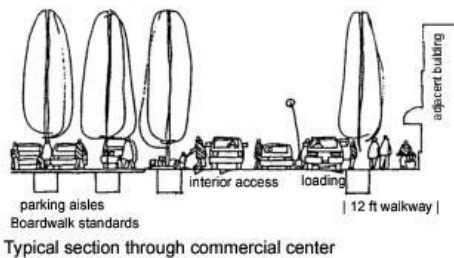


Parking areas or lots should be located in the rear or in courtyard configurations or along the side, if screened from adjacent land uses, to retain a building frontage along road corridors and control the scale of the streetscape.

Parking lots



Parking lot aisles should be aligned perpendicular to commercial, retail, and office building entries to provide protected walking spaces and visual focus on building entrances.



(Ord. 1272 § 8, 2001).

22.64.007 Parkway, gateways, bikeways, and trails.

Intent – Create alternative methods of transportation that functionally and efficiently provide access between open space corridors, neighborhoods, parks, public facilities, and urban activity centers.

(a) Parkways or Boulevards. Defined by distinctive street trees, median landscaping, signage, paving, walkway, parking improvements or other furnishings, will be developed within public right-of-way along major city roadway corridors to identify entry into the city and through specific districts therein.

(b) Gateways. Defined by distinctive landscaping, signage, paving, or other furnishings, will be developed within the public right-of-way at major street intersections to identify entry into the city and/or specific districts therein.

(1) Landmark buildings should be developed around the perimeter or the edge of gateways to reinforce the entry identification.

(2) Landmark buildings may use distinctive roof forms, facades, dramatic lighting, artworks, cupolas, or other features to distinguish and reinforce the gateway ~~affeteffect~~.

(c) Bikeways. On-road bicycle designations, shoulders, and lanes will be developed along major roadways to provide access to residential neighborhoods, parks, public facilities, and community shopping districts.

(1) Bicycle access lanes, signage, pavement markings, and other transportation designations of an appropriate AAHSTO class should be provided on access roads, driveways, and other transportation corridors into multifamily and all nonresidential projects that link the site with the city bikeway system.

(2) Bicycle storage racks, lockers, and other supporting furnishings should be located at the entry and garage or parking lots of multifamily and all nonresidential buildings or projects.

(d) Sidewalks and Pathways. Handicap accessible sidewalks and walkways will be developed along major roadways to provide access to residential neighborhoods, parks, public facilities, and community shopping districts.

(1) Sidewalks and walkways of an appropriate class should be provided within multifamily and all nonresidential projects that link the site with the city sidewalk system.

(2) Sidewalks and walkways should be constructed of durable, seamless materials that are suitable for handicap access, baby strollers, roller skates, and other equipment.

(3) Street trees, shrubs, and other landscaping should be provided along the walkway corridors for buffers and shade.

(4) Benches, trash receptacles, lighting, and other furniture should be provided along the walkway corridors to support pedestrian activities.

(e) Walking and Hiking Trails. Handicap accessible off-road trails and pathways will be developed through woodlands, along wetlands and natural drainage corridors, and within open spaces to provide access to unique environmental features, residential neighborhoods, parks, public facilities, and community activity centers.

(1) Walking and hiking trails of an appropriate class should be provided within multifamily planned development, and all nonresidential projects that link the site with the city trail system.

(2) Trails should be constructed of asphalt, crushed rock, bark, or other materials that are suitable for handicap access but do not damage the trail corridor environment.

(3) Tree stands, hedges, bramble bushes, cattails, and other natural vegetation should be preserved along the trail corridor to provide buffer and visual interest.

(4) Interpretive and directional signage, benches, and other furniture should be provided along the trail corridors to support walking and day hiking activities.

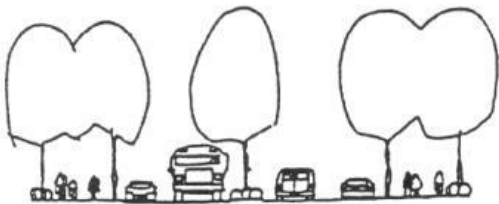
Commented [KM4]: This is vague - how do we expect sidewalks and walkways to look? Does "appropriate class" mean we should be defining minimum width, construction materials, etc?

Commented [KM5]: Same as above

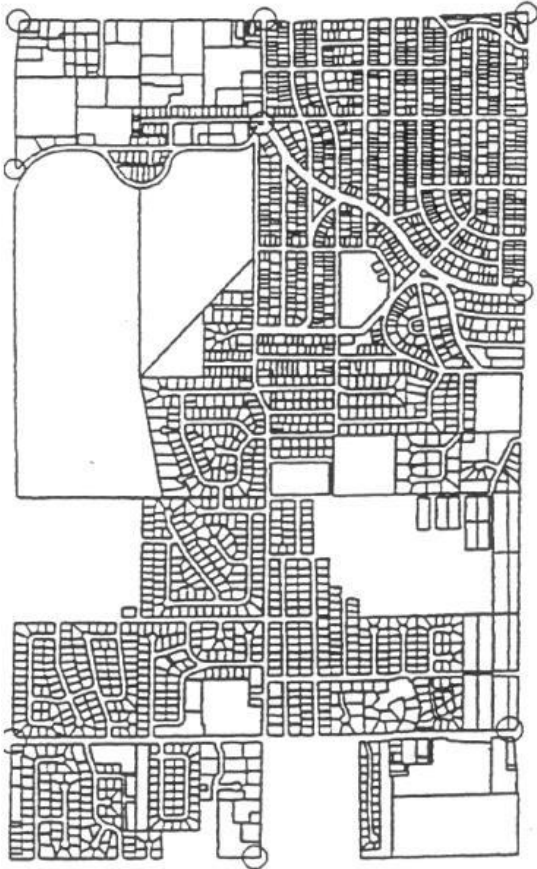
Parkways



Parkway or boulevards – defined by distinctive street trees, median landscaping, signage, paving, walkway, parking improvements or other furnishings, will be developed within public right-of-way along major city roadway corridors to identify entry into the city and through specific districts therein.



Gateways



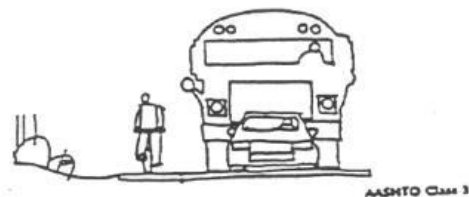
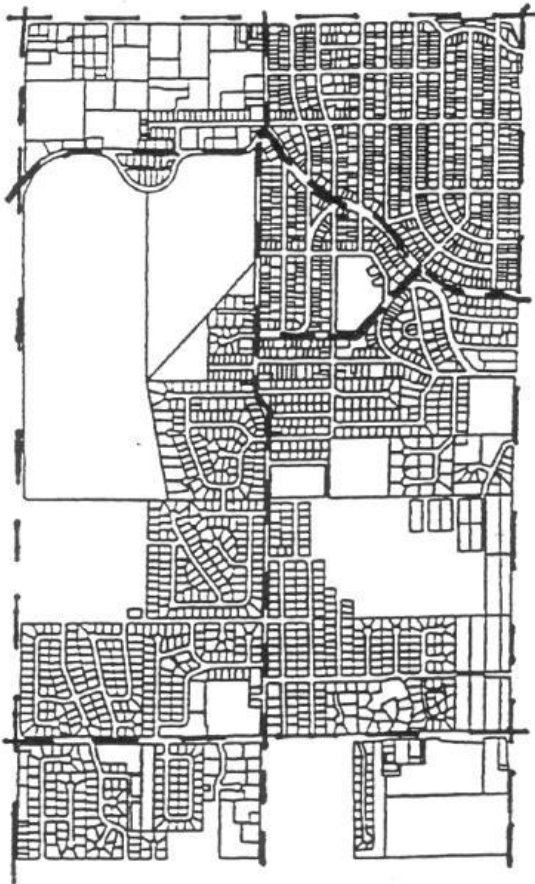
Gateways – defined by distinctive landscaping, signage, paving, or other furnishings, will be developed within public right-of-way at major street intersections to identify entry into the city and through specific districts therein.



The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

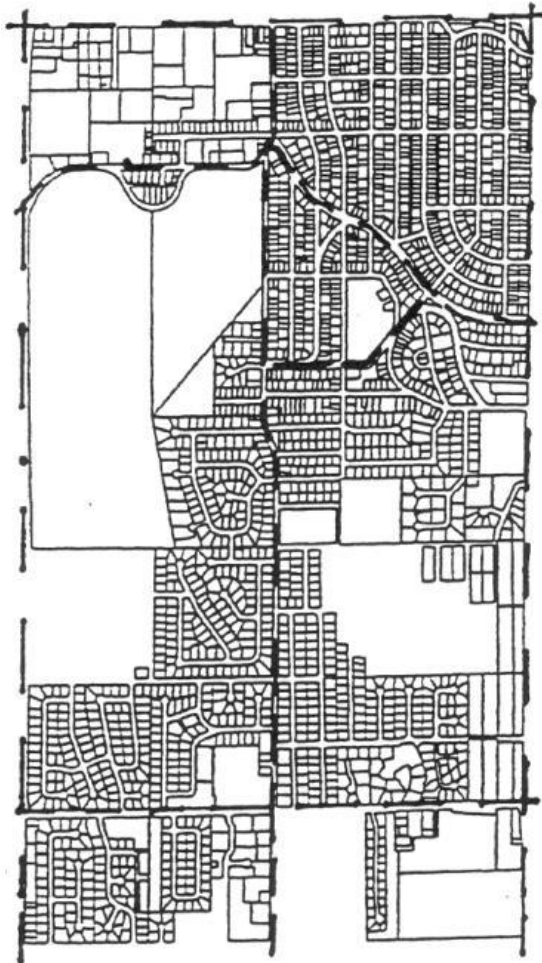
On-road bicycle routes

On-road bicycle designations, shoulders, and lanes will be developed along major roadways to provide access to residential neighborhoods, parks, public facilities, and community shopping districts.

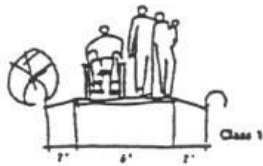


Sidewalks and pathways

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

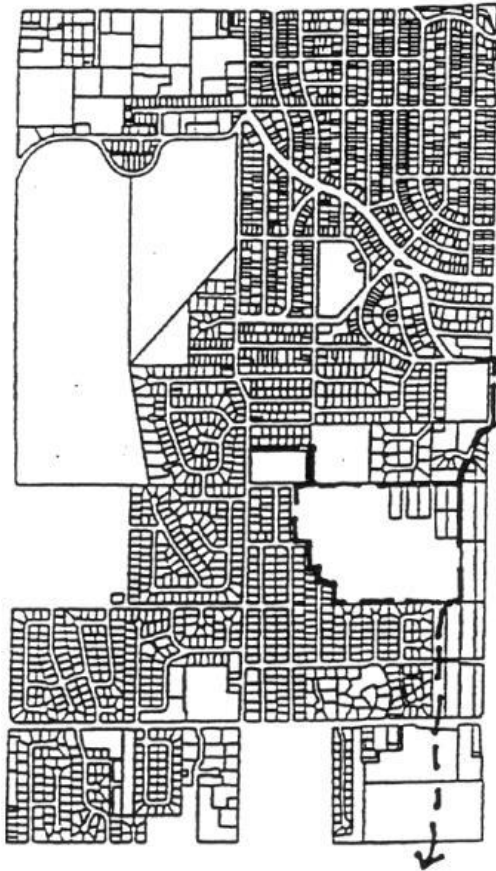


Handicap accessible sidewalks and walkways will be developed along major roadways to provide access to residential neighborhoods, parks, public facilities, and community shopping districts.

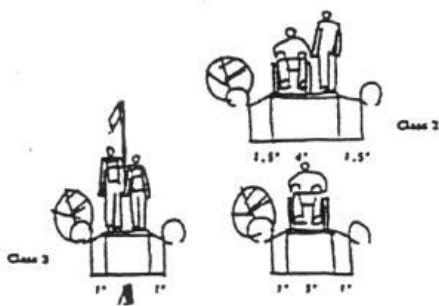


Walking and hiking trails

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.



Handicap accessible off-road trails and pathways will be developed through woodlands, along wetlands and natural drainage corridors, and within open spaces to provide access to unique environmental features, residential neighborhoods, parks, public facilities, and community activity centers.



(Ord. 1272 § 8, 2001).

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

22.64.008 Building heights.

Repealed by Ord. 1667. (Ord. 1272 § 8, 2001).

22.64.009 Modulation and articulation – Walls and roofs.

Intent – Reduce building mass to human scale and increase visual detail and interest.

(a) Building elevations ~~shall~~should be vertically and horizontally modulated to create architectural relief and interest where required by code. For single-family and duplex residential buildings, modulation is encouraged, but not required, for interior side and rear elevations. Specific requirements are listed in the development standards tables for certain zoning districts.

(b) Vestibules, entries, and other architectural adaptations should articulate further visual definition and reduce the mass of larger buildings, especially commercial and mixed-use structures.

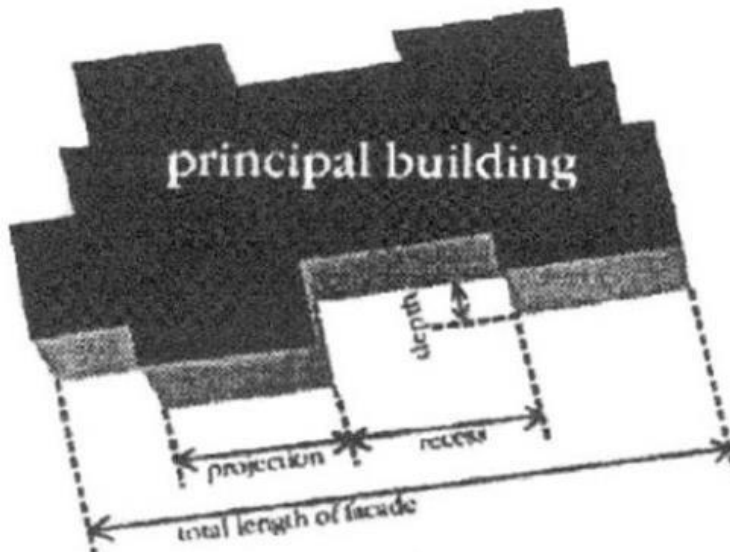
(c) Modulation and articulation should be used in a clear rhythm to reduce the perceived size of all ~~large~~large-buildings subject to modulation and articulation standards. See the Modulation and Articulation Figure below for a demonstration of rhythmic modulation and articulation used to reduce the perceived size of a building.

(d) All buildings should be defined by roof forms or features that create a visually distinct base and top. Pitched roofs should have one or more visible ridge lines; roof areas should be broken up with dormers, opposing gables, different pitches, or other feature to avoid creating massive undifferentiated area.

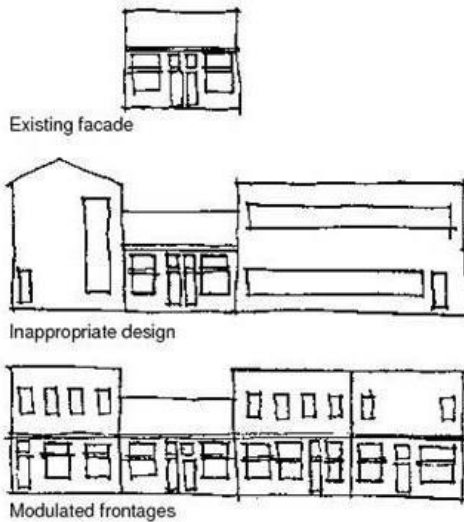
(e) Residential buildings should provide architectural details that create pedestrian scale and interest, such as porches and stoops, bay windows and dormers, recessed windows and alcoves, and window and siding trim.

Commented [KM6]: This creates an ascertainable understanding of successfully using modulation and articulation to create a “clear rhythm.”

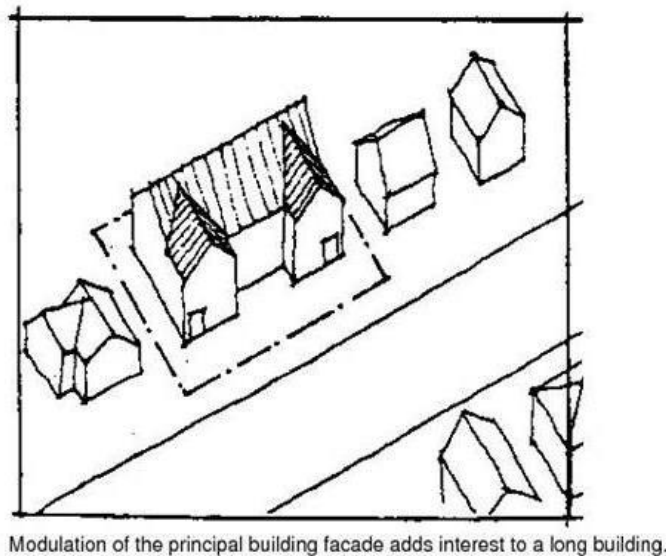
Modulation and Articulation Figure



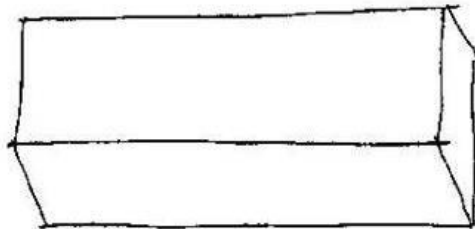
Modulation



The composition of the street should be maintained. New infill buildings in neighborhood commercial (NC) areas should be sited at the property line to maintain a pedestrian streetscape. The rhythm or modulation created by the older lots and buildings should be retained in new infill constructions. The pattern and proportion of windows and doors (fenestration) reflect the original building's scale and character – and should be complimented by new building designs.

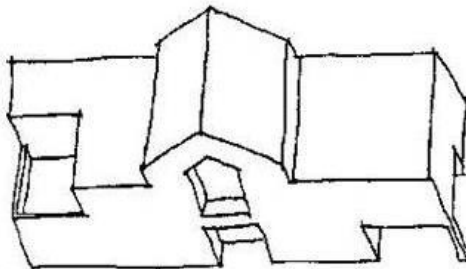


Articulation

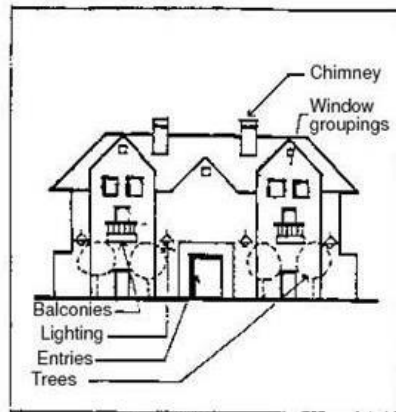


Developable building envelope

New buildings should be designed to create visual interest and scale. The building envelope should be defined by vertical and horizontal modulations that establish form and pattern. The building facade should be defined with setbacks, awnings, balconies, roof decks, eaves, and contrasting materials to reduce the massive impact of otherwise sheer flat surfaces. Effective designs incorporate a variety of forms and materials to establish a recurring pattern or design theme that defines scale and visual interest.



Modulated scale



Building details which can reinforce the articulation interval.

(Ord. 1667 § 37, 2020; Ord. 1536 § 2, 2013; Ord. 1311 § 34, 2002; Ord. 1272 § 8, 2001).

22.64.010 Building scale.

Intent – Create buildings that reflect function with visually interesting architectural definitions.

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

(a) A building's architectural scale should ~~be include~~ defined with ~~well-proportioned~~ details and elements that relate to human scale such as:

- (1) Porches and recessed entry areas.
- (2) Bay windows, balconies, and other occupied spaces.
- (3) Recessed window openings vertically proportioned with smaller panes of glass.
- (4) Chimneys, roof overhangs, and cornices.
- (5) Gabled or hipped roofs including nested rooflines.

(b) Building features should reflect the space within a building, reinforce site conditions like a corner or courtyard, and articulate building modulation.

(c) Building features should be consistent and unified with the overall architectural design of the building. Building elements should be articulated and proportioned to relate to the building as a whole, ~~except in the case of infill development which should match the scale, character, and architectural definition of adjacent buildings and uses as set forth in FMC 22.64.022.~~

(d) Building materials may be changed to enhance or accent building features.

(e) Building features should use roof and foundation design elements to articulate a base line or plane and cap or crown to the structural form. (Ord. 1272 § 8, 2001).

22.64.011 Building entries.

Intent – Create visible, functional, efficient, and safe building pedestrian access systems.

(a) All ~~street-facing~~ buildings should have a principal entry accessed and visible from the street, parking areas, access walkways, ~~and or~~ sidewalks. The principal building entrance should address the street or front sidewalk, as opposed to the building's parking lots and access roads.

(b) Building entries should be highlighted with architectural elements like columns, arches, porches, recesses, pedestrian-scaled lighting, signage, artworks, or other improvements to create architectural focus and visual interest.

(c) The entry area should be covered, recessed or otherwise protected to allow social interaction and activity.

(d) Building entry and access ~~shall~~should be provided within the private property beyond the public walkway, sidewalk, or trail corridor. Vestibules and other recessed areaways ~~shall~~should be used to define and provide pedestrian access apart from the public walkway space.

(e) Vestibules and other recessed areaways should visually alert pedestrians within the public walkway or sidewalk of entry foot traffic to avoid conflicts.

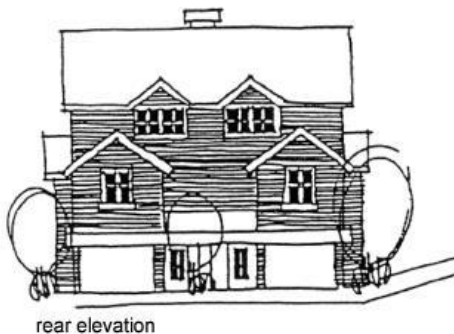
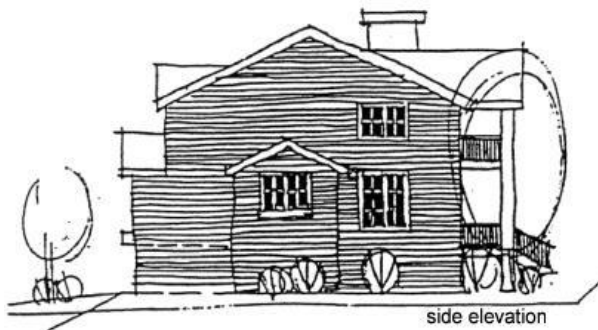
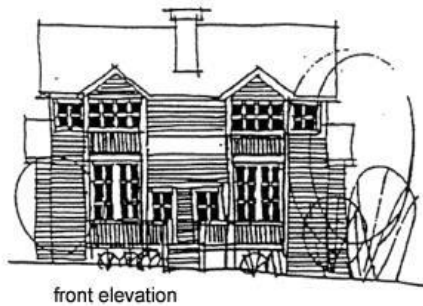
Building Scale

Commented [KM7]: "Well-proportioned" is subjective and non-specific. It might be sufficient to rely on the discussion of proportion included in subsection 3: "recessed window openings vertically proportioned with smaller panes of glass." These edits should be discussed with Planning Commission to ensure no further edits/additions would be appropriate.

Commented [KM8]: I recommend adding this so that it's clear to administrators of the code which articulation/modulation regulations take precedence in instances of infill development.

Commented [KM9]: I am recommending this edit so that it's clear that buildings in backyards are not expected to adhere to this provision.

Commented [KM10]: "Or" seems more appropriate here. These design guidelines encourage parking in the rear of structures, so it's harder to convey consistency with that standard and also ensure that the principal entry is visible from the street and the parking area.



(Ord. 1272 § 8, 2001).

22.64.012 Building materials.

Intent – Use construction materials and methods that are durable, maintained, visually attractive, and functional to the region.

(a) Building exteriors should be constructed of durable, easily maintainable materials. Materials should be composed of texture, patterns or quality of detailing that is attractive at close distances.

A building's architectural scale should be defined with well-proportioned details and elements that relate to human scale such as:

- (a) porches and recessed entry areas,
- (b) bay windows, balconies, and other occupies spaces,
- (c) recessed window openings vertically proportioned with smaller panes of glass,
- (d) chimneys, roof overhangs, and cornices,
- (e) gabled or hipped roofs including nested rooflines.

Building features should reflect the space within a building, reinforce site conditions like a corner or courtyard, and articulate building modulation.

Building features should be consistent and unified with the overall architectural design of the building. Building elements should be articulated and proportioned to relate to the building as a whole.

Building materials may be changed to enhance or accent building features.

Commented [KM11]: We should either add specificity to this statement or delete the sentence. I would recommend deleting the sentence given the more specificity/definition around "attractive" detailing that follows in this subsection. Ex: "Concrete block walls should be enhanced with textured block surfaces, colored mortar, decorative bond patterns, and/or by incorporating other masonry materials."

(b) In general, siding textures and colors should reflect regional building patterns using wood siding, shingles, brick, stone, terra-cotta tile, and other features. Primary colors should be neutral or earth tone colors. Trim and accent colors can vary from a neutral or earth tone palette and should be used on no more than 10 percent of the siding.

Commented [KM12]: This recommended addition adds specificity to our expectations for colors used.

(c) Metal siding should have visible corner moldings and trim, matte finishes, and neutral or earth tone colors.

(d) Non-durable siding materials like plywood; corrugated metal or fiberglass are discouraged, as is mirrored glass in residential or pedestrian-oriented areas. Such non-durable materials may be used to match existing materials on the same building or lot and for small areas that accent or highlight a unique design element, but should not be used for large expanses of wall surface.

(e) Concrete walls should be enhanced with texturing, coloring, and/or by incorporating embossed or sculptured surfaces, mosaics or artworks.

(f) Concrete block walls should be enhanced with textured block surfaces, colored mortar, decorative bond patterns, and/or by incorporating other masonry materials.

(g) Stucco and similar trowel surfaces should be trimmed in wood or masonry and sheltered from extreme weather by roof overhangs. (Ord. 1272 § 8, 2001).

22.64.013 Accessory buildings.

Intent – Design accessory buildings that relate to and complement the principal structures. As used in this subsection, accessory structures include accessory dwelling units.

Commented [KM13]: This is important context, given that other sections of the FMC expressly remove ADUs from regulations pertaining to accessory structures.

(a) Independent parking structures, storage buildings or other accessory enclosures should be designed to complement the principal, adjacent buildings in form, detail, color, and material.

(b) Generally, accessory buildings and structures ~~sha~~should be designed with similar or complementary roof slopes and building materials as the primary structure. (Ord. 1272 § 8, 2001).

Commented [KM14]: Guidance from Commerce regarding design review changes specifically says that we can require ADUs to be “complementary” to principal structures, so language like this is a good way to ensure we’re compliant with RCW/state guidance.

22.64.014 Service equipment and activities.

Intent – Locate trash, mechanical, and utility service equipment in ways that are functional, secure, and visually screened.

(a) Trash receptacles and service areas should be located to the side or rear of buildings in enclosed and secure areas that are not accessible or visible from public sidewalks and walkways.

(b) Meters, electrical conduit, telecommunications boxes, satellite dishes, and other utility equipment should be located to the side or rear of buildings in locations and housings that are secure, vandal-proof, and not visible from public areas.

(c) Roof-mounted mechanical equipment and other accessories should be located within screened areas or behind building areas that are secure, visually integrated into the building structure and shell, and screened from adjacent properties or public corridors.

(d) Window air conditioning units should not be installed where the equipment overhangs pedestrian spaces or walkways. (Ord. 1272 § 8, 2001).

22.64.015 Solar orientations.

Intent – Maximize passive and active solar energy possibilities.

(a) Building designs, particularly within new developments, should be located to maximize the use of passive solar potentials.

(b) Where possible, major window areas and outdoor activities should be oriented along the south-facing facades and yards. (Ord. 1272 § 8, 2001).

22.64.016 Ground floor activities.

Intent – Create vertical mixed use building opportunities with visual interest that encourage pedestrian activity in ground floor spaces that attract residents, employees and visitors alike.

(a) Ground floor commercial space should be devoted to retail use in accordance with underlying zoning requirements where the building fronts onto a street, sidewalk, pedestrian walkway or trail corridor. In neighborhood commercial (NC) areas, no more than 25 percent of the ground floor area should be devoted to office use – nor should office uses occupy the front 50 percent of the ground floor fronting a public street or sidewalk unless authorized through the site plan review process.

(b) In neighborhood commercial (NC) areas, structures containing enclosed parking facilities at ground floor level should provide a continuous commercial storefront space at least 15 feet in depth along at least 75 percent of the length of any facade located no more than 30 feet from a street property line or adjoining a pedestrian plaza.

(c) Ground floor commercial space should have a floor to ceiling height of at least 15 feet where the building fronts onto a street, sidewalk, pedestrian walkway or trail corridor. (Ord. 1562 § 52, 2015; Ord. 1272 § 8, 2001).

22.64.017 Building frontages.

Intent – Create buildings that provide interest and activity along street and pedestrian area frontages.

(a) Buildings that face onto commercial parking streets and/or public walkway and trail corridors should be built to front onto the pedestrian space or activity area to create continuous frontages of interest to the corridor.

(b) Buildings may abut or share common side walls subject to International Building Code (IBC) fire code and emergency access requirements. (Ord. 1473 § 5, 2009; Ord. 1272 § 8, 2001).

22.64.018 Upper floor balconies, alcoves, and decks.

Intent – Create upper floor areas that provide visual interest and activity potentials.

(a) Upper floors should incorporate balconies, alcoves, decks or other outdoor spaces to provide an amenity and increase visual definition to the building – particularly of the building frontages that face onto commercial streets and the public pedestrian walkway or trail corridors.

(b) Upper floor spaces ~~must~~should be provided within the private property's building envelope and should not intrude upon or over the public walkway or trail corridors. (Ord. 1272 § 8, 2001).

22.64.019 Awnings and canopies.

Intent – Create an overhead covering of pedestrian areas that is functional, visually interesting, and safe.

(a) As an amenity, commercial or retail developments may provide permanent or retractable awnings, overhangs, arcades or skylights sheltering pedestrians and shoppers from the elements where the public walkway or trail corridor traverses through the site.

(b) The design of awnings and canopies should provide natural lighting and openness and continuous protection from the elements but not ~~overly by majority~~ obscure or shadow the walkway or trail corridor.

(c) Awnings or canopies should be hung above the display window space at least 10 ~~to 14~~ feet above the public walkway with a minimum eight-foot vertical clearance.

(d) Structural supports for awnings or canopies will be provided from the building or adjacent private property and may not intrude or be supported by posts or columns within the public walkway or trail corridor.

(e) Awnings may extend four to eight feet into the public walkway from the building's face depending on the width of the public walkway or trail corridor. (Ord. 1272 § 8, 2001).

22.64.020 Shopfronts.

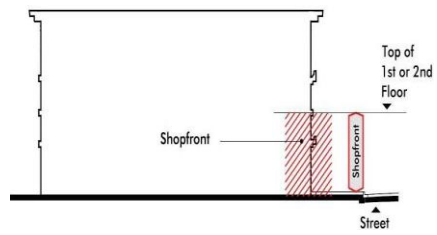
Intent – Shopfronts are like small buildings with their own base, "roofline," and pattern of window and door openings. Shopfronts are facades placed at or close to the right-of-way line, with the entrance at sidewalk grade.

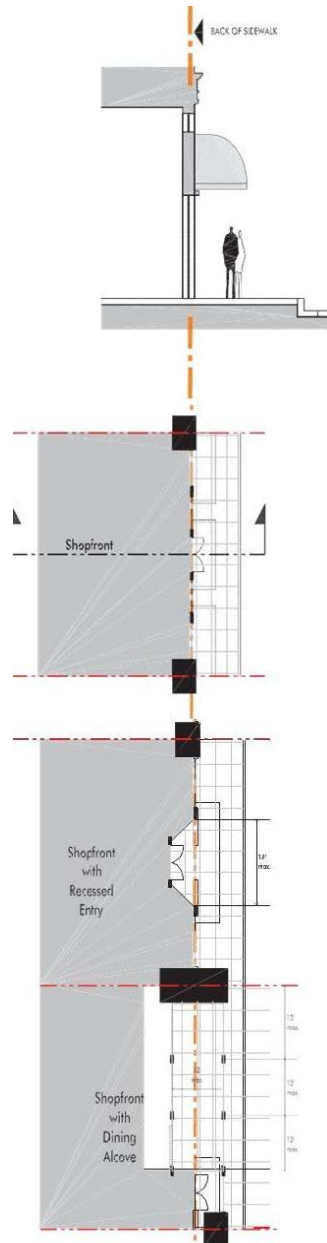
Commented [KM15]: I am recommending this edit to add specificity to the intention here.

Commented [KM16]: If we're saying "at least 10 feet" we should remove "to 14" to avoid confusion.

They are conventional for retail frontage and are commonly equipped with cantilevered shed roof(s) or awning(s). Recessed shopfronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street. Residential use would be appropriate above the ground floor and behind another use that fronts the street. It has substantial glazing on the sidewalk level and defines the primary treatment for ground-level commercial uses oriented to display and access directly from public sidewalks or other walkways.

- (a) Shopfronts ~~shall~~should be between 10 feet and 16 feet tall, as measured from the adjacent walk.
- (b) Shopfront width ~~shall~~should be a minimum of 10 feet and generally not exceed 50 feet. Larger retail space may be enabled by being set behind a row of smaller shopfront spaces. This technique is often referred to as “liner retail.”
- (c) Restaurant shopfronts may set back a portion of the shopfront facade to create a colonnaded outdoor dining alcove that is a maximum of 12 feet deep; provided, that:
 - (1) The portion of the facade that is set back and oriented towards the street ~~shall~~should have display windows.
 - (2) The alcove ~~must~~should also have columns along the sidewalk at a maximum spacing of 15 feet on center.
 - (3) The alcove may not rely on adjacent buildings for enclosure.





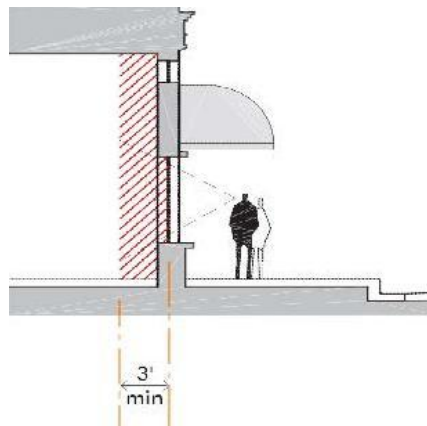
Section Diagram

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

(d) Each shopfront ~~shall~~should contain:

- (1) At least one ~~welcoming~~ building entrance at sidewalk grade. Recessed entrances are permitted with a maximum width of 15 feet.
- (2) Clear-glass display windows framed within storefront pilasters and a base made of masonry, tile, wood, or other durable material that extends at least 24 inches above the adjacent sidewalk. The bottom of windows should be no more than four feet above the sidewalk. Display windows and other glazing should comprise at least 75 percent of the ground floor facade.

~~(3) A minimum three-foot zone behind the window glazing that provides an unobstructed view of the establishment's goods and services.~~



Unobstructed View Required

(e) Shopfront composition should include projecting signs, as well as window signs and awning signs. Awnings, signs, and related fixtures ~~shall~~should be located eight feet minimum above the adjacent sidewalk. Awnings ~~shall~~should only cover storefronts and openings to avoid covering the entire facade.

(f) Shopfront and awning design should vary from shopfront to shopfront.

(g) Side yard setbacks and space between buildings may be utilized as extensions of shopfront activities including for location of outdoor displays of goods and for outdoor dining. (Ord. 1667 § 38, 2020; Ord. 1562 § 53, 2015; Ord. 1272 § 8, 2001).

22.64.021 Site planning.

Repealed by Ord. 1667. (Ord. 1272 § 8, 2001).

22.64.022 Infill development patterns for traditional shopfront neighborhoods.

Intent – Develop vacant lots with buildings that match the scale, character, and architectural definition of adjacent buildings and uses.

(a) The building proportions (modulation and articulation) created by older lots and buildings should be retained by new infill constructions.

(b) New buildings should be set back from the street frontage in lines that will be consistent with existing structures along the street.

Commented [KM17]: “Welcoming” is subjective - is there a way to describe what’s intended here in more objective terms? If a “welcoming” entrance would be achieved by an at-sidewalk-grade entrance that complies with the IBC and all other design regulations, we could just delete this word without needing to replace it.

Commented [KM18]: It is unlawful to regulate the interior of a structure via the design review process. RCW 36.70A.630(2).

(c) The existing pattern and proportion of windows, doors, and other vertical elements should be emulated by new infill building designs.

(d) New buildings should be defined by vertical and horizontal variations, architectural styles, and exterior finish materials that reflect the form, pattern, and visual interest of existing structures within the neighborhood and along the street.

(e) New buildings should complement the prevailing heights of existing structures within the neighborhood and along the street.

(f) The size and proportion of a new building's mass and contributing elements including roofs, porches, and balconies should reflect those of neighboring structures. (Ord. 1667 § 40, 2020; Ord. 1272 § 8, 2001).

22.64.023 Garage entries and driveways.

Intent – Develop vehicle access, storage, and parking areas and improvements that enhance residential buildings and activities.

(a) Garage entrances should be subordinate to the pedestrian entry in scale and detailing. Where possible, the parking entry should be located to the side or rear of the building and away from the pedestrian entry from the street.

(b) Garages should be architecturally compatible with the residential portion of the building using the same building forms, materials, and details. Architectural elements may be continued from the residential portion of the building onto the parking structure using friezes, cornices, trellises, or other devices.

(c) Large residential buildings may further integrate parking garages by:

- (1) Locating the garage partially or wholly below grade,
- (2) Using the top of the garage as a deck, garden, or recreational use of the residents,
- (3) Locating residential units or shops on the outside of the garage with direct access from street level sidewalks and pathways.

(d) Open carports should not be visible from the street. Garage edges may be bermed or landscaped to screen views from the street or pedestrian areas. However, vehicular entries should be clearly defined to alert pedestrians.

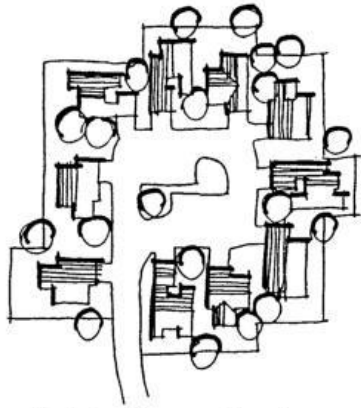
(e) Where possible, driveways should be consolidated to reduce the width of curb cuts, intrusion on pedestrian walkways, and the visual impact of paving areas. (Ord. 1272 § 8, 2001).

22.64.024 Garage doors.

(See FMC 22.58.006).

Intent – Create garage door configurations that complement the residential character of the building and enhance the visual appearance of the neighborhood.

Garage Entries and Driveways

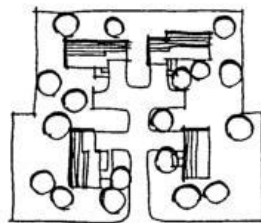


Typical parking court layout

Develop vehicle access, storage, parking areas, and improvements that enhance residential buildings and activities.

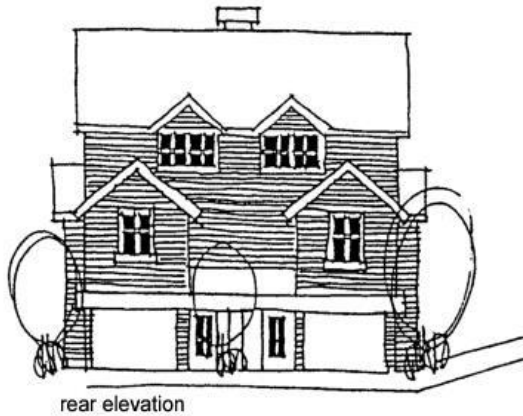
Where possible, the parking entry should be located to the side or rear of the building and away from the pedestrian entry from the street.

Where possible, driveways should be consolidated to reduce the width of curb cuts, intrusion on pedestrian walkways, and the visual impact of paving areas.



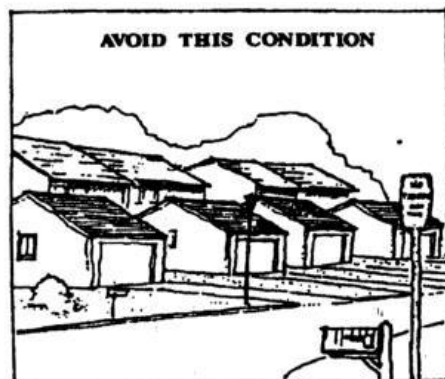
Private street layout (18 – 20 ft. wide)

Garages



Garages should be architecturally compatible with the residential portion of the building using the same building forms, materials and details. Architectural elements may be continued from the residential portion of the building onto the parking structure using friezes, cornices, trellises, or other devices.

Garages



Houses seem an afterthought when garages dominate the street edge.

(Ord. 1417 § 11, 2006; Ord. 1272 § 8, 2001).

22.64.025 Street access.

Intent – Create parking access systems that are efficient, functional, safe, and subordinate to pedestrian activities and the residential use of the site.

- (a) Residential buildings should provide clearly marked entries from the street. Entries from parking lots should be subordinate to those related to the street.
- (b) Parking garage entries should be designed and sited to complement, but not subordinate the pedestrian entry.
- (c) Parking lots and garages, when possible, should be accessed from alleys or side streets.
- (d) In clustered developments, where there is an integrated comprehensive pathway system, the front door may be oriented to it. (Ord. 1272 § 8, 2001).

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

22.64.026 Blank building and retaining walls.

Intent – Create building and retaining walls that are of human scale, texture, and visually interesting.

- (a) Residential buildings should not orient large areas of blank walls to the street. Building ends should be designed and articulated with windows and other architectural treatments.
- (b) Blank walls should be screened with landscaping, architectural features, or artworks including trellises with vines and landscaped planting beds.
- (c) Retaining walls should be composed of brick, stone, or other modulated material or treated sculpturally to reduce scale and appear less monolithic. Hanging or climbing vegetation may be incorporated to soften the appearance.
- (d) High retaining walls should be terraced to provide landscape setbacks, especially adjacent to pedestrian areas. (Ord. 1272 § 8, 2001).

22.64.027 Usable open spaces.

Intent – Create open spaces in multifamily and planned developments that enhance the physical space and provide residents passive and active recreational opportunities.

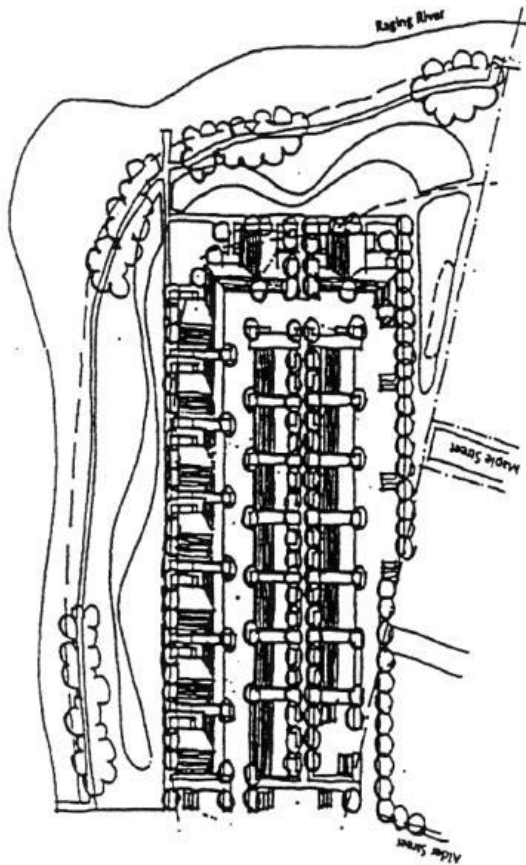
- (a) Multifamily residential buildings and developments should provide usable outdoor activity areas for each individual unit using patios, balconies, and decks. Requirements for individual residential units may be met in part or in full by open space specifically provided for the common use of the resident. In addition to patios, balconies, and decks, such open space may take on any number of green space types.
- (b) Multifamily residential buildings and planned developments should also provide usable outdoor activity areas for the project's inhabitants in total using landscaped courtyards, rooftop decks, group gardens and picnic areas, children's play areas, swimming pools, recreational courts, and other common improvements.
- (c) Common activity areas should be appropriately furnished with benches and other seating, play equipment, landscaping, outdoor lighting, and other improvements. (Ord. 1692 § 1 (Exh. A), 2022; Ord. 1272 § 8, 2001).

22.64.028 Private spaces.

Intent – Create transitions between the street and private properties that provide for resident security and privacy.

- (a) Appropriate screening and buffering materials should be used to create a physical separation between pedestrians on the sidewalk and the windows of residential units.
- (b) Ground level windows should be raised or landscape screening should be used to provide residential privacy where building setbacks are close.
- (c) Porches and other partially enclosed outdoor living areas should be used to provide a transition zone to a residence, and allow social interaction between neighbors.
- (d) Private residential courtyards and yards should be screened with landscape materials or solid fences to create privacy and security. Chain link fences are not an appropriate edge along sidewalks and should be avoided.

Usable Open Spaces



Create open spaces in multifamily and planned developments that enhance the physical space and provide residential passive and active recreational opportunities.

Multifamily residential buildings and developments should provide usable outdoor activity areas for each individual unit using patios, balconies, and decks.

(Ord. 1272 § 8, 2001).

22.64.029 Commercial walkways.
(See also FMC 22.60.013).

Intent – Create pedestrian areas that link commercial and retail activities with adjacent buildings, properties, and neighborhoods in ways that are functional, efficient, visually interesting, and supportive of business activities.

(a) Buildings should front onto walkways to be developed within each district in accordance with the non-motorized transportation element of the comprehensive plan.

(b) Commercial walkways should be incorporated into the site development as the principal, publicly accessible pedestrian space and design focus of the development, and between the development and adjacent properties and surrounding residential neighborhoods.

(c) Walkways should be a minimum width of eight feet along street frontages in office areas, and up to 12 feet wide along street frontages and into the development of major pedestrian-oriented commercial districts and developments.

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.

(d) Walkways or trails should integrally connect each development, particularly retail and commercial projects, with adjacent properties and residential neighborhoods.

(e) Walkways or trails should extend through parking lots and parking areas in separated medians or other placements that protect pedestrians from vehicular traffic.

(f) Where feasible, public walkways should extend through the building development as passageways or alleyways. Such walkways may be open or covered provided that they are publicly accessible. (Ord. 1272 § 8, 2001).

22.64.030 Commercial walkway corridors.

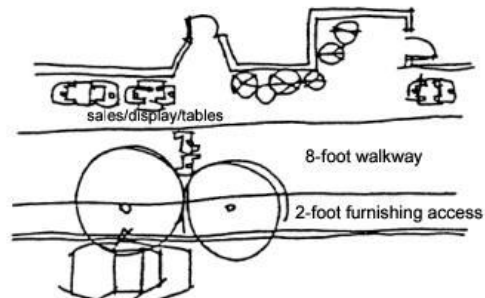
Intent – Create a commercial walkway corridor that maintains a handicap accessible, pedestrian access zone but allows people, activities, displays, and other temporary furnishings of interest within the walkway space.

(a) An eight-foot section of any major commercial walkway or trail corridor should be clear of any temporary furnishings in order to accommodate pedestrians.

(b) The peripheral sections of the corridors, which may be combined on one side, may be used to display advertising signage, flower pots or other moveable plantings, and/or outdoor seating areas on a temporary, special event basis.

(c) When the principal walkway is meandered as described above, the transition should be made with 45- to 60-degree angles to facilitate an easy walking pattern and to accommodate the handicapped.

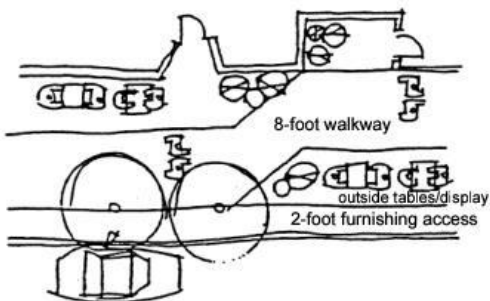
Commercial Walkways



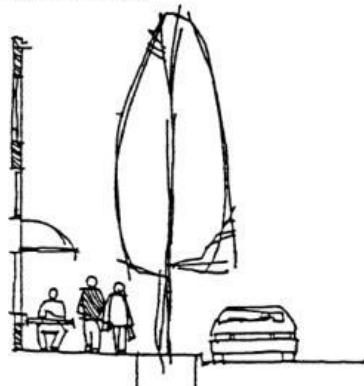
Urban streetscape/pedestrian walkways

Walkway plan

□ 2 feet



Alternating plan



Urban streetscape/pedestrian walkways

Elevation

Walkways should be a minimum of eight feet along street frontages in office areas and up to 12 feet along street frontages and into the development in major pedestrian-oriented commercial districts and developments.

An eight-foot section of any major commercial walkway should be clear of any temporary furnishings in order to accommodate pedestrians.

The periphery sections of the corridors, which may be combined on one side, may be used to display outdoor advertising signage, flower pots or other moveable plantings, and/or outdoor seating areas on a temporary, special event basis.

When the principal walkway is meandered, the transition should be made with 45- to 60-degree angles to facilitate an easy walking pattern and to accommodate the handicapped.

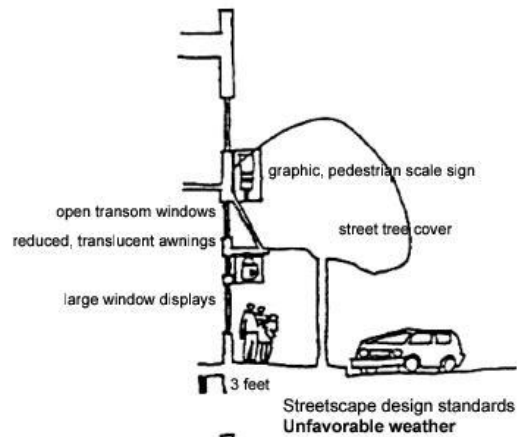
(Ord. 1272 § 8, 2001).

22.64.031 Outdoor activity spaces.

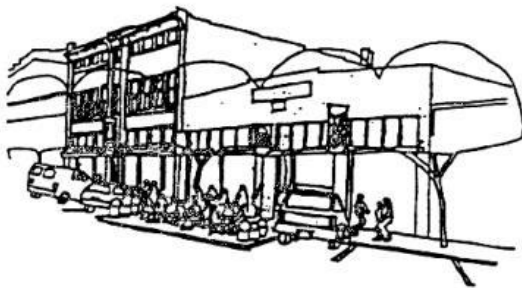
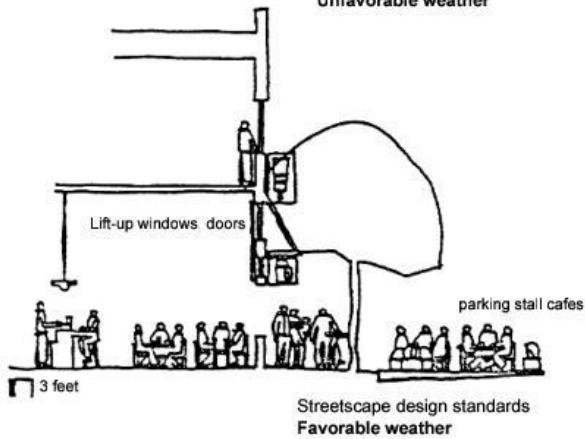
Intent – Create outdoor people spaces that are functional, efficient, visually interesting, and used by passersby and building occupants or customers.

- (a) Ground floor outdoor spaces such as plazas, squares, eating, seating areas, and/or retail alcoves and inner courtyard spaces or greens ~~shall~~should be provided for designated “special planning areas” on the comprehensive plan’s land use designation map, and may be required in conjunction with new commercial development or redevelopment through the conditional use or site plan review processes. Such amenities should be provided as integral parts of any commercial or retail development. Generally, the larger the development, the greater the number and size of outdoor spaces.
- (b) Plazas ~~shall~~should be adjacent to and open to a public street, sidewalk, or trail on at least one side. The space should adjoin and be accessible from, and may occasionally spill over into the public walkway or trail corridor space – but may not be permanent improvements or uses of the public walkway or trail corridor space.
- (c) Plaza design ~~shall~~should allow people walking or driving by to see into the plaza from a height two and one-half to eight feet above finished grade. Lighting ~~shall~~should be included to enable people walking or driving by to see into the plaza at night.
- (d) Plazas ~~shall~~should be open to the public during daylight operating hours.
- (e) Non-landscaped portions of the plaza ~~shall~~should be surfaced in textured concrete, bricks, interlocking pavers, or similar or better enhanced paving materials.
- (f) Up to 25 percent of the plaza may be landscaped with lawn or groundcover. All landscaped areas that do not include lawns ~~shall~~should include trees. Tree wells do not count toward the 25 percent limit on landscaping coverage.
- (g) Plazas ~~shall~~should be located and designed so that wind within the plaza does not interfere with its use for sitting and similar activities.
- (h) Outside of any covered area, 80 percent of the plaza ~~shall~~should not be shaded during the hours of 10:00 a.m. to 2:00 p.m. in the winter, except by the trees within the plaza. If possible, plazas ~~shall~~should have southern exposure.
- (i) Plazas ~~shall~~should not be used by motor vehicles for any purpose other than maintenance.
- (j) Plazas ~~shall~~should not be bordered by a drive-through lane on any side.
- (k) Plazas ~~shall~~should meet at least one of the following requirements:
 - (1) The seating area of a restaurant ~~shall~~should overlook the plaza on at least one side. At least 25 percent of the restaurant wall abutting the plaza ~~shall~~should consist of clear windows.
 - (2) A food, refreshment, coffee or espresso cart ~~shall~~should be located in the plaza during at least one-half of each working day.
 - (3) Plazas designated as “special planning areas” on the comprehensive plan ~~shall~~should include a fountain of at least 100 square feet and children’s play equipment.

Indoor/Outdoor Activities

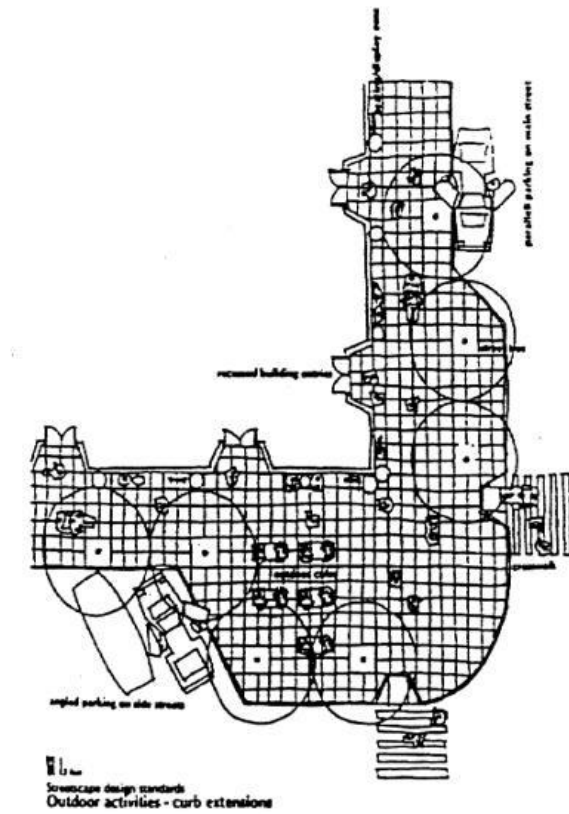


Ground floor activities should be designed to reflect the weather and seasons expanding outdoors and indoors when the climate allows to increase people activity and visual interest.



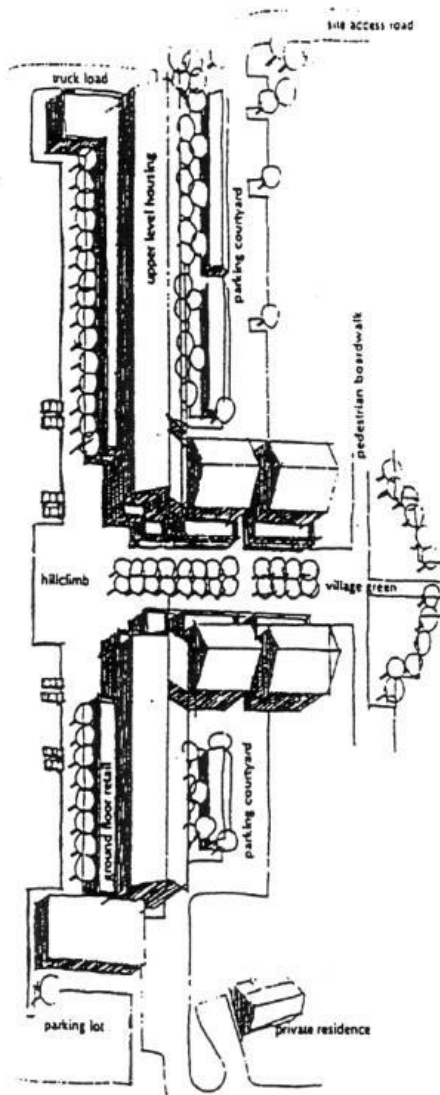
Streetscape Activities

The Fircrest Municipal Code is current through Ordinance 1738, passed March 25, 2025.



Where feasible, outdoor activity areas may be extended across the sidewalk and into curb extensions to increase people activity and visual interest.

Outdoor Activity Spaces



Ground floor outdoor spaces such as plazas, squares, eating, seating areas, and/or retail alcoves and inner courtyard spaces or greens may be required in conjunction with new commercial development or redevelopment.

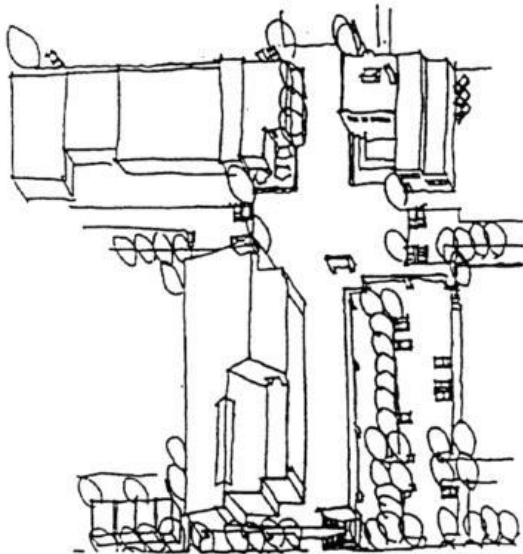
Such amenities should be provided as integral parts of any commercial or retail development. Generally, the larger the development, the greater the number and size of outdoor spaces.

Outdoor Activity Spaces – Plazas



Create outdoor spaces that are functional, efficient, visually interesting, and used by passersby and building occupants or customers.

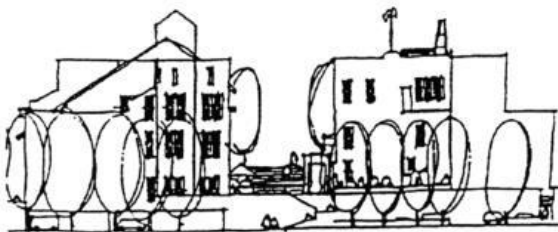
Plazas shall be adjacent to and open to a public street, sidewalk, or trail on at least one side. The space should adjoin and be accessible from, and may occasionally spill over into the public walkway or trail corridor space – but may not be permanent improvements or uses of the public walkway or trail corridor space.



Plaza design shall allow people walking or driving by to see into the plaza. Lighting shall be included to enable people walking or driving by to see into the plaza at night.

Non-landscaped portions of the plaza shall be surfaced in textured concrete, bricks, interlocking pavers, or similar or better enhanced paving materials.

Plazas shall be located and designed so that wind within the plaza does not interfere with its use for sitting and similar activities.



- (4) Plazas ~~shall~~should include any other feature that will provide equivalent or better surveillance of the plaza.

(l) Residential developments should provide picnic tables and benches, playgrounds, basketball and tennis courts, and other recreational facilities. To the extent practical, such areas should be made available for use by the public-at-large. (Ord. 1272 § 8, 2001).

22.64.032 Streetscape furnishings.

Intent – Create public/private commercial walkways and spaces that are complementary, functional, safe, visually interesting, and of efficient investments.

(a) Improvements to the public walkway or trail corridor spaces will utilize the public streetscape furnishings palette selected for the corridor.

(b) Improvements to the adjoining private spaces should incorporate or continue the materials, colors, and/or styles of the public furnishings palette in order to provide design continuity.

(c) Where appropriate, project developments should provide pedestrian-scaled lighting fixtures to illuminate walkways, trails, parking areas, and other people spaces. Lighting shields should direct illumination onto pedestrian spaces and away from adjacent properties or uses. Generally, freestanding fixtures should not exceed 14 feet in height. (Ord. 1272 § 8, 2001).

22.64.033 Public artworks.

Intent – Install public artwork improvements in public spaces and building areas that are accessible, informative, and entertaining.

(a) Commercial building and property developments should incorporate outdoor artwork that is physically and visually accessible to the public.

(b) Artwork may be permanently incorporated into functional areas that are physically and visually accessible to the public including parking lots, accessory buildings and structures, as well as building entries.

(c) Where the building or site is of historical or cultural interest, interpretive signage and other exhibits or monuments should be incorporated into building or site improvements that are physically and visually accessible to the public. (Ord. 1272 § 8, 2001).

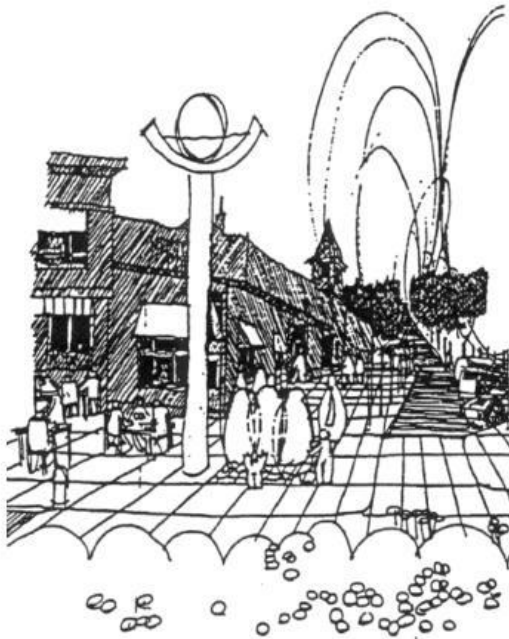
22.64.034 Lighting.

Intent – Install street and areaway lighting systems and standards that are functional, properly scaled, safe, and visually enhancing.

(a) Sidewalk and walkway areas should be illuminated with indirect lighting using streetscape elements like trees, walkways, canopies, and entryways.

(b) Pedestrian spaces should be illuminated with standards that are scaled to people using light poles 10 to 12 feet in height or bollards three to four feet in height.

Streetscape – Artworks



Streetscape Furnishings

Create public/private commercial walkways and spaces that are complementary, functional, safe, visually interesting, and of efficient investments.

Improvements to the public walkway or trail corridor spaces will utilize the public streetscape furnishings palette selected for the corridor.

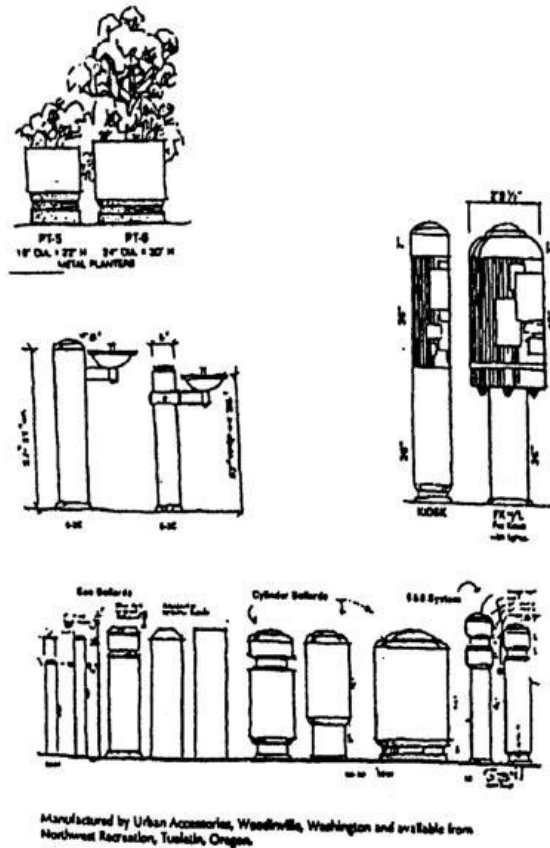
Improvements to the adjoining private spaces should incorporate or continue the materials, colors, and/or styles of the public furnishings palette in order to provide design continuity.

Install public artwork improvements in public spaces and building areas that are accessible, informative, and entertaining.

Commercial building and property developments should incorporate outdoor artwork that is physically and visually accessible to the public.

Artwork may be permanently incorporated into functional areas that are physically and visually accessible to the public including parking lots, accessory buildings and structures, as well as building entries.

Where the building or site is of historical or cultural interest, interpretive signage and other exhibits or monuments should be incorporated into building or site improvements that are physically and visually accessible to the public.



Improvements to the public walkway or trail corridor spaces will utilize the public streetscape furnishings palette selected for the corridor.

Improvements to the adjoining private spaces should incorporate or continue the materials, colors, and/or styles of the public furnishings palette in order to provide design continuity.

(c) All light fixtures should be shielded to reduce glare on public streets and spaces, and adjacent properties. (Ord. 1272 § 8, 2001).

22.64.035 Roadway corridors and street frontages.

Intent – Create landscaped setbacks and edges that functionally and visually define the pedestrian or motor vehicle orientation of the roadway and adjacent land uses.

(a) Commercial street corridors are the public rights-of-way and the setbacks required within and around roadways and parking lots in nonresidential zones.

(1) The setback from the street edge will be landscaped to provide “see-through vegetation” that functions as a partial visual separator to soften the appearance of parking areas and building elevations.

(2) These zones ~~shall~~should be planted with an overhead tree canopy suitable for a mixed motor vehicle and pedestrian environment.

(b) Residential street corridors are the public rights-of-way and the setbacks required within and around collector and arterial roadways and parking lots in all residential zones.

(1) These zones will be landscaped to provide a “filtered screen vegetation” that functions as a visual separator between the street, parking areas, and residential activities.

(2) These zones ~~shall~~should be planted with an overhead tree canopy suitable for a mixed motor vehicle and pedestrian environment.

(c) Parkway road corridors are the public rights-of-way and the setbacks required along major roadway entries into the community.

(1) These parkway road corridors will be landscaped to provide a “filtered to view blocking vegetation” using natural materials that provide continuity with adjacent landscapes.

(2) Parkway road corridors ~~shall~~should be planted with an overhead tree canopy suitable for a motor vehicle and bicycle environment. (Ord. 1272 § 8, 2001).

22.64.036 Urban buffers.

Intent – Create landscape improvements around parking lots and properties that functionally and visually buffers activities, buildings, and land uses from each other.

(a) Urban parking lots are commonly shared by residential developments, and all parking areas and lots provided for employees, customers, and other public users within the nonresidential zones. Urban parking areas will be landscaped to provide shade and visual relief while maintaining clear sight lines within parking and access areas.

(1) Shrubs will not exceed a height of three feet around parking lot entries, access aisles, and other vehicle-maneuvering areas in order not to visually block views among vehicles and pedestrians.

(2) The selected plant materials and landscape designs may mix evergreen and deciduous trees to create a continuous canopy.

(3) Plantings may be contained in planting islands or strips having an area of at least 120 square feet with a narrow dimension of not less than eight feet that is unobstructed by vehicle overhang (see FMC 22.62.007(b)).

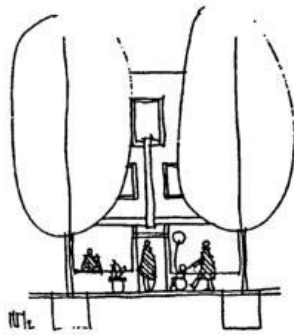
(b) Urban buffers with filtered screening are the perimeter landscape areas provided between nonresidential land uses. These buffers will function as a visual separator between uses within these zones.

The selected plant materials and designs may mix evergreen and deciduous trees and shrubs to create a filtered screen effect.

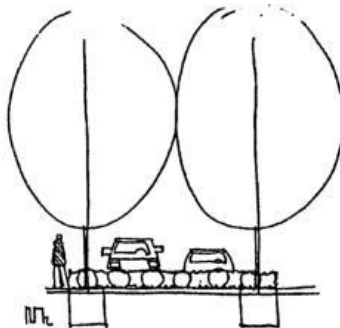
(c) Urban buffers with full screening are the perimeter landscape areas provided between residential and nonresidential zones. These buffers will function as a visual barrier to obscure views of incompatible activities and improvements.

The selected plant materials and designs may include a mix of primarily evergreen trees and shrubs to form an effective full screen effect.

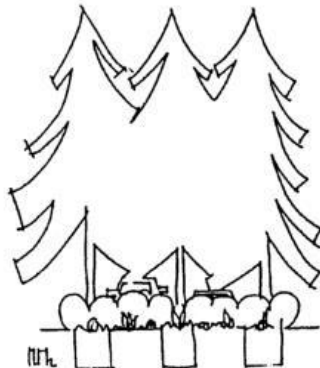
Landscape – Urban Buffers



See-through streetscape



Filtered-screen buffer



Full-screen buffer

(Ord. 1272 § 8, 2001).

Urban buffers shall be landscaped based on the extent to which the activity is to be screened from adjacent uses in accordance with the following categories:

See-through streetscape – are the perimeter landscape areas provided in front of commercial and office uses. These buffers shall function as a visual definition between the street edge and building zones. The selected plant materials and designs may mix deciduous trees and shrubs to create a framed or see-through effect.

Urban buffers with filtered screening – are the perimeter landscape areas provided between nonresidential land uses. These buffers shall function as a visual separator between uses within these zones. The selected plant materials and designs may mix evergreen and deciduous trees and shrubs to create a filtered screen effect.

Urban buffers with full screening – are the perimeter landscape areas provided between residential and nonresidential zones. These buffers shall function as a visual barrier to obscure views of incompatible activities and improvements. The selected plant materials and designs may include a mix of primarily evergreen trees and shrubs to form an effective full screen effect.

22.64.037 Sidewalks and walkways.

Intent – Create landscape improvements along and between public/private pedestrian spaces that are continuous, visually attractive, and fully developed.

- (a) Landscaping along public sidewalks or walkways will utilize the street trees and plant materials palette selected for the public walkway or trail corridor.
- (b) Improvements within the adjoining private spaces, such as outdoor eating areas, plazas, and the like, should incorporate or continue the same plantings in order to enhance the definition of the corridor.
- (c) Street trees and other plantings should be of sufficient size at time of planting to create a finished look to the development, street, and walkway area. (Ord. 1272 § 8, 2001).

Commented [KM19]: We should add more meaning to this so it's clearly understood what height of plantings would achieve a "finished look."

22.64.038 Buildings and yards.

Intent – Create landscapes that enhance properties, improve neighborhood appearances, and protect property investments.

- (a) The landscape design should highlight and focus views of the building frontages and entries, particularly window displays, pedestrian areas, and amenities.
- (b) The design should create a special or individual character of the private portions of each property and building.
- (c) Vines may be planted on buildings, fences, walls and other blank surfaces, particularly structures faced with brick and masonry, or that are enhanced with trellis overhangs.
- (d) Moveable planters with seasonal plantings should be placed at building entries, particularly within alcoves and inner courtyards.
- (e) All plantings, particularly ornamentals, shall be provided irrigation or other watering methods to ensure plant survival.

Building and Yard Landscaping



Create landscapes that enhance properties, improve neighborhood appearances, and protect property investments.

The landscape design should highlight and focus views of the building frontages and entries, particularly window displays, pedestrian areas, and amenities.

The design should create a special or individual character of the private portions of each property and building.

(Ord. 1272 § 8, 2001).

22.64.039 Screening.

Intent – Create screens around and over refuse, storage, loading docks, mechanical and utility equipment, and other areas that are functional, effective, safe, and visually pleasing to passersby and adjacent land uses.

- (a) Landscape, fence or other opaque improvements should be erected to visually screen refuse, storage, loading docks, and other areas that are not to be accessible or viewed from public walkways, corridors, and roadways.
- (b) Areas that are visible from the upper stories of adjacent structures should have an opaque or semi-opaque horizontal cover or screen to mitigate unsightly views that is compatible with the site's architecture.
- (c) Latches and other devices should be used to secure refuse and storage areas from animals and children.
- (d) Mailboxes, utility meters, lighting, and other service elements should be incorporated into the overall site and landscape screening design of the project. (Ord. 1272 § 8, 2001).

22.64.040 Landscape materials.

Intent – Install landscape materials that are native, drought resistant, and appropriate to the purpose of the improvement.

- (a) New landscaping materials ~~shall~~should include native or non-invasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest.
- (b) New landscape materials ~~shall~~should consist of drought-tolerant species, except where site conditions within the required landscape areas assure adequate moisture for growth.
- (c) Within the landscape buffer areas about the property, particularly along secondary access roads and around parking lots that do not abut the public pedestrian walkway or trail corridors – site plantings should be grouped to simulate natural stands and should not be planted symmetrically or of even spacing unless a symmetrical or even spacing pattern has already been established in the vicinity.
- (d) Buffer areas should retain existing significant trees and vegetation to maintain continuity with original and adjacent natural areas.
- (e) Within higher density residential developments, buffer or open spaces may be grouped into common open space areas that define building placements, provide visual accents, preserve landscape or landform features, or house common activity areas – such as playgrounds, swimming pools, or parking areas.
- (f) Plant materials and designs, especially street trees, should match or complement the materials or patterns that have already been established along the street or in the neighborhood in color, ultimate size, historical design, and other physical characteristics. (Ord. 1272 § 8, 2001).

22.64.041 Signage.

Repealed by Ord. 1598. (Ord. 1322 § 4, 2003; Ord. 1272 § 8, 2001).

22.64.042 Large retail establishments.

- (a) Facades and Exterior Walls.

Intent – Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of large retail buildings and provide visual interest that will be consistent with the community's identity, character, and scale. The intent is to encourage a more human scale that Fircrest residents will be able to identify with their community.

- (1) Facades greater than 80 feet in length, measured horizontally, ~~shall~~should incorporate wall plane projections or recesses having a depth of at least four percent of the length of the facade, but not less than six feet, and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade ~~shall~~should exceed 80 horizontal feet. See illustration in FMC 22.64.009.
 - (2) Ground floor facades that face public streets ~~shall~~should have arcades, display windows, entry areas, awnings, or other such features along no less than 60 percent of their horizontal length.
- (b) Smaller Retail Stores.

Intent – The presence of smaller retail stores gives a center a “friendlier” appearance by creating variety, breaking up large expanses, and expanding the range of the site’s activities. Windows and window displays of such stores should be used to contribute to the visual interest of exterior facades. The guidelines presented in this subsection are directed toward those situations where principal buildings contain additional, separately owned stores, which occupy less than 25,000 square feet of gross floor area, with separate, exterior customer entrances.

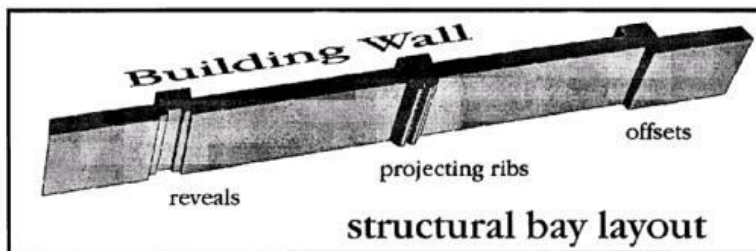
- (1) The street level facade of such stores ~~shall~~should be transparent between the height of three feet and eight feet above the walkway grade for no less than 60 percent of the horizontal length of the building facade of such additional stores.
- (2) Windows ~~shall~~should be recessed and should include visually prominent sills, shutters, or other such forms of framing.

(c) Detail Features.

Intent – Buildings should have architectural features and patterns that provide visual interest at the scale of the pedestrian, reduce massive aesthetic effects, and recognize local character. The elements in the following guideline should be integral parts of the building fabric, and not superficially applied trim or graphics, or paint.

Building facades must include a repeating pattern that ~~shall~~should include no less than three of the elements listed below. At least one of these elements ~~shall~~should repeat horizontally. All elements ~~shall~~should repeat at intervals of no more than 30 feet, either horizontally or vertically.

- (1) Color change.
- (2) Texture change.
- (3) Material module change.
- (4) Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.



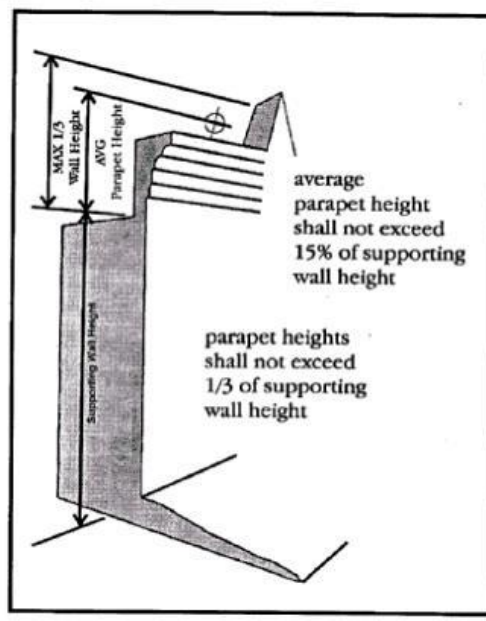
Expression of Architectural or Structural Bay

(d) Roofs.

Intent – Variations in rooflines should be used to add interest to, and reduce the massive scale of, large buildings. Roof features should ~~complement~~complement the character of adjoining neighborhoods.

Roofs ~~shall~~should have no less than two of the following features:

(1) Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets ~~shall~~should not exceed 15 percent of the height of the supporting wall and such parapets ~~shall~~should not at any point exceed one-third of the height of the supporting wall. Such parapets ~~shall~~should feature three dimensional cornice treatments.



Parapet Standards

(2) Overhanging eaves, extending no less than three feet past the supporting walls.

(3) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run, and less than or equal to one foot of vertical rise for every one foot of horizontal run.

(4) Three or more roof slope planes.

(e) Entryways.

Intent – Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. The guidelines identify desirable entryway design features. Such principal building on a site ~~shall~~should have clearly defined, highly visible customer entrances featuring no less than three of the following:

- (1) Canopies or porticos;
- (2) Overhangs;
- (3) Recesses/projections;

Commented [KM20]: I think this is OK to stay given that the next sentence provides some direction on how to achieve this end.

- (4) Arcades;
- (5) Raised corniced parapets over the door;
- (6) Peaked roof forms;
- (7) Arches;
- (8) Outdoor patios;
- (9) Display windows;
- (10) Architectural details such as tile work and moldings, which are integrated into the building structure and design;
- (11) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

Where additional stores will be located in the principal building, each such store ~~shall~~should have at least one exterior customer entrance, which ~~shall~~should conform to the above requirements.

(f) Orientation of Entrances.

Intent – Large retail buildings should feature multiple entrances. Multiple building entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores, or identified departments in a store. Multiple entrances also mitigate the effect of the unbroken walls and neglected areas that often characterize building facades that face bordering land uses.

All sides of a principal building that face an abutting public street ~~shall~~should feature at least one customer entrance. Where a principal building faces more than two abutting public streets, this requirement ~~shall~~should apply only to two sides of the building, including the side of the building facing the primary street, and another side of the building facing a second street.

(g) Outdoor Storage, Trash Collection, and Loading Areas.

Intent – Loading areas and outdoor storage areas exert visual and noise impacts on surrounding neighborhoods. These areas, when visible from adjoining properties and/or public streets, should be screened, recessed or enclosed. While screens and recesses can effectively mitigate these impacts, the selection of inappropriate screening materials can exacerbate the problem. Appropriate locations for loading and outdoor storage areas include areas between buildings, where more than one building is located on a site and such buildings are not more than 40 feet apart, or on those sides of buildings that do not have customer entrances.

- (1) Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses ~~shall~~should not be visible from abutting streets.
- (2) No areas for outdoor storage, trash collection or compaction, loading, or other such uses ~~shall~~should be located within 20 feet of any public street, public sidewalk, or internal pedestrian way.
- (3) Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions ~~shall~~should be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
- (4) Non-enclosed areas for the storage and sale of seasonal inventory ~~shall~~should be permanently defined and screened with walls and/or fences. Materials, colors, and designs of screening walls and/or fences and the cover ~~shall~~should conform to those used as predominant materials and colors of the building. If such areas are to be

covered, then the covering **shall** conform to those used as predominant materials and colors on the buildings.

(h) Pedestrian Flows.

Intent – Pedestrian accessibility opens auto-oriented developments to the neighborhood, thereby reducing traffic impacts and enabling the development to project a friendlier, more inviting image. This subsection sets forth guidelines for public sidewalks and internal pedestrian circulation systems that can provide user-friendly pedestrian access as well as pedestrian safety, shelter, and convenience within the center grounds.

(1) Sidewalks at least eight feet in width **shall** be provided along all sides of the lot that abut a public street.

(2) Continuous internal pedestrian walkways, no less than eight feet in width, **shall** be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways **shall** connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and **shall** feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50 percent of their length.

(3) Sidewalks, no less than nine feet in width, **shall** be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks **shall** be located at least six feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.

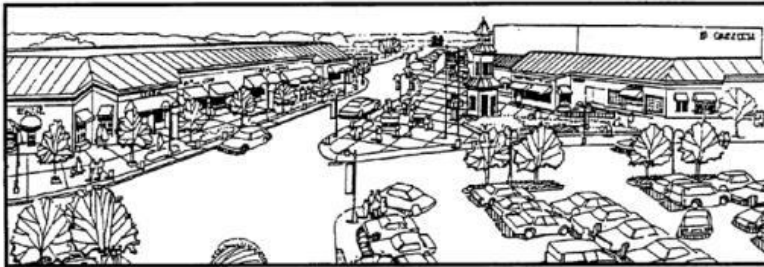
(4) Internal pedestrian walkways, provided in conformance with subsection (h)(2) of this section, **shall** provide weather protection features such as awnings or arcades within 30 feet of all customer entrances.

(5) All internal pedestrian walkways **shall** be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

(i) Central Features and Community Spaces.

Intent – Buildings should offer attractive and inviting pedestrian scale features, spaces and amenities. Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations. Bus stops and drop-off/pick-up points should be considered as integral parts of the configuration. Pedestrian ways should be anchored by special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces. Examples of outdoor spaces include plazas, patios, courtyards, and window shopping areas. The features and spaces should enhance the building and the center as integral parts of the community fabric.

Each retail establishment subject to these guidelines should contribute to the establishment or enhancement of community and public spaces by providing at least two of the following: patio/seating area, pedestrian plaza with benches, transportation center, window shopping walkways, outdoor play area, kiosk area, water feature, clock tower, or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the director and the commission, adequately enhances such community and public spaces. Any such areas **shall** have direct access to the public sidewalk network and such features **shall** not be constructed of materials that are inferior to the principal materials of the building and landscape.



Example of a center with numerous special features and community spaces.

(Ord. 1311 § 35, 2002).

22.64.043 Drive-through facilities.

Intent – Assess, promote and achieve appropriate development of drive-through facilities.

Objectives –

- To promote compatible development that fits well with, and improves, its existing or planned context;
- To protect and enhance the character and quality of the neighborhoods where drive-through facilities are located;
- To enhance public streets and contribute to a high quality public space;
- To create efficient stacking movements on site;
- To create a safe and comfortable pedestrian environment on site; and
- To minimize impacts on adjacent land uses that could be caused by on-site activities.

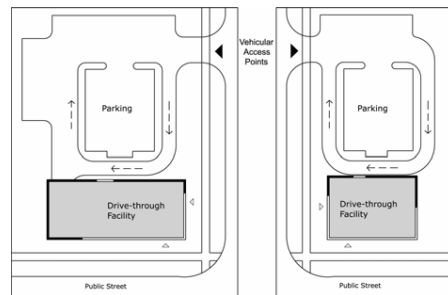
Context and Challenges – Drive-through facilities have proven to be successful as they target the mobile and car-oriented market. They may operate 24 hours a day, provide convenience for the traveling public and offer a sense of security for users at night. Drive-through service has been adopted by fast food businesses, financial institutions, dry cleaners, pharmacies and other businesses. Meanwhile, walk-in service is still an important component for many businesses with drive-through facilities for customers who arrive on foot, bicycles and by vehicles but do not use the drive-through services.

While successful and popular, drive-through facilities present many urban design challenges, including respecting the urban context while designing prototypical drive-through facility sites and buildings; supporting a pedestrian-friendly environment along public streets; using landscape areas effectively to improve the overall environmental and visual quality of the area; and designing efficient stacking movements on site.

(a) Locate vehicular access points to the site as far as possible from street intersections. Locate vehicle access points to corner sites on the secondary street (Figure 1).

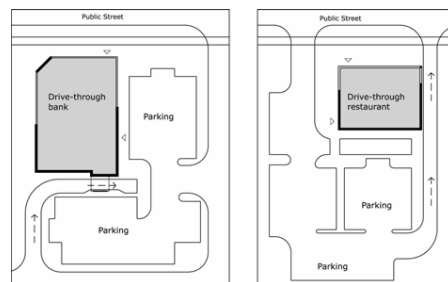
(b) Locate surface parking areas and stacking lanes at the side or rear of buildings. (Figures 1 and 2).

Figure 1:



Locating vehicular access points far from the intersection helps reduce potential impacts on the traffic at the intersection.

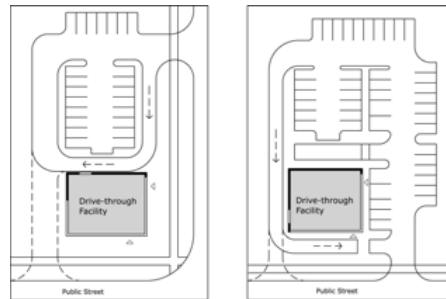
Figure 2:



Locating parking and driveway areas at the rear of the site provides opportunities to frame the street edge with built structures.

(c) Minimize the number and width of driveways from the public street (Figure 3). However, avoid placing entrance or exit lanes between the building and street or sidewalk as shown in the example on the right in Figure 3.

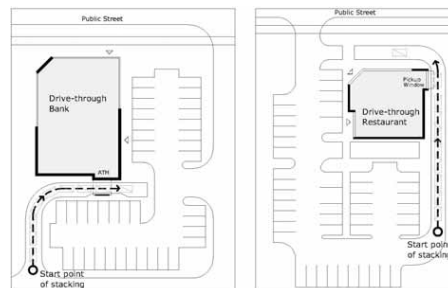
Figure 3:



Minimizing the number and width of driveways helps reduce interruptions to the public sidewalk.

(d) Locate the start point to the stacking lane at the rear of the site so that queued vehicles do not block traffic along the public streets or the movement of other vehicles on site (Figure 4).

Figure 4:



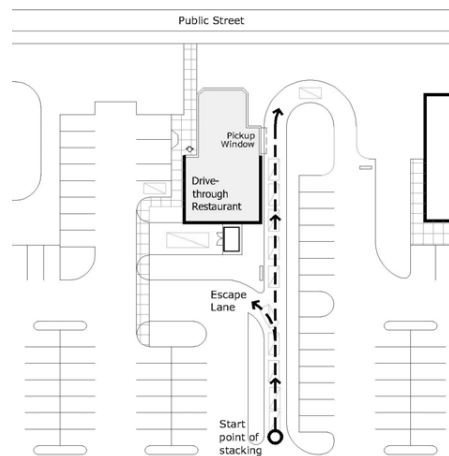
In these two drive-through sites, start points are located at the rear of the site to minimize the potential impacts on other traffic that could be caused by stacking cars. However, avoid placing entrance or exit lanes between the building and street or sidewalk as shown on the right.

(e) Locate stacking lanes away from adjacent sensitive uses, such as residential and outdoor amenity areas, to reduce the impacts of noise and pollution that could be caused by stacking cars on such uses. Use landscaping and fencing to help buffer potential impacts.

(f) Avoid locating the stacking lane, and entrance or exit lane, between the building and the public street, as noted in the examples in Figures 3 and 4.

(g) Provide escape lanes and the appropriate number of queuing spaces as required in FMC 22.60.012 to create efficient stacking lanes and to minimize on-site conflicts (Figure 5).

Figure 5:



In this drive-through site, sufficient queuing spaces are provided. The escape lane allows cars to exit from the stacking lane without having to drive by the pickup window.

- (h) Separate stacking lanes from parking areas and driveways using landscaped islands, decorative pavement, pervious islands and painted lines.
- (i) Design the on-site circulation to minimize conflicts between pedestrians and vehicles.
- (j) Provide separate stacking lanes when two drive-through uses exist on the same site.
- (k) Locate noise-generating areas, including ordering board speakers, outdoor loading areas and garbage/recyclables storage, away from sensitive uses such as residential areas, day care facilities and schools.
- (l) Buffer potential noise impacts on properties where noise may be detrimental to occupants with solid attenuations such as building structures, landscaped berms or attenuation fencing (minimum six feet in height) complemented with landscaping.
- (m) Limit sound emanating from ordering board speakers or other speaker systems to a level that is not audible from residentially used properties or detrimental to occupants of other nearby properties. At no time should any speaker system be audible above ambient noise levels beyond the property lines of the site.
- (n) Provide a minimum eight-foot-wide landscape area, which may include a solid wall or fence in addition to planting, at the edges of sites between property lines and nearby entrance lanes, exit lanes, stacking lanes and other drive-through facilities, in order to provide screening and enhance site environmental benefits. (Ord. 1611 § 20, 2018).