



TOWN OF FRIDAY HARBOR
Post Office Box 219 • Friday Harbor, Washington 98250
(360) 378 - 2810 • www.fridayharbor.org

AGENDA
PLANNING COMMISSION

Thursday, September 10, 2026 at 5:30 PM
Town Council Chambers - 60 Second Street

Zoom: <https://us02web.zoom.us/j/86062582578> ~ Meeting ID: 860 6258 2578

***Vision:** Honoring our past while building a thriving and sustainable future.*

***Mission:** To preserve and enhance our unique island community known for its small town, rural atmosphere, and natural beauty. To sustain a vital downtown that enriches the business community, honors history, celebrates the arts, and preserves our natural environment.*

Call to Order / Roll Call

Public Comments

Approval of Minutes

- 03/12/2026
- 05/14/2026
- 05/28/2026
- 06/11/2026

Workshop

- Chapter 1 Introduction to Comp Plan
- Chapter 2 Growth Management
- Chapter 3 Land Use
- Chapter 10 Economic Development

Workshop

- Review concept

Department Update

Adjourn

Minutes

Friday Harbor Planning Commission Meeting Thursday, March 12, 2026, 5:30 PM, Council Chambers

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:30 p.m.

ROLL CALL

COMMISSIONERS PRESENT: Megan Cook, Francine Shaw, Paul Dossett

COMMISSIONERS ABSENT: Irene Voskamp

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: No One

AGENDA ITEMS:

Holliwalk PRD and Variances

- Director Ericson presenting today on the PRD and Variances for Holliwalk on already built out development. A planned residential development PRD requires a 20-foot setback from the road. And not all these buildings are set back 20ft.
- Director explains the reason why this is being brought to planning commission is because the San Juan Community Home Trust wants to use their existing meter to serve all of residents in that development under a single meter. They plan on selling these units which are individual lots and the Friday Harbor Municipal code says that each unit needs to have their own meter. And the only way for a multifamily development to have their own meters, is to do this planned residential development, PRD. The staff is seeking a recommendation of approval from Planning Commission.
- Commissioner Cook moved, Commissioner Dossett seconded to accept the 4 variance applications and the Planned Residential Development Agreement. Motion passed unanimously at 5:49pm.

820 Guard St. Rezone

Community Development Department had one rezone application and zero text amendments. The owner of 820 Guard St. has asked to be rezoned from non-residential Professional services to Multifamily residential. Commissioner Dossett moved to re-designate 820 Guard St property from non-residential to residential. Commissioner Cook seconded. Motion passed unanimously at 5:53pm. Commissioner Cook motioned to rezone 820 Guard St to multifamily, Comm. Dossett seconded and motion is passed unanimously at 5:53pm.

Minute Adoption

- Comm. Cook Moved to adopt the minutes from May 22nd, August 14th, August 28th, Sept 9th, November 13th & 24th, December 11th of 2025 & January 8th, and February 20th of 2026. Comm. Shaw seconded and motion passed unanimously.

Comprehensive Plan Update

March 5th the Town docketed the proposed map amendment. Director Ericson is asking Planning Commission to provide recommendation to Town Council on the merit of the application. Planning Commission's recommendation will be brought back at the next planning commissioner's meeting for chairs signatures.

Community Development update

Hired new inspector and code enforcement officer to our Team in the Community Development Department.

Adjourn

At 6:10 p.m. the meeting was adjourned. The next meeting will be on March 26, 2026.

Attest:

Planning Commission Chairperson

Minutes

Friday Harbor Planning Commission Meeting Thursday, May 14, 2026, 5:30 PM, Council Chambers

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:30 p.m.

ROLL CALL

COMMISSIONERS PRESENT: Megan Cook, Francine Shaw, Paul Dossett

COMMISSIONERS ABSENT: Irene Voskamp

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: No One

AGENDA ITEMS:

Small Scale Manufacturing

Director Ryan Ericson proposed updating the commercial zone to allow small-scale manufacturing. He has discussed this concept with Mayor Evan Perrollaz.

This model combines goods production, retail, and shipping within one storefront. Towns are adopting this to revitalize downtowns, drawing tourists who enjoy watching artisans craft and purchase items on-site.

Transient Accommodations

- Town-contracted Planner Lindsey Sehmel provided a project update regarding the commercial zone moratorium on transient uses. The goal is to avoid extending the current pause by meeting upcoming deadlines to propose draft amendments to the commercial use regulations.
- The town would be looking to Amend the Municipal Code 1780 to establish an administrative use permit that would go out for public notice, but be approved by the director with necessary conditions for approval.
- Lindsey outlined a proposal to create a new permit typology for transient uses. The goal is to maintain a formal public process in commercial zones while ensuring that proposed conditions strictly comply with the permit approval itself. The administrative use path is designed to serve as a versatile regulatory tool that could be expanded to other uses and zoning districts in the future.
- Establishing approval criteria for that would be based on the existing standards under your conditional use permits (CUP's) for compatibility, infrastructure capacity, and site suitability.
- Public comment period would include a 14- or 21-day comment period and be an approvable permit with a 120-day permit review.

- Processing for an administrative use permit does not require a public hearing in draft, it does require notice and including mailings to neighbors and a posted notice board on the subject property.
 - Commissioner Cook appreciates the provisions and likes the idea being discussed. In regard to the use itself, to be approved for an administrative use permit.
 - The draft requirements for zoning transient uses would be limiting it to establishment of new square footage in the commercial zoning district.
 - The Community Development Department plans to bring this before the Town Council next. Additionally, we submitted the 60-day notice of intent to adopt to the Department of Commerce and provided the memo currently under discussion.
 - Commissioners, Director and Lindsey discussed the timeline for getting AUP approvals for the transient accommodations and submitting the building permit.
-
- The deadline for Council's adoption of either permanent regulations or an additional extension to the moratorium is by August 5th.

Comprehensive Plan Update

Director Ericson and Lindsey have been working on the Comp Plan expansion request with the County, and they have requested that the Town provides why we excluded outright the Buck Properties. Reason for that is the Town has a Development Agreement with them that says we won't serve them sewer. And the State has not given San Juan Community Home trust approval to expand their large on site septic system (LOSS). We are working with Home Trust trying to find a solution as they are the liaison between the Town and the Bucks.

Community Development update

We have a new town inspector who came from streets department and his name is Gilbert Venegas. He has served on the Fire Department and also went to the Sheriffs academy. He will also be working on code enforcement as well.

Adjourn

At 6:30 p.m. the meeting was adjourned. The next meeting will be on May 28, 2026.

Attest:

Planning Commission Chairperson

**Friday Harbor Planning Commission Meeting
Thursday, May 28, 2026, 5:30 PM, Council Chambers**

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:35p.m.

ROLL CALL

COMMISSIONERS PRESENT: Francine Shaw, Paul Dossett, Irene Voskamp

COMMISSIONERS ABSENT: Megan Cook (excused)

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: No One

AGENDA ITEMS:

Transient Code Amendment Accommodation

Director Ryan Ericson discussed with Town Council the Conditional Use Permit (CUP's) and Administrative Use permits (AUP's) that were brought to Planning Commission at the last meeting. They agreed that giving an one-year extension would be a viable option. Director Ericson explained Town Administrator, Denise Kulseth's concern that the term AUP was confusing because the criteria for the CUP and AUP are the same; she preferred the term Minor CUP. Council has shared they don't want downtown to go 100% transient accommodations; they want to promote getting mixed use long-term rentals to help with our housing affordability in the downtown. The goal is to maintain first floor pedestrian-level retail and promote long-term by discouraging transient accommodation. Commissioners and director discussed floor ratios and what they would prefer to see.

Planning Commission and Director Ericson then discussed the Proposed Amendments to FHMC with establishing permanent transient accommodations use regulations through a Minor Conditional Use Permit Process.

Community Development update

We are changing our domain and our Chief of Technology got approval to use .gov. We will be changing our website and our emails.

Adjourn

At 6:30 p.m. the meeting was adjourned. The next meeting will be on June 10, 2026.

Attest:

Planning Commission Chairperson

Draft Minutes

**Friday Harbor Planning Commission Meeting
Thursday, June 11, 2025, 5:30 PM, Council Chambers**

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:40p.m.

ROLL CALL

COMMISSIONERS PRESENT: Paul Dossett, Megan Cook,

COMMISSIONERS ABSENT: Francine Shaw, Irene Voskamp

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: No One

AGENDA ITEMS:

Small-Scale Manufacturing

Director Ericson presented a draft code for Artisan and Specialty Goods Production, as opposed to calling it small-scale manufacturing. It aims at direct sales rather than wholesale market. It will need to be 25% of the front building and only two requirements; the business will either have a public viewing room and have a showroom/taproom, tasting room, restaurant or retail space. This use category includes the following uses: sugar and confectionary, fruit and vegetable preserving and specialty foods, bakeries and tortilla manufacturing; artisan leather, glass, cutlery, hand tools, wood, paper, ceramic, textile and yarn products; microbreweries, microdistilleries, and wineries.

Community Development update

Director is still working on the response to the county on why we excluded properties from the land capacity analysis. The Port and Mike Carlson have contacted Director Ericson about getting the annexation agreements in once the UGA expansion occurs.

Adjourn

At 6:06 p.m. the meeting was adjourned. The next meeting will be on June 25, 2026.

Attest:

Planning Commission Chairperson



1 Introduction

1.1 Comprehensive Plan Overview

A comprehensive plan is a community's guide to how it will grow and change, how people will live, work, get around, and how businesses and the economy will be supported and grow. The Town of Friday Harbor's Comprehensive Plan contains the community's goals and policies about land use, housing, transportation, climate resiliency, economic development, governance, historic/cultural preservation, capital facilities and other topics. The Plan has been updated throughout the years, following the Washington State Growth Management Act (GMA) requirements for updates. The last update to the Town's Comprehensive Plan was in 2018 and was developed in accordance with Section 36.70A.070 of the GMA. The current plan developed in 2025 builds upon the 2018 plan, as well as federal, state, and regional policy and regulatory decisions affecting the town.

During the last several decades, Friday Harbor has seen the effects of highest rates of population growth in San Juan County manifested in the demands for facilities and services and the plan will serve as a roadmap to ensure that there is sustainable growth and development over the next 20 years.

1.2 Public Involvement and Visioning

In 2024, Friday Harbor initiated community engagement exercises designed to chart a direction for the town's future and to identify changes that could be made to the comprehensive plan that would improve the lives of residents. The town's vision was adopted in 2013 and has been a guide for not only for engagement with residents but also has helped to guide goal, policy, and strategy development throughout this plan. Public engagement in 2024 has generally supported the 2013-adopted vision.

The following is the Vision Statement for Friday Harbor with the 2013 amendments:

"Friday Harbor is the center of government, finance, commerce, culture, education and health care on San Juan Island. It is also the County seat and gateway to San Juan Island for tourists and visitors. The Town provides a safe, friendly, small-town experience while retaining its character as an authentic working seaport.

Friday Harbor nurtures a progressive, active, culturally-literate, and self-sufficient community. The Town promotes standards that protect quality of life and essential services. It must responsibly accommodate economic development and growth, including appropriate forms of affordable housing. The Town must protect access to and enjoyment of its scenic vistas for residents and visitors alike and safeguard indigenous wildlife in their natural aquatic and land environments.

Friday Harbor aspires to maintain high-quality parks, recreation, public safety, and utilities and should promote efficient transportation options that will grow with the community. The Town should bolster its reputation as a world-class travel destination.

Friday Harbor should continue to utilize the entrepreneurial spirit and generous commitment of its citizens, business owners and civic organizations to guide our future economic development, planning and growth policies. In doing so the Town must nurture the delicate balance between protecting and preserving the community's history, identity and heritage while meeting the evolving needs of a changing economy."

Town residents have come to expect historic charm, livable neighborhoods, gainful employment, diverse housing options, recreational opportunities, places to shop, a healthy environment, and an effective, balanced, and cost- efficient transportation system. The Town of Friday Harbor is required to provide these services, amenities, and facilities and to adopt regulations that meet these needs while complying with state and federal laws.

Engagement Plan

Public engagement efforts from the Town aimed to meet community members where they are, keep them informed on the comprehensive planning process, and to understand what residents would like to see continue in their town for the next twenty years and what opportunities the Town has to improve over the next 20 years. Engagement was conducted in a wide variety of settings including in person interviews, focus groups, phone calls as well as at tabling activities outside of grocery stores and at the 2024 San Juan County Fair. Materials were provided in both English and Spanish and distributed to residents of the town in a way that lowered barriers to participation for individuals that are normally excluded from the public participation process.

The goals of the **Engagement Plan** were as follows:

1. Keep the public, tribes, and agencies informed about the comprehensive planning process.
 - Manage appropriate channels for public comment and interfacing with comprehensive planning team.
 - Create a Comprehensive Plan e-mail account to be monitored by consultants and respond as much as possible to concerns.
 - Actively respond to all questions, comments, and concerns posed during engagement.
2. Be Inclusive.
 - Create opportunities for inclusive engagement to reach a broad group of participants.
 - Create opportunities for engagement for hard-to-reach and underserved populations.
 - Include written materials in Spanish as well as English.
 - Ensure there are diverse viewpoints and representative sampling of the town.
 - Renters and homeowners
 - Businesses owners and non-business owners
 - Wide range of incomes
 - Island-employed workers and off-island commuter residents
 - Hospitality industry workers
 - Drivers and non-drivers
 - Wide range of ages
 - Native English speakers and foreign language speaking groups
 - BIPOC (Black, Indigenous, and People of Color) community
3. Make public engagement enjoyable and accessible.
 - Choose fun activities.
 - Choose meeting times and locations that are accessible to as many participants as possible.

- Create multiple ways to engage.
 - Ensure access to project information online and other community spaces.
4. Honor community input on prior planning efforts.
- Review past community engagement efforts to reduce participant fatigue.
 - Review past community engagement efforts and consider it when developing new public outreach activities and during plan development.
5. Address Climate Change and its associated risks to the town.
- Gather community input on impacts of climate change and communicate opportunities to mitigate negative impacts of climate change and increase community resilience.
6. Document and Learn from Outreach Efforts.
- Keep records of outreach attendance.
 - Make time to reflect on the outcome of each activity – what went well, what could be improved, and what was learned.
 - Respect the feedback received and incorporate into project outcomes.

A comprehensive analysis as well as key findings of the public engagement process can be found in the **Engagement Plan Appendix**. This appendix includes the initial public engagement plan as well as a summary of engagement outcomes and how they have shaped the Comprehensive Plan Update. Some key themes and quotes from residents that BERK documented from the engagement are below.

7. Housing options and housing affordability

“Housing is too expensive, my own son can’t afford to live here and had to go off island.”

- Comment from a resident at Friday Harbor Farmers Market tabling

8. Tree canopy and green spaces

“We should increase greenery and trees to minimize heat island effect.”

- Comment from a resident at Friday Harbor Farmers Market tabling

9. Ferry dependability

"Ferry loading on 1st Street creates as many problems as ferry unloading."

- *Comment from Climate Change and Transportation Focus Group Member*

"Ferry disruptions hurt tourism"

- *Comment from survey respondent*

10. Balance of pedestrian, bicycle, and vehicle infrastructure

"I wouldn't ride a bike here. It doesn't feel safe."

- *Comment from a resident at Friday Harbor Marketplace tabling*

11. Adaptation to climate hazards and climate resiliency

"Extreme heat impacts salmon runs and hurts our maritime economy"

- *Comment from a resident and small business owner at Friday Harbor Marketplace tabling*

"I'm concerned about wildfire smoke especially the last several summers. I'm also worried about drought and extreme heat - we have no AC and I have had concerns for my elderly neighbors during the recent heat domes."

- *Comment from a resident at Friday Harbor Farmers Market tabling*

12. Economic opportunity and job diversity

"Are there jobs to actually sustain yourself here?"

- *Comment from a resident at Friday Harbor Farmers Market tabling*

13. Relationship of downtown and tourist economy to rest of town during peak season

"Business taxes are too high, small businesses are being displaced in the historic district"

- *Comment from a business owner at Friday Harbor Marketplace tabling*

Integration with Other Plans

The Town must ensure that urban services match the requirements of the citizenry in a cost-effective way, which has required the development of long-range master plans for all major municipal functions. Capital facilities plans were adopted concurrently with this Plan. This Plan incorporates adopted sewer, stormwater, water system, housing, and transportation plans. The Plan serves as an integrating mechanism to ensure that these plans are compatible and advance the goals described in the Town's vision statement. The following documents are considered an integral part of this Plan:

- Town of Friday Harbor Housing Action Plan
- Town of Friday Harbor Six Year Transportation Improvement Program
- Town of Friday Harbor Water Systems Plan
- Town of Friday Harbor Wastewater Facilities Plan
- Town of Friday Harbor Water Conservation Plan
- Town of Friday Harbor Watershed Trout Lake Forest Assessment
- Town of Friday Harbor Stormwater Master Plan
- Port of Friday Harbor Jensen's Shipyard Cove Master Plan
- Friday Harbor Airport Master Plan
- Port of Friday Harbor Strategic Plan

Integration with San Juan County Plans

A cornerstone of the GMA is coordinated planning between different jurisdictions within a region. To that end, San Juan County and Friday Harbor adopted Joint Planning Policies as part of the San Juan County 2022 Comprehensive Plan Update. As the only incorporated area within San Juan County, these policies weigh the needs of the town with unincorporated areas of San Juan County. The goals and policies throughout this document are aligned with the joint planning policies between Friday Harbor and San Juan County. The County's Comprehensive Plan provides direction to Town staff and elected officials as part of the countywide development policies, including population allocations, transportation systems, vacant land inventories, and land allocations. The County and Town have coordinated and confirmed that their land use inventory and forecasts and transportation models are compatible.

For the 2025 update to the Comprehensive Plan, San Juan County staff and their consultants have been in close coordination with Town staff and consultants on growth allocations and targets to meet GMA requirements, new housing affordability targets, and land capacity analyses.

How to Use the Plan

The Plan is designed to help Town staff realize the vision for the Town of Friday Harbor and to describe a strategy for doing so over a 20-year period. The Plan will be implemented through

changes to the Municipal Code and other regulations. The Plan also articulates community priorities for Town expenditures on capital facilities and transportation improvements and how such improvements could be financed in the future.

The Plan is a legally binding document that guides the creation of regulations and ordinances. Its goals and objectives express the ideal vision for the Town. However, these multiple goals and objectives may occasionally conflict with one another. Additionally, circumstances may arise that are not addressed in the Plan. Therefore, the Plan provides guidance in the decision-making process, but does not constitute a regulation. It is intended that the Plan be adjusted over time as conditions change or as new information is discovered about how successful the Plan is in achieving its goals.

Although integrated and coordinated, each element of the Plan establishes policies on a specific aspect of life in Friday Harbor. A brief description of the 10 elements follows.

Land Use: The Land Use element provides guidelines for property development during the next 20 years. It strives to achieve a balance between the land that is available for the creation of new jobs and land that is available for housing. It provides for the stability of existing neighborhoods, while enhancing key centers and providing opportunities for new housing, employment, and services. This element is divided into several sub-elements due to the nature of land uses which are simultaneously unique and interconnected. The GMA requirements include identification of urban growth areas, consistency with county-wide planning policies, and a description of population densities.

Housing: This element encourages a range of housing types and prices to meet the needs of all current and future residents of Friday Harbor. GMA requires that this element be consistent with county-wide planning policies, include an inventory and analysis of existing and projected housing needs, identify sufficient land for housing, among other requirements.

Transportation: This element establishes a Transportation Plan for the town, which ensures that the transportation system is safe, efficient, balanced, environmentally sustainable, and improves livability. The GMA requires that the transportation element be consistent with county-wide policies, be based on the land use plan, provide an inventory of existing transportation services, and provide a financing plan for new improvements, among other requirements.

Capital Facilities: The Capital Facilities element creates a plan for stormwater, wastewater, and water infrastructure, and will foster environmental sustainability and cost-efficient development of new infrastructure. The GMA requires that this element be consistent with county-wide policies, include the proposed location and capacities for new facilities, provide a six-year financing plan, and include an assessment of the land use assumptions if funding is not available to serve new growth. Note that all recently updated capital facilities plans have been adopted by reference. However, several capital facilities plans are out of date and have therefore been adopted by reference as amended but may not accurately reflect proposed locations and capacities for new facilities nor do they reflect a six-year financing plan. Several of these out-of-date plans are to be amended in the near future.

Utilities: This element helps to ensure that the provision of electrical, cable, telephone, and other private utilities are well managed and timely. The GMA requires that this element be

consistent with county-wide policies, include the general location and proposed location of utilities, and provide coordination between all service providers.

Parks and Recreation: This element provides direction on creating open spaces, trails, and parks within the community for present and future generations. It is an optional element under GMA. Note that the Parks and recreation sub-element of the Capital Facilities Element is directly linked to this element and the goals, policies, and level of service analyses of the Parks and Recreation element are adopted by reference into the Capital Facilities Element, Parks and Recreation Sub-element.

Climate Change Resiliency: This element ensures that the town is resilient to the possible negative impacts of climate change with further analysis of the economic, environmental, and social co-benefits of adaptation. This element will prioritize environmental justice in order to avoid worsening environmental health disparities and provide additional analyses on which hazards are most likely to impact the town. This is a required element under GMA as of the adoption of HB1181.

Economic Development: This element encourages a strong, independent, and broad-based economy in the town. This is an optional element under GMA.



2 Growth Management

2.1 Summary and Purpose

1990 Growth Management Act

The Growth Management Act (GMA) established in 1990 requires that cities and counties, with state oversight, plan and control where and how much growth occurs. The comprehensive plans developed by communities under this mandate will guide land use decisions in the future. At least every 10 years, the Town is required to review urban growth boundaries and land use choices to ensure it can accommodate future growth, its policies and strategies for achieving the Town Vision, and its overall progress in achieving its plan for the future.

The GMA requires counties with less than 50,000 people, and their cities, that have a population growth rate of 20 percent or more over the previous 10 years to prepare and adopt 20-year plans that meet GMA requirements. The Plan responds to the GMA and its subsequent amendments. Each element of the Plan includes a more detailed description of how each of these goals is met.

In years since the last comprehensive plan was adopted there have been a number of amendments to the GMA which have created additional guidelines to ensure that growth is sustainable, equitable, and incorporates projected future conditions more accurately than previous comprehensive plan updates.

GMA Goals

Plans adopted under the act must address the 15 goals of GMA, as follows (RCW 36.70A.020):

1. **Urban Growth:** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner
2. **Reduce Sprawl:** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation:** Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled and are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing:** Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic Development:** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

6. **Property Rights:** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits:** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural resource industries:** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands and discourage incompatible uses.
9. **Open space and recreation:** Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
10. **Environment:** Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination:** Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public facilities and services:** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
13. **Historic preservation:** Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
14. **Climate change and resiliency:** Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.
15. **Shorelines of the state:** For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.

NOTE:

The Town of Friday Harbor is not required to complete a Greenhouse Gas Emissions Reduction Sub-Element within its Climate Change and Resiliency Element as the population of the town is below the threshold to require this sub-element.

3 Land Use



3.1 Summary and Purpose

The Land Use Element guides how land will be developed in Friday Harbor during the next 20 years. This Element establishes the urban pattern for the town and ensuring that different uses work well together, are compatible, and improve livability, economic opportunity, and sense of community.

Central to the Land Use Element and the Comprehensive Plan as a whole is the Comprehensive Plan **Adopted Future Land Use Map (2025)**, which establishes a framework for regulating the locations and intensities of future land uses. The Town's Zoning Code and development regulations must be consistent with the Future Land Use Map, the accompanying narrative contained within this Land Use Element, and the other Comprehensive Plan Elements.

3.2 Conditions and Trends

Current Conditions

Land uses within the town of Friday Harbor are based on the current zoning map which was last updated in 2021. Zoning and land uses in Friday Harbor will change as a result of this Comprehensive Plan update.

The town's main commercial district is focused around the WSDOT Ferry Terminal and the waterfront, which serves residents living throughout San Juan Island, San Juan County, and tourists visiting the island. This area is characterized by historic buildings, small businesses, and government buildings. Residential, light industrial, public service, and other land uses are primarily located outside of the historic downtown commercial district that is the center of the town and its main commercial node.

Current zoning and land uses in Friday Harbor can be found in **Exhibit 3-1**. These zones, their associated land uses, and several overlay districts were created to ensure that the town remained a gateway community for the San Juan Islands while also being a destination for both residents and visitors to experience a small, coastal community with abundant natural beauty and historic charm.

Exhibit 3-1. Previous Zoning Designations (2021)

Land Use Category	Zone	Symbol
Residential	Single-Family Residential Zone	SF
Residential	Multifamily Residential Zone	MF
Non-Residential	Professional Service Zone	PS
Non-Residential	Commercial Zone	CO

Land Use Category	Zone	Symbol
Utility	Utility Zone	UT 
Public Use	Public Service Zone	PU
Non-Residential	Shoreline Public Accommodation Zone	SA
Non-Residential	Light Manufacturing Zone	LM
Non-Residential	Light Industrial Zone	IN

Source: Town of Friday Harbor, 2021

Overlay Districts

Outside of the zoning designations there are several additional overlay districts within the town of Friday Harbor. These districts represent areas of historical, economic, or environmental significance. The following overlay districts have underlying zoning which determines land uses while the overlays determine specific development regulations for the districts. They include the historic downtown, public shoreline views, and critical areas.

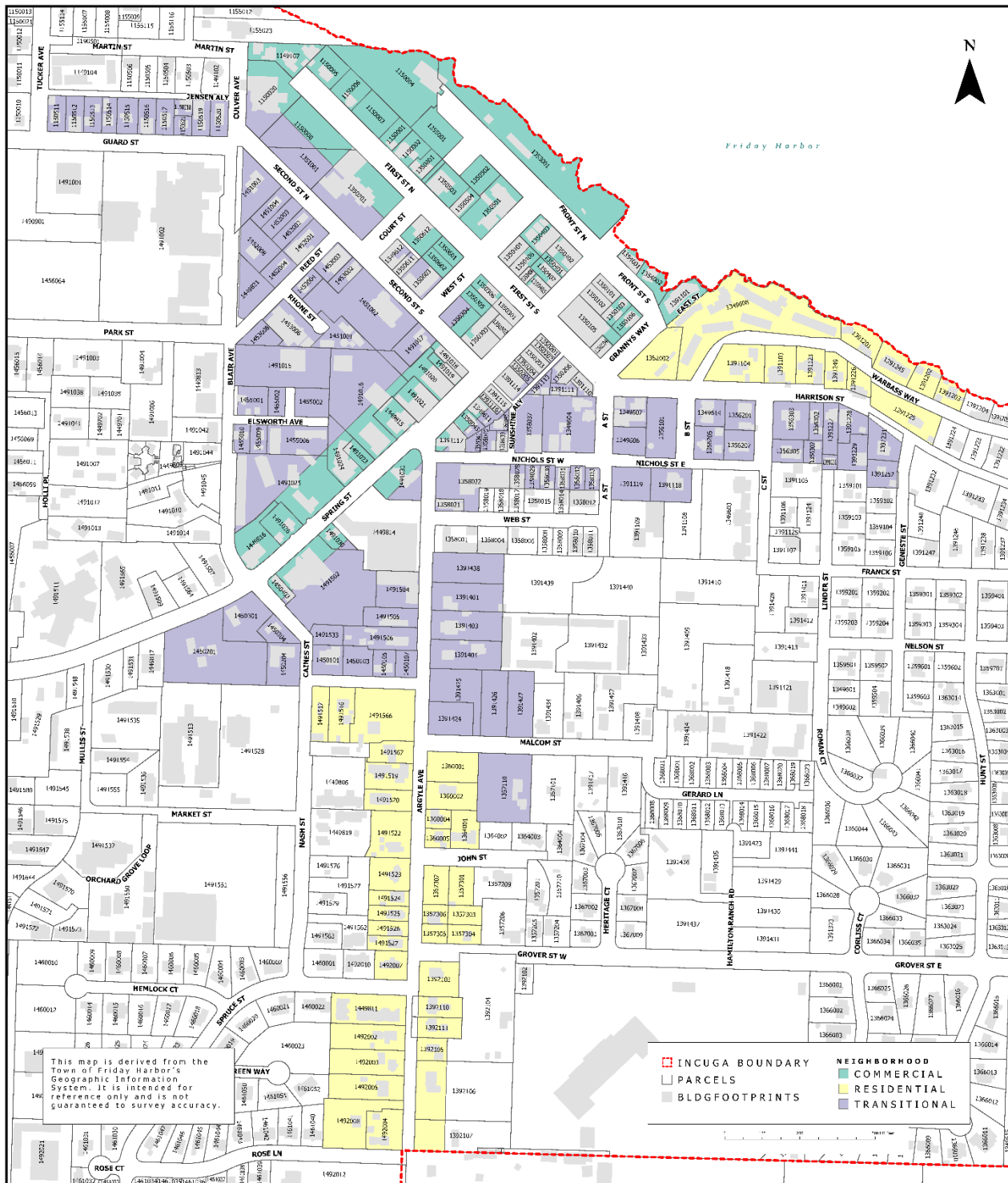
There are several regulations that govern development within the historic downtown including façade characteristics, height limitations, and others meant to protect historically significant structures and the overall design of this district.

The public shoreline view overlay is meant to ensure that views of the shoreline, a vital cultural and economic resource for residents and visitors alike, are not obstructed by new development.

Lastly the critical areas overlay ensure that areas that are either unsuitable for development or critical for necessary ecosystem functions are not impacted development. This includes, steep slopes, wetlands, aquifer recharge areas, and shoreline habitat.

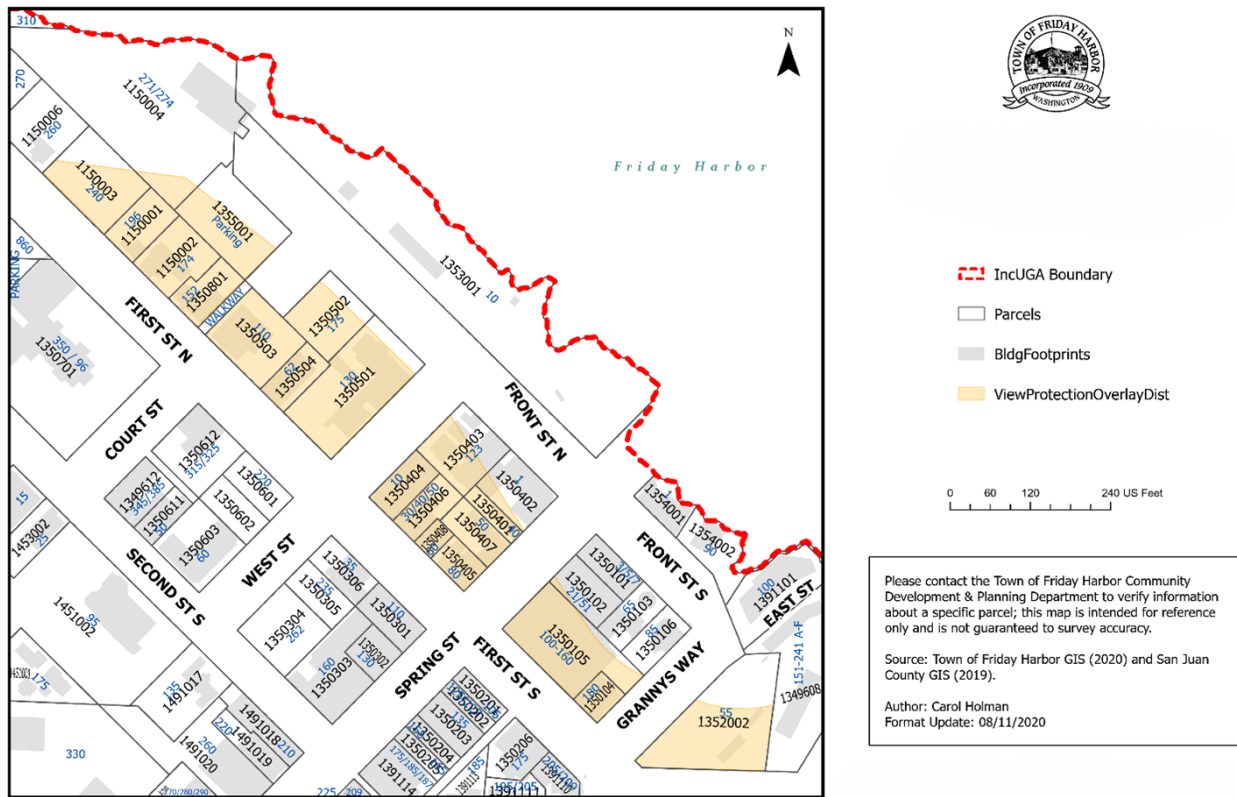
A full list of additional design regulations that apply to properties within these overlay districts can be found in the Friday Harbor Municipal Code and maps of these districts can be found below in **Exhibit 3-2, Exhibit 3-3, and Exhibit 3-4.**

Exhibit 3-2. Friday Harbor Historic Preservation Overlay District



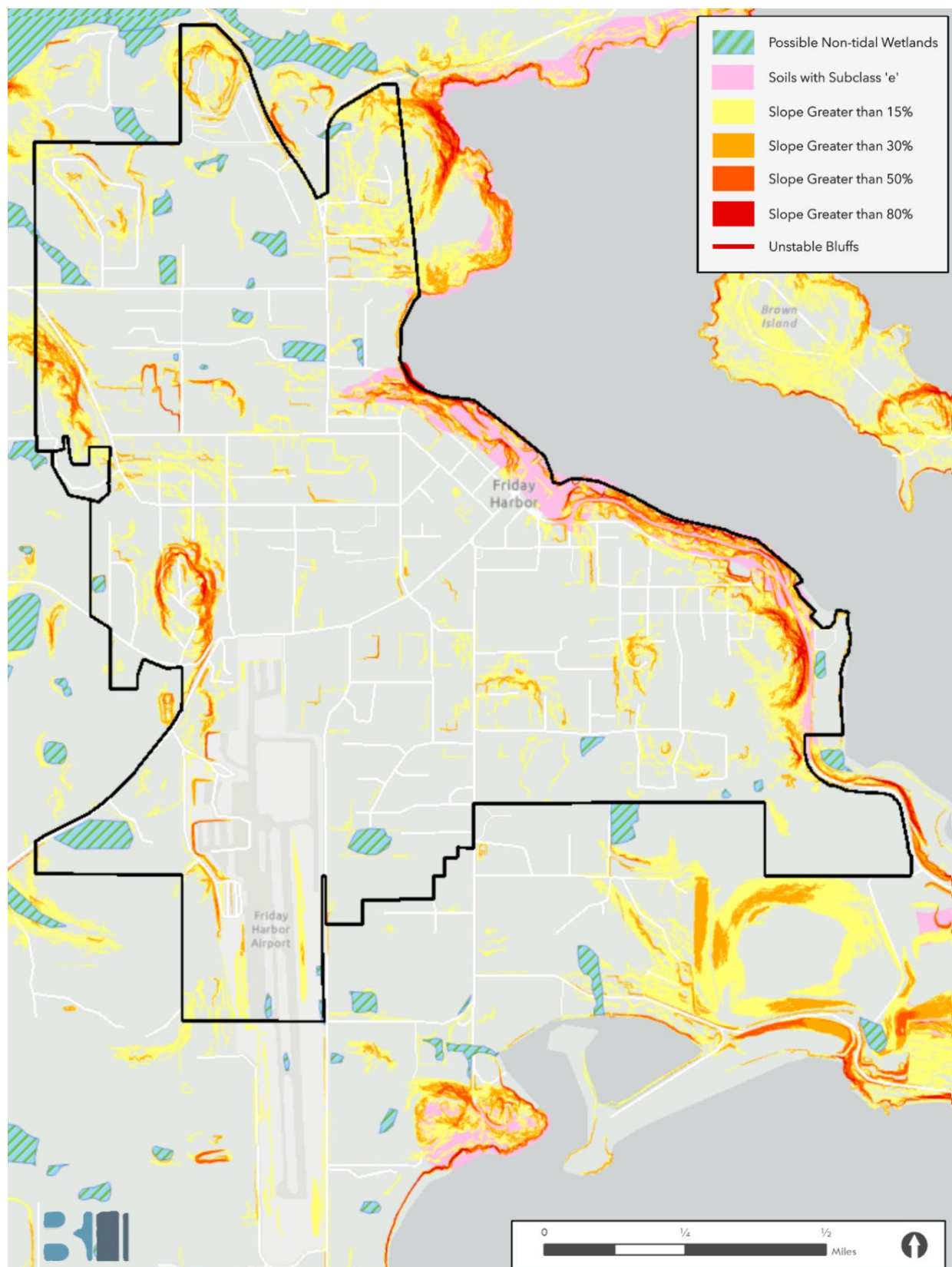
Source: Town of Friday Harbor, 2024

Exhibit 3-3. Town of Friday Harbor View Protection Overlay District



Source: Town of Friday Harbor, 2020

Exhibit 3-4. Wetlands, Unstable Bluffs, and Steep Slopes – Friday Harbor



Source: San Juan County GIS, 2024

Future Conditions

While previous conditions have helped the town to achieve some components of its vision, there are significant shortcomings in current land uses that are to be resolved as part of this Comprehensive Plan update. The GMA requires that enough land must be designated within the town and its Urban Growth Area (FHUGA), at sufficient densities, to accommodate its anticipated population growth as estimated by the Washington State Office of Financial Management (OFM) and allocated by San Juan County (the County). The following analysis pairs changes zoning, adequate provisions, and development regulations to create a future land uses within town limits and the FHUGA that ensure growth can be accommodate both to meet the changing needs of the town and to satisfy GMA requirements.

By 2045, the Town of Friday Harbor and the FHUGA is projected to reach 4,119 residents by 2045. This Comprehensive Plan must show that the town and the FHUGA have combined capacity for 916 new homes. Additionally, past employment trends and population growth mean that the town must also show that it has capacity for 563 net new jobs by 2045 in town limits and the UGA. Additional analysis, strategies, provisions to meet these allocations can be found in the **Housing Capacity Appendix** as well as the **Employment Capacity Appendix**.

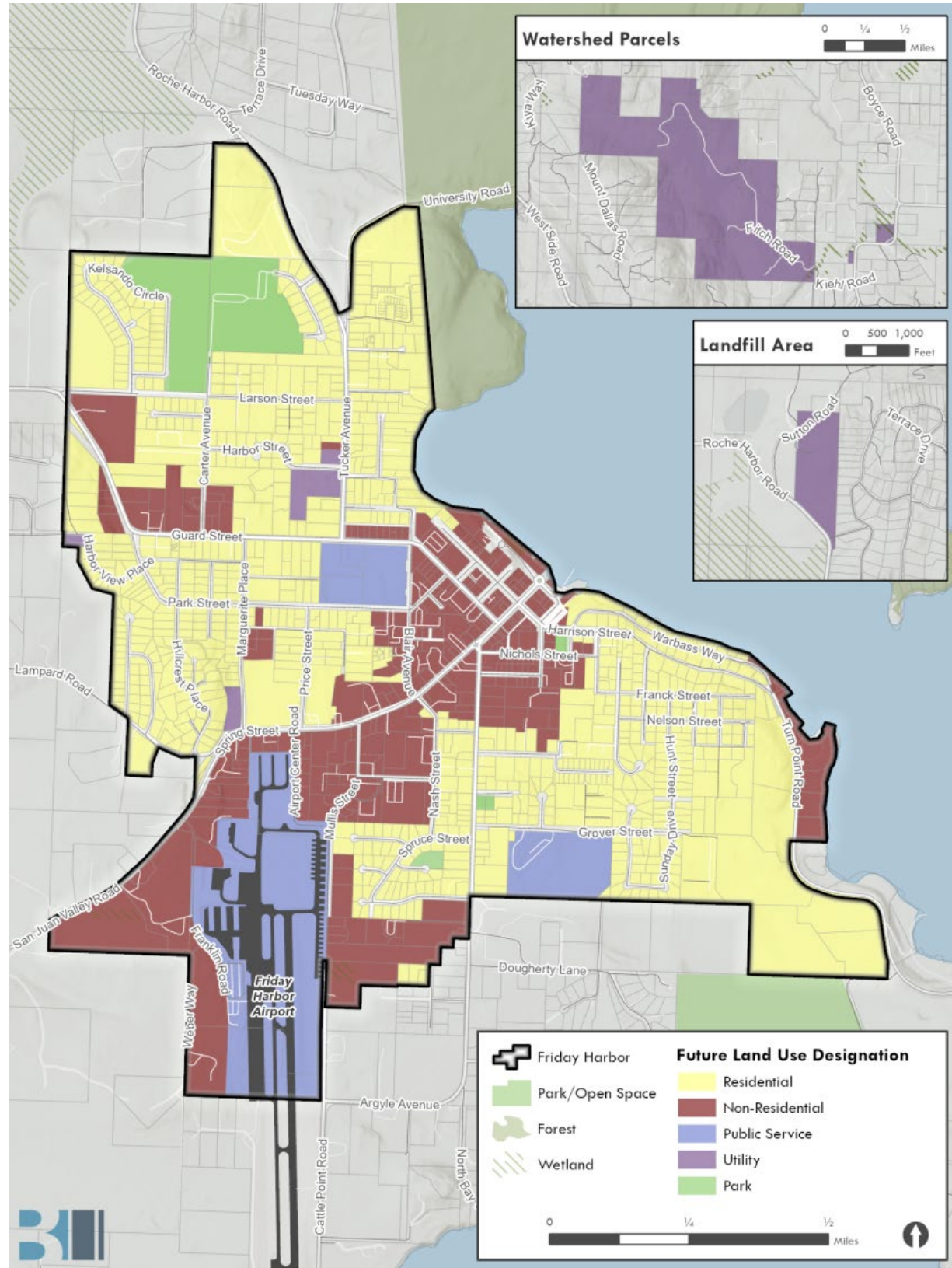
In order to meet the requirements to plan for housing and employment set forth by the GMA, the Town has prepared a housing land capacity analysis and an employment land capacity analysis and has determined that within current town limits and under current zoning, there was not adequate capacity to accommodate future housing and employment growth.

The Future Land Use Map (**Exhibit 3-5**) includes new land uses which will help the Town meet growth allocations and to correct for previous administrative errors or incompatible uses. The Future Land Use Map is implemented by a zoning map and code.

Changes to the zoning map and zoning code are needed to meet housing targets by income band. The changed zones include the Multi-family R-8 Zone (MFR-8) that is meant to create additional opportunities for low-rise multi-family residential development, the Multi-family R-20 Zone (MFR-20) that is meant to create additional mid-rise multi-family development, and the Park Zone that is meant to explicitly zone green spaces as well as parks and recreation facilities.

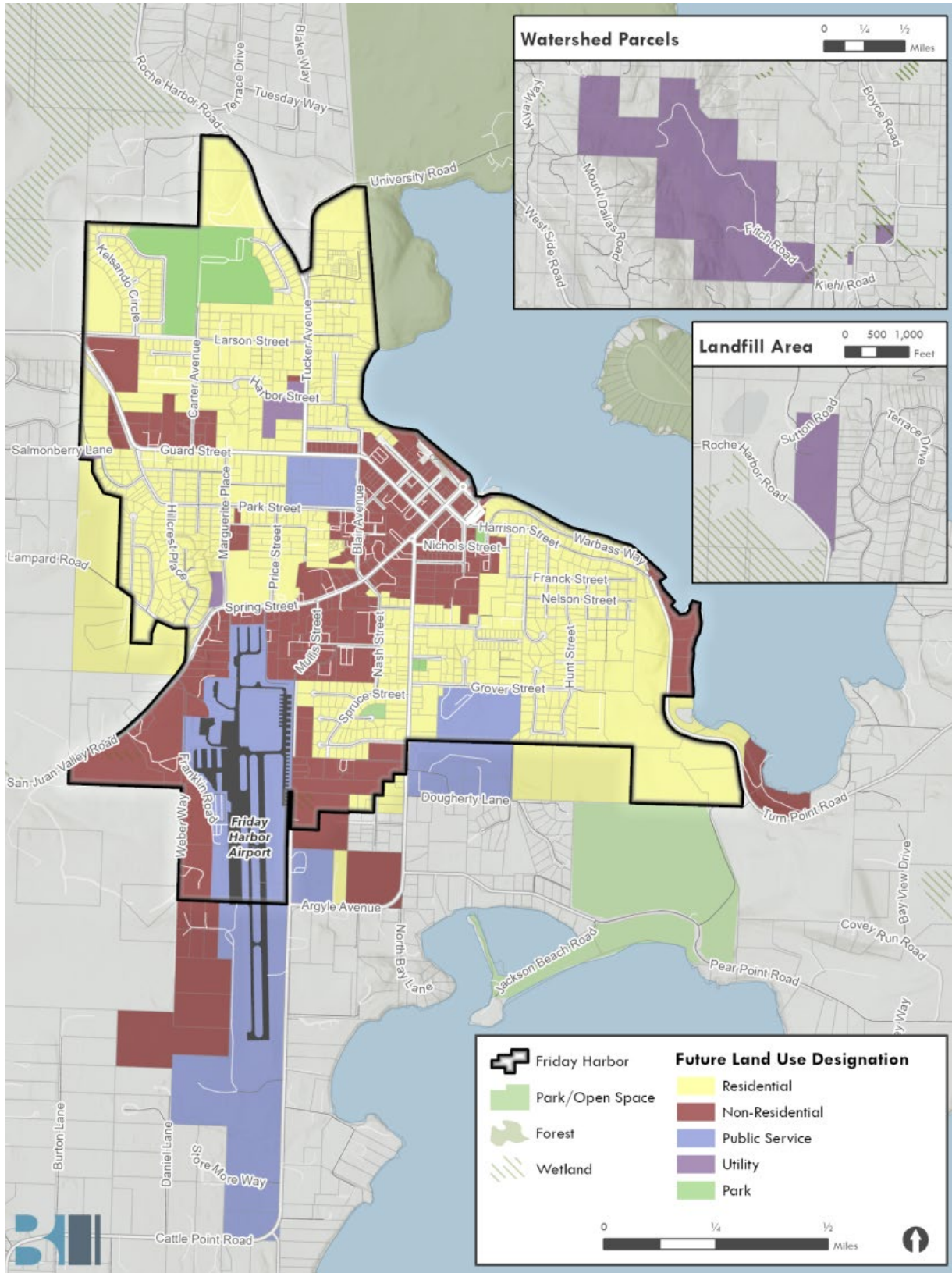
The Future Land Use Map in **Exhibit 3-6** includes FHUGA expansions developed in consultation with San Juan County. The County must approve the FHUGA expansions in order to put them into effect.

Exhibit 3-5. Future Land Use Map (2026) – Town Limits



Source: BERK, 2026

Exhibit 3-6. Future Land Use Map (2026) – FHUGA Expansions Included



Source: BERK, 2026

3.3 Land Use Goals and Policies

Urban Growth Areas and Growth Management

Goal UGA 3.1

Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Policies:

- UGA 3.1.1: Accommodate an average annual population increase of 1.9% in the Friday Harbor Urban Growth Area and the incorporated areas of the town.
- UGA 3.1.2: Update development regulations and zoning code to meet GMA requirements before exploring Urban Growth Area expansion.
- UGA 3.1.3: Ensure boundaries of the Friday Harbor Urban Growth Area reflect the ability of the Town and other service purveyors to provide urban levels of facilities and services during the 20-year planning period.
- UGA 3.1.4: Coordinate with San Juan County on the planning, design and financing of public capital facilities and services within the Friday Harbor Urban Growth Area, including roads, water, sewer, and drainage, in accordance with the Friday Harbor Urban Growth Area Management Agreement
- UGA 3.1.5: Revise plans for capital facilities and services every five years to reflect recent trends in annual population growth and revised population projections.

Goal UGA 3.2

Preserve the compact, pedestrian character of Friday Harbor and encourage non-motorized travel.

Policies:

- UGA 3.2.1: Eliminate the inappropriate conversion of undeveloped land into sprawling, low-density development.
- UGA 3.2.2: Coordinate efforts with San Juan County to identify areas where future growth can occur to control sprawl in the designation of the Friday Harbor Urban Growth Area.
- UGA 3.2.3: Accommodate future growth through increased intensities and densities.
- UGA 3.2.4: Residential densities and housing variety should be achieved through a variety of means including changes to current development standards.

Goal UGA 3.3

Promote the availability of affordable land to serve the needs of the community.

Policies:

- UGA 3.3.1: Identify areas land that meet criteria for inclusion in the Friday Harbor Urban Growth Area that may help to meet the capital facilities, utilities, or affordable housing goals of Town and pursue expansion of the Friday Harbor Urban Growth Area if countywide criteria are met.
- UGA 3.3.2: Ensure sufficient land is provided for facilities such as parks, schools, water, wastewater, and transportation in coordination with San Juan County to meet current demand and the demands of growth based on the town's adopted growth rate of 1.9%.

Goal UGA 3.4

Direct growth within the Friday Harbor Urban Growth Area in a manner that is aligned with Friday Harbor's Vision and minimizes impacts to town residents and landowners.

Policies:

- UGA 3.4.1: Use development regulations, buffering, and permit conditions to minimize land use conflicts within the Friday Harbor Urban Growth Area by ensuring compatibility among residential, commercial, and industrial land uses.
- UGA 3.4.2: Propose Friday Harbor Urban Growth Area expansions that are compatible with the land use pattern of the town.
- UGA 3.4.3: Plan long range growth management in accordance with the Friday Harbor Urban Growth Area Management Agreement while ensuring that land use and development permits are consistent with development regulations contained in the Friday Harbor Municipal Code.

Residential Development

Goal RES 3.1

Friday Harbor residential zones should accommodate housing types for all segments of the population and promote types of development which are consistent with this goal.

Policies:

- RES 3.1.1: Allow a range of residential lot sizes, housing development types, and densities to meet the needs of a diverse population and provide affordable housing choices for all income levels including low- and moderate-income households.
- RES 3.1.2: Allow a range of residential living environments including housing for special populations, independent living, assisted living, and congregate care facilities as single uses or within mixed-use developments.
- RES 3.1.3: Discourage the conversion of residential uses to non-residential uses.

Goal RES 3.2

Mix commercial and residential uses in areas that will ensure more efficient use of land, minimize the use of automobiles, and be compatible with surrounding neighborhoods and natural features.

Policies:

- RES 3.2.1: Allow ancillary residential use in commercial developments within the downtown, near the ferry terminal, and other locations where a mix of uses is appropriate.
- RES 3.2.2: Site new mixed-use buildings in a manner that preserves significant views and the natural landscape.
- RES 3.2.3: Require that off-street parking for residential and mixed-use developments minimize visual impact at the pedestrian level.

Commercial Development

Goal COM 3.1

Commercial zones should be established to meet the needs of businesses and customers.

Policies:

- COM 3.1.1: Promote the use of ground floor street front space for retail purposes.
- COM 3.1.2: Verify that commercial developments promote easy access for residents of surrounding neighborhoods.
- COM 3.1.3: Ensure commercial developments provide adequate pedestrian access for all customers including those with disabilities.
- COM 3.1.4: Support commercial developments in providing bicycle and micromobility locking devices (i.e. bike racks, bike lockers) that do not impede vehicular parking or pedestrian access.

Goal COM 3.2

New commercial developments should be compatible with surrounding neighborhoods and natural features.

Policies:

- COM 3.2.1: Site new buildings in commercial areas in a manner that preserves significant views and public view corridors.
- COM 3.2.2: Require that new commercial developments comply with the Town's Street and Storm Drainage Standards and the Town's Utility Standards.

Downtown Core

Goal DTN 3.1

Encourage the downtown's role as the center of Friday Harbor's commercial, civic, and cultural activities.

Policies:

- DTN 3.1.1: Encourage commercial development adjacent to and within the existing downtown business district to provide convenience to customers and businesses, economic utility services and to discourage isolated business districts.
- DTN 3.1.2: Coordinate efforts between the Town and the Port of Friday Harbor on projects that facilitate commercial revitalization of the downtown.
- DTN 3.1.3 Support compatible land uses near the regional transportation system including state ferry facilities which address all user needs and needs of surrounding residents and businesses.

Goal DTN 3.2

Develop downtown with adequate public parking and a circulation system that focuses on pedestrian and vehicular movement.

Policies:

- DTN 3.2.1: Improve pedestrian linkages within the downtown area, between downtown uses, and the rest of the Friday Harbor community through design requirements and incentives for new developments and redevelopments.

Goal DTN 3.3

Preserve downtown's historic design.

Policies:

- DTN 3.3.1: Preserve inventoried and listed historic resources when redeveloping areas of the downtown..
- DTN 3.3.2: Encourage residential/commercial (mixed) uses that are aligned with historic land uses in the downtown.

Goal DTN 3.4

Enhance the identity of downtown Friday Harbor through unified urban design, landscaping, and other measures.

Policies:

- DTN 3.4.1: Unify landscape and streetscape improvements when developing or redeveloping areas of downtown.
- DTN 3.4.2: Promote the use of ground floor street front space for retail purposes.
- DTN 3.4.3: Leverage public/private partnerships in projects which facilitate commercial revitalization of the downtown. Examples include parking, landscaping, green infrastructure street furniture, and other pedestrian improvements.

- DTN 3.4.4: Require that new developments in the downtown comply with the Town's Street and Storm Drainage Standards and the Town's Utility Standards.

Public Service Development

Goal PS 3.1

Ensure that land is available for the siting of public facilities.

Policies:

- PS 3.1.1 Identify and pursue funding to promote safe and equitable access to public facilities such as schools and other community facilities.

Goal PS 3.2

Ensure that public service facilities are used to maximum advantage by the entire Friday Harbor community.

Policies:

- PS 3.2.1: Promote facility sharing in facilities such as schools or libraries which may be utilized as community facilities when not in use by the public service provider.

Goal PS 3.3

Protect public service lands from incompatible development in the vicinity.

Policies:

- PS 3.3.1: Review development in the vicinity of public service parcels to ensure that new developments do not hinder the provision of these public services.

Goal PS 3.4:

Ensure that the quality of life of neighboring areas is not diminished by the siting of public schools or public airports. Including access to facilities that are constructed and designed for safe ingress and egress, per town's specifications, and that do not disrupt established neighborhoods.

Policies:

- PS 3.4.1: Adopt standards that require careful siting and design of uses to reduce impacts to surrounding areas, including requirements for off-premise roads and other access routes that lead to any Public Service development or facility.
- PS 3.4.2: Require that new developments in public service land comply with the Town's Street and Storm Drainage Standards and the Town's Utility Standards.

Industrial Development

Goal IND 3.1

Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries.

Policies:

- IND 3.1.1: Allow the establishment and/or expansion of industrial uses which strengthen and diversify the Friday Harbor economy.
- IND 3.1.2: Preserve sustainable sport and commercial fishing, shellfish harvest and other aquaculture as an important part of the local economy.
- IND 3.1.3: Promote environmentally responsible and environmental justice-focused practices in industrial lands to minimize impacts to nearby communities and natural resources.

Goal IND 3.2

Industrial areas and uses should be compatible with surrounding neighborhoods and natural features.

Policies:

- IND 3.2.1: Adopt standards to encourage careful siting and design of uses within industrial zones and to minimize impacts on more sensitive land uses and vulnerable communities in adjoining areas.
- IND 3.2.2: Require that new developments in industrial areas land comply with the Town's Street and Storm Drainage Standards and the Town's Utility Standards.

Goal IND 3.3

Industrial lands owned by public agencies should be efficiently allocated.

Policies:

- IND 3.3.1: Coordinate efforts between the Town and the Port of Friday Harbor to assist other public agencies needing additional space within industrial areas to develop facilities which have private leasable space available, thereby offsetting the revenue impact to the Town.

Shoreline Land Use

Goal SLU 3.1

Assure protection of the shoreline of Friday Harbor while providing for uses which do not needlessly diminish the quality of the shoreline environment.

Policies:

- SLU 3.1.1: Protect and/or restore local shoreline areas which have archaeological, historic, cultural, educational, and/or scientific value.
- SLU 3.1.2: Ensure Friday Harbor residents can participate in the decision-making processes which influence shoreline design and function.
- SLU 3.1.3: Ensure preservation of scenic and nonrenewable shoreline natural resources for the benefit of existing and future generations.

Goal SLU 3.2

Promote diverse development along the shoreline or over the water which will enhance the physical and social qualities of the town.

Policies:

- SLU 3.2.1: Protect the economic base of Friday Harbor and the surrounding community by preserving the quality and scope of existing public shoreline views.
- SLU 3.2.2: Prioritize shoreline development which will support a diversified local shoreline economy for the Friday Harbor community.
- SLU 3.2.3: Encourage continued use of live-aboard vessels or houseboats as one of many viable options for affordable housing in Friday Harbor.

Goal SLU 3.3

Assure safe, convenient, and diversified public access to the water and along the shoreline.

Policies:

- SLU 3.1: Assure that public access will not endanger the quality of life or property of town residents.
- SLU 3.2: Assure that public access will not have adverse effects on fragile natural features of the shoreline and water areas.
- SLU 3.3: Develop public shorelines in a way that encourages diverse, appropriate, and adequate water-oriented recreational opportunities which are compatible with over-water or shoreline locations and natural site conditions.

Open Space and Recreation

Goal OSR 3.1

Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Policies:

- OSR 3.1.1: Continue to require protection of the open spaces provided by environmentally sensitive areas within new developments.

Goal OSR 3.2

Provide park areas and recreation opportunities as needed by residents and visitors alike.

Policies:

- OSR 3.2.1: Acquire and develop parks and recreation areas to serve the needs of the Friday Harbor community within its budget resources, and in cooperation with the Port of Friday Harbor, the San Juan Island Park and Recreation District, and San Juan County Parks Board.

- OSR 3.2.2: Support the stated objectives in the San Juan Island Park and Recreation District's Comprehensive Park and Recreation Comprehensive Plan through the following actions:
 - Encourage volunteer participation in the planning, design, development, and implementation of recreation lands, facilities, and programs.
 - Strive for the most efficient use of public and private funds to ensure appropriate development, maintenance, and operation of public parks and recreation facilities and programs.
 - Encourage recreation programs that address the needs of a diverse population through coordination and sharing of resources among existing providers and by sponsoring new programs.
 - Improve existing parks to meet current and projected demand.
 - Encourage the development and maintenance of attractive areas that enhance the beautification of the Friday Harbor community.

Goal OSR 3.3

Provide facilities where community activities and events can occur for the benefit of all Friday Harbor residents.

Policies:

- OSR 3.1: Coordinate its efforts with the San Juan Island School District, San Juan County, and the San Juan Island Park and Recreation District to establish agreed levels of service for park and recreation facilities.

Goal OSR 3.4

Provide bicycle and pedestrian facilities for both transportation and recreation.

Policies

- OSR 3.4.1: Ensure that there are adequate facilities including sidewalks throughout the town to support safe and accessible use for all road users
- OSR 3.4.2: Promote cycling as a viable transportation and recreation alternative to, from, and within town limits through community events or by promoting land uses compatible with non-motorized travel.

Goal OSR 3.5

Provide parks and other public access areas on or near the Friday Harbor waterfront that improve or maintain important shoreline or ecosystem functions.

Policies:

- OSR 3.5.1: Coordinate with San Juan Island Park and Recreation District to promote the retention, conservation, and acquisition of open space and environmentally sensitive areas with unique or fragile features to maintain scenic, educational, and natural resource values.
- OSR 3.5.2: Coordinate efforts between the Town and the Port of Friday Harbor to improve recreational access to saltwater shorelines.

Goal OSR 3.6

Create and protect small parks and open spaces within the town limits.

Policies:

- OSR 6.1: Encourage developers to incorporate public open space and recreation facilities within development proposals.

Environment

Goal ENV 3.1

Protect the environment and enhance quality of life including air and water quality and the availability of water.

Policies:

- ENV 3.1.1: New development should be required to protect and preserve critical areas.
- ENV 3.1.2: Promote a land use pattern which will protect critical areas and minimize hazardous conditions.
- ENV 3.1.3: Work with state and regional agencies for enforcement of air pollution regulations.

Goal ENV 3.2

Protect Friday Harbor's rural and marine character, clean air, and clean water, public views and vistas within the downtown and surrounding areas.

Policies:

- ENV 3.2.1: Prioritize development in areas that do not interfere with marine access.
- ENV 3.2.2: Promote downtown development which supports or improves existing ecosystem services that are necessary for a healthy marine environment.

Goal ENV 3.3

Maintain water quality through an adequate storm water management program and system.

Policies:

- ENV 3.3.1: Adopt regulations to protect "critical areas" which provide for:
 - Restrictions on clearing, grading, and filling;
 - Stormwater runoff controls;
 - Construction practices that are compatible with environmental concerns;
 - Sufficient buffers to sustain environmental functions; and
 - Mitigation and/or restoration.
- ENV 3.3.2: Promote innovative design and planning which ensures protection of critical areas while allowing for reasonable use and development of property.
- ENV 3.3.3: Identify and regulate land uses within potential aquifer recharge areas which could have a potential significant impact on ground water quality and/or quantities.

Goal ENV 3.4

Mitigate the risk to residents and property posed by wildfires.

Policies:

- ENV 3.4.1: Create land use patterns that reduce development pressure in the wildland urban interface area to reduce the risk posed to lives and property by wildland fires.
- ENV 3.4.2: Consider adoption of the Wildland Urban Interface Code or equivalent.
- ENV 3.4.3: Create land use patterns and maintenance standards that protect existing development from wildfire prone landscapes, consistent with Firewise USA Program principles.

Historic and Cultural Resources

Goal HCR 3.1

Preserve lands, sites, and structures that have historical or archaeological significance.

Policies:

HCR 3.1.1: Consider obtaining status as a Certified Local Government through the State Office of Archeology and Historic Preservation to enable it to obtain special grants, expertise, technical assistance, and training from state and federal agencies relating to local preservation, and to participate in nominations to the National Register of Historic Places.

Goal HCR 3.2

Preserve Friday Harbor's historic and cultural resources and the aspects of those resources that have helped define its culture and heritage as sources of community pride, tradition, and legacy.

Policies:

- HCR 3.2.1: Continue reviewing and providing incentives for development projects within the historic district which prioritize, protect, and preserve historic and cultural resources.
- HCR 3.2.2: Preserve significant historical and cultural resources which contribute to community connectivity.
- HCR 3.2.3: Celebrate Friday Harbor's heritage in festivals and other community events.

Goal HCR 3.3:

Identify historic resources in Friday Harbor and record their history.

Policies:

- HCR 3.3.1: Coordinate with San Juan County to identify and preserve historic and cultural sites, resources, buildings, and structures within the Urban Growth Area.
- HCR 3.3.2: Maintain and preserve historic resources in a manner that is compatible with growth while remaining sensitive to culturally important resources.

Goal HCR 3.4:

Encourage land uses to retain or enhance the historic or scenic value of historic buildings, landmarks, or sites and balance these land uses with modern needs of town residents.

Policies:

- HCR 3.4.1: Encourage revitalization strategies for the downtown that recognize the historic traditions of Friday Harbor.
- HCR 3.4.2: Continue to encourage developers to rehabilitate historic buildings with established incentives, as well as developing new incentives.

Implementation Actions

Exhibit 3-7. Land Use Element - Implementation Strategies

Implementation Action	Responsibility
Amend zoning map to align with the draft future land use map	▪ Community Development ▪ Town Administration

Source: BERK, 2026

CITY OF CARNATION

ORDINANCE NO. 24-998

**AN ORDINANCE OF THE CITY OF CARNATION, WASHINGTON AMENDING
CARNATION MUNICIPAL CODE CHAPTER 15.96 "DESIGN STANDARDS AND
HISTORIC PRESERVATION", PROVIDING SEVERABILITY, AND ESTABLISHING
AN EFFECTIVE DATE**

WHEREAS, Carnation Municipal Code (CMC) Title 15 establishes Land Use standards, and Chapter 15.96 "Design Standards and Historic Preservation" establishes the design standards and requirements for residential single family, multifamily, and commercial developments; and,

WHEREAS, the City has worked with a qualified consultant to draft new design standards, which necessitate amending CMC Chapter 15.96; and,

WHEREAS, the City Council held a public hearing on the revised design standards at their August 20, 2024 Meeting, and discussed final changes at their September 3, 2024 Meeting; and,

WHEREAS, City staff have finalized the revisions as discussed at the September 3, 2024 City Council Meeting and present the final version of the revised CMC Chapter 15.96, "Design Standards and Historic Preservation",

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARNATION,
WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:**

Section One. CMC Chapter 15.96 entitled "Design Standards and Historic Preservation", last amended by Ord. No. 909 § 9 (Exh. F), 2018, is hereby repealed in its entirety and replaced with the following:

See Exhibit A.

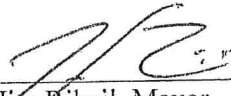
Section Two. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances is not affected.

Section Three. Authority to Make Necessary Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbers, section/subsection numbers, and any references thereto.

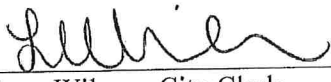
Section Four. Effective Date. This Ordinance shall be in full force and effect five days after publication.

ADOPTED by the City Council and **APPROVED** by the Mayor this 24th day of September, 2024.

CITY OF CARNATION

By 
Jim Ribail, Mayor

ATTEST:

By 
Lora Wilmes, City Clerk

APPROVED AS TO FORM:

By 
Nikki Thompson (Oct 21, 2024 11:24 PDT)
Nikki Thompson, City Attorney

EXHIBIT A

CHAPTER 15.96 – DESIGN STANDARDS AND HISTORIC PRESERVATION

Parts:

Part 1: Landmarks and Heritage Commission Development Review.

Part 2: Commercial and Multifamily Design Standards.

Part 3: Residential Design Standards.

Part I - Landmarks and Heritage Commission Development Review

15.96.001 Purpose.

The purposes of this chapter are to:

- A. Designate, preserve, protect, enhance, and perpetuate those sites, buildings, districts, structures and objects which reflect significant elements of Carnations, the county's, state's and nation's cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic, and other heritage;
- B. Foster civic pride in the beauty and accomplishments of the past;
- C. Stabilize and improve the economic values and vitality of landmarks;
- D. Protect and enhance Carnation's tourist industry by promoting heritage-related tourism;
- E. Promote continued use, exhibition and interpretation of significant sites, districts, buildings, structures, and objects for the education, inspiration and welfare of the people of Carnation;
- F. Promote and continue incentive for ownership and utilization of landmarks;
- G. Assist, encourage and provide incentive to public and private owners for preservation, restoration, rehabilitation and use of landmark buildings, sites, districts, structures and objects;
- H. Work cooperatively with other jurisdictions to identify, evaluate, and protect historic resources in furtherance of the purposes of this chapter.

(Ord. No. 909, § 9(Exh. F), 10-16-2018)

15.96.002 -- Landmarks and heritage commission.

- A. The King County landmarks and heritage commission established pursuant to King County Code, Chapter 20.62, is hereby designated and empowered to act as the landmarks commission for the city pursuant to the provisions of this chapter.
- B. The special member of the King County landmarks and heritage commission provided for in Section 20.62.030 of the King County Code shall be appointed by the mayor, subject to confirmation of the council. Such special member shall have a demonstrated interest and competence in historic preservation. Such appointment shall be made for a three-year term. Such special member shall serve

until his or her successor is duly appointed and confirmed. In the event of a vacancy, an appointment shall be made to fill the vacancy in the same manner and with the same qualifications as if at the beginning of the term, and the person appointed to fill the vacancy shall hold the position for the remainder of the unexpired term. Such special member may be reappointed, but may not serve more than two consecutive three-year terms. Such special member shall be deemed to have served one full term if such special member resigns at any time after appointment or if such special member serves more than two years of an unexpired term. The special members of the commission shall serve without compensation except for out-of-pocket expenses approved in advance by the city incurred in connection with commission meetings or programs. The city shall reimburse such approved expenses incurred by such special member.

C. The commission shall not conduct any public hearings required under this chapter with respect to properties located within the city of Carnation until its rules and regulations, including procedures consistent with this chapter, have been filed with the city clerk.

(Ord. No. 909, § 9(Exh. F), 10-16-2018)

15.96.003 -- Incorporation of King County provisions.

The following sections of King County Code Chapter 20.62, are incorporated by reference the same as though they were set forth herein and made a part of this chapter:

- A. KCC 20.62.020—"Definition," except as follows:
 - 1. Paragraph F is changed to read "Council" is "Carnation City Council."
 - 2. Paragraph P is changed to read "Manager" is the "Carnation Building Official."
- B. KCC 20.62.040—Designation Criteria, except all references to "King County" are changed to read "Carnation."
- C. KCC 20.62.050—Nomination Procedure.
- D. KCC 20.62.070—Designation Procedure, except all references to "King County" are changed to read "Carnation."
- E. KCC 20.62.080—Certificate of Appropriateness Procedures, except the last sentence of paragraph "A" thereof.
- F. KCC 20.62.100—Evaluation of Economic Impact.
- G. KCC 20.62.110—Appeal Procedure.
- H. KCC 20.62.130—Penalty for Violation of Section 20.62.080 (paragraph "E" above).
- I. KCC 20.62.140—Special Valuation for Historic Properties.

(Ord. No. 909, § 9(Exh. F), 10-16-2018)

Part 2 - Commercial and Multifamily Design Standards

INTRODUCTION

15.96.010 – Purpose.

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

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

15.96.020 – Applicability.

The standards herein apply to the following zones and areas

- 1. The "Downtown Core" which encompasses the Central Business District and Mixed- Use, Multi-Family Residential, and Public Use zoned properties along Tolt Avenue.
- 2. The "Gateway Corridors" along the northern (north of Bagwell Street) and southern ends Tolt Avenue/SR 203 which encompasses land areas within 200 feet of the Tolt Avenue right-of-way (both sides of the street).
- 3. All multifamily development within the City.
- 4. All other Mixed-Use and non-residential zoned properties within the City. Some standards will apply only to "non-residential" development, while others may only apply to a small section of Tolt Avenue. In such cases, the applicable location or use is stated clearly in bold at the beginning of the standard or guideline.

15.96.030 – Remodels and additions.

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

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

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

The standards do not apply to remodels that do not change the exterior appearance of the building.

15.96.040 – Review process.

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

All permit applications are reviewed by City staff as a Type II permit application, unless otherwise required, governed by Chapter 15.09 CMC. The Director or City Planner shall determine if the application complies with the standards. As specified in Chapter 15.09 CMC, appeals are referred to the Hearing Examiner.

15.96.050 – Interpretation.

The provisions of Part 2 are additional to the underlying zoning standards (permitted uses, setbacks, building heights, etc.). Most sections within this chapter herein include the following elements:

- A. **Purpose statements** are overarching objectives. For example, one of the purpose statements for the sub-chapter on Building Location and Orientation is to "Create an active and safe pedestrian environment."
- B. **Standards** use words such as "must", "shall", "is/are required", or "is/are prohibited" and signify required actions. Provisions that use words such as "should" or "is/are recommended" to signify voluntary measures.

Furthermore, the document contains some specific standards that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant

shall demonstrate to the Director or City Planner, in writing, how the project meets the purpose of the standard.

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

15.96.060 – Departures.

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

SITE PLANNING

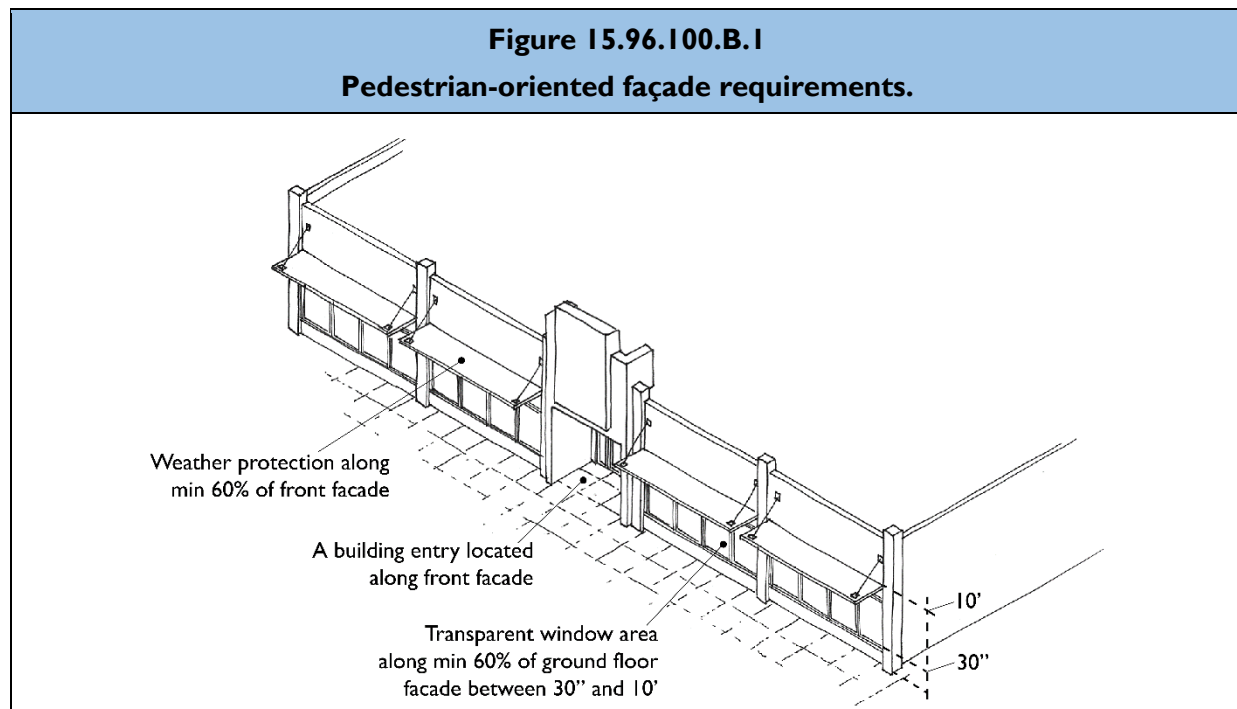
15.96.100 – Building location and orientation.

A. Purpose.

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

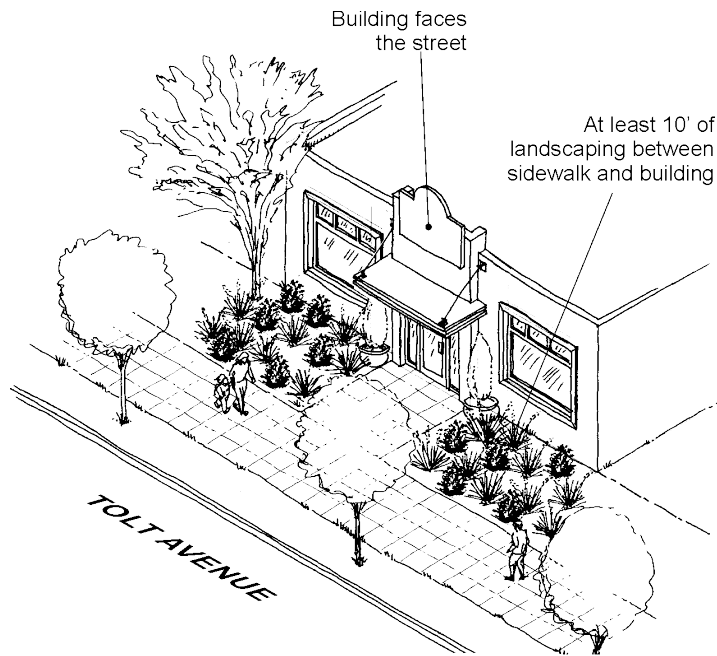
B. Non-residential uses may be placed up to the edge of the sidewalk of any street (unless otherwise noted) only if they feature a pedestrian-oriented façade, including the following elements:

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



Otherwise, developments shall feature landscaped block frontages with at least 10 feet of Type A, B, C, D, or E Landscaping as defined in CMC15.76.040 or *pedestrian-oriented space* between the sidewalk or front property line and any building, parking area, storage, or service area (see Figure 15.96.100.B.2 below and Table 15.96.100 below for illustrations and options).

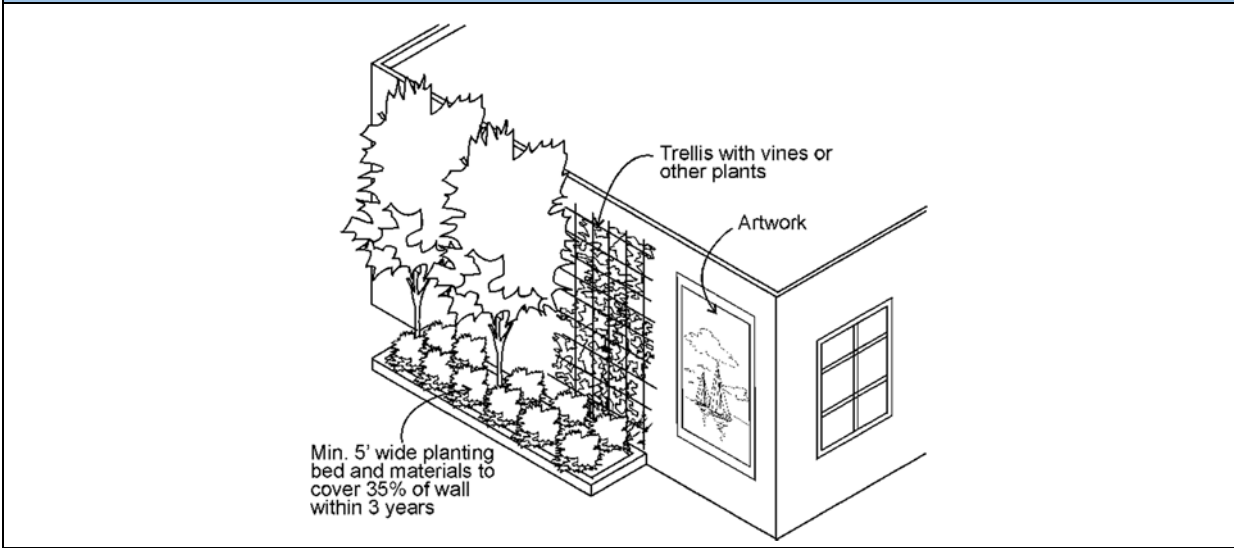
Figure 15.96.100.B.2
Landscaped block frontage.



Some Tolt Avenue properties may include a small, landscaped setback from Tolt Avenue as shown above.

- C. Blank walls - A wall (including building façades and retaining walls) is considered a blank wall if:
1. A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a window
 2. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a window
 3. All Sites: Untreated Blank walls visible from a public street or pedestrian pathway are prohibited. Methods to treat blank walls can include:
 4. Transparent windows or doors;
 5. Display windows (at least 30 inches deep)
 - a. Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet high in front of the wall with planting materials that are sufficient to obscure or screen at least 35 percent of the wall's surface within three years.
 - b. Installing a vertical trellis in front of the wall with climbing vines or plant materials.
 - c. Other methods that meet the purpose.
 - d. Mural art related to Carnation's history.

Figure 15.96.100.C
Blank wall treatment examples.



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

Figure 15.96.100.D.1
Building location and orientation standards for Tolt Avenue properties between Rutherford and Eugene Streets.

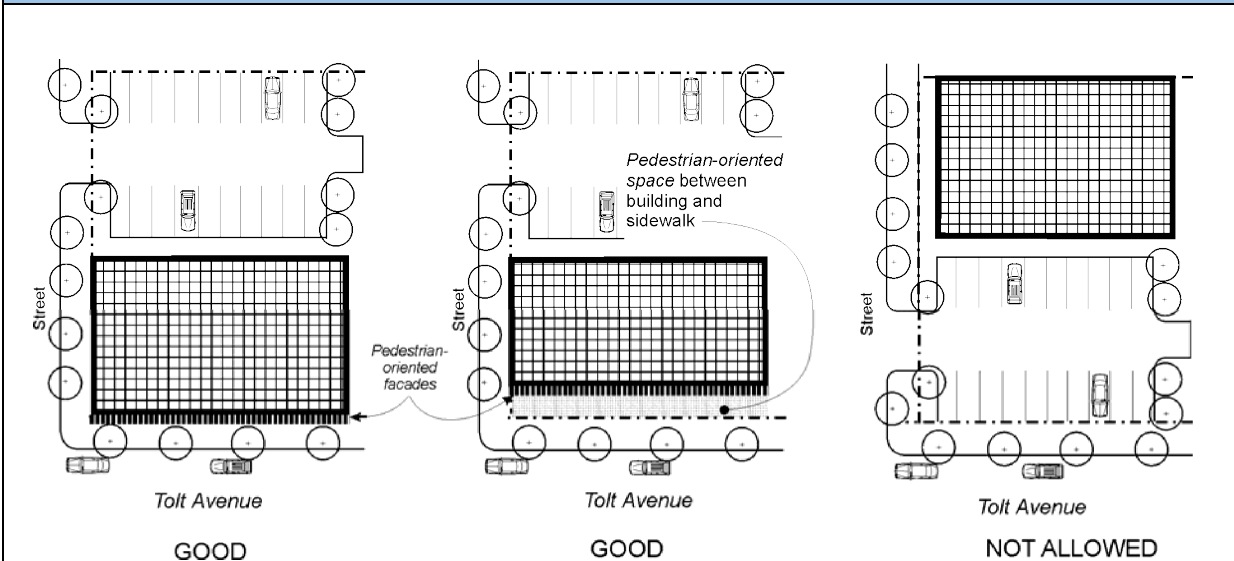
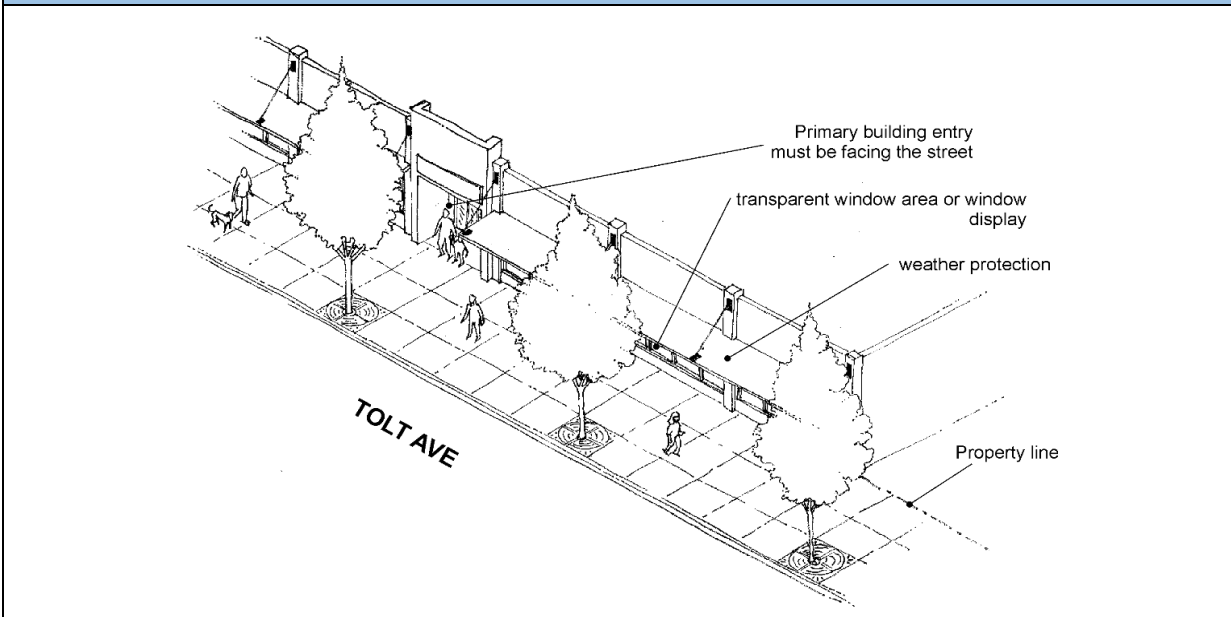


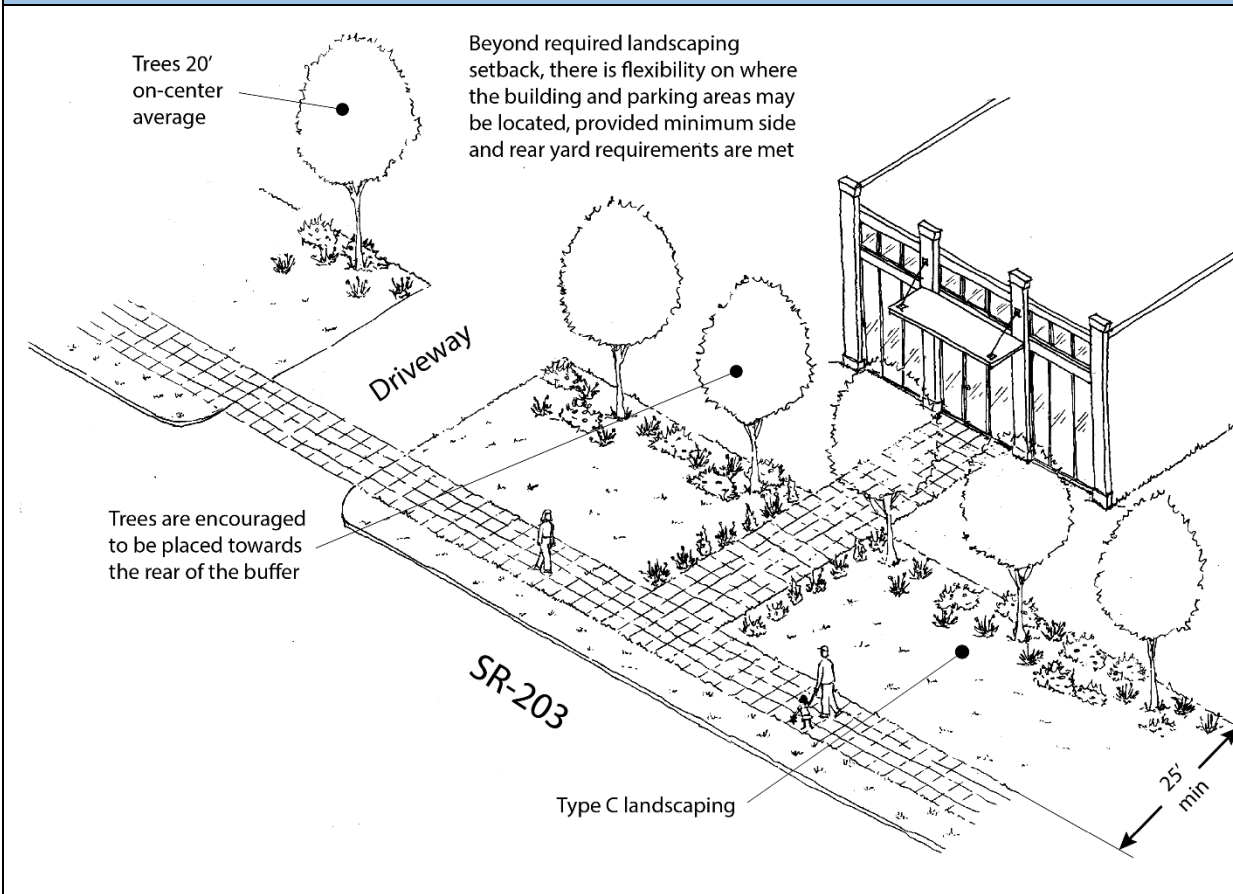
Figure 15.96.100.D.2
Pedestrian-oriented facades facing Tolt Avenue



- E. Gateway Properties (sites south of the northern edge of Tolt Middle School on both sides of Tolt Avenue/SR 203) shall provide 25 feet of Type C Landscaping along the front property adjacent to SR-203 (measured from the back of the sidewalk, where installed) with the following standards and exceptions (see Figure 15.96.100.E for an example):
1. Driveway and walkways, where permitted and/or required, are allowed within this landscaped area. Vehicular parking, storage areas, or buildings are prohibited within this area.
 2. The required trees are encouraged to be located towards the back of the 25-foot landscape area further from the street to reinforce the pattern of openness along the street.
 3. The required trees may be clustered to increase visibility into the site from Tolt Avenue.
 4. Reduced shrub and tree coverage will be allowed where grassy swales are incorporated into the landscape area. However, no less than 1 tree per 30 lineal feet parallel to SR-203 shall be included between the street and any building, parking lot, or storage area (required trees may be placed beyond the 25-foot landscape area if necessary).
 5. Parking lot location: Beyond the required landscape area, Gateway Property project applicants shall comply with the provisions of subsection (F) below.

Figure 15.96.100.E

Required front yard landscaping buffer for “Gateway” property along SR-203



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

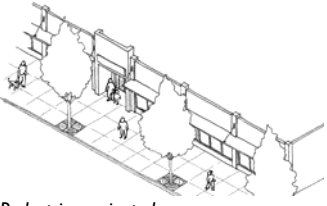
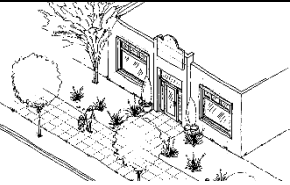
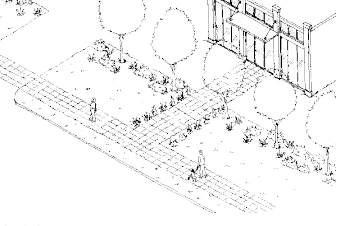
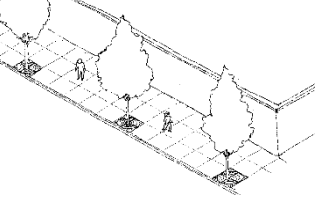
Table 15.96.100.F Summarizing options and requirements for non-residential uses [see subsections (B) – (F) for detailed requirements and recommendations].				
Streetfront Configuration	Tolt Ave sites between Rutherford & Eugene [see subsection (D)]	“Gateway Property” along SR-203/ Tolt Ave [see subsection (E)]	Other sites adjacent to Tolt Ave [see subsection (F)]	All other areas
 <i>Pedestrian- oriented façade adjacent to the sidewalk</i>	●	X	⦿	○
 <i>Landscaped block frontage with building facing the street with landscaped setback, parking to the side or rear</i>	X	⦿	⦿	⦿
 <i>Parking lot between the building and the street</i>	X	○	X	○
 <i>25' front yard landscaping</i>	X	●	○	○
 <i>Unscreened blank wall visible from street or corridor</i>	X	X	X	X

TABLE LEGEND:

- Feature required (some exceptions)
- ⦿ Feature encouraged

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

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

Figure 15.96.100.H

Example of a multifamily residential building oriented towards the street.



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

15.96.110 – Service & storage elements.

A. Purpose.

1. To encourage thoughtful siting of service and storage elements that balances the need for service and storage with the desire to screen its negative impacts.
2. To screen the negative impacts of service elements.

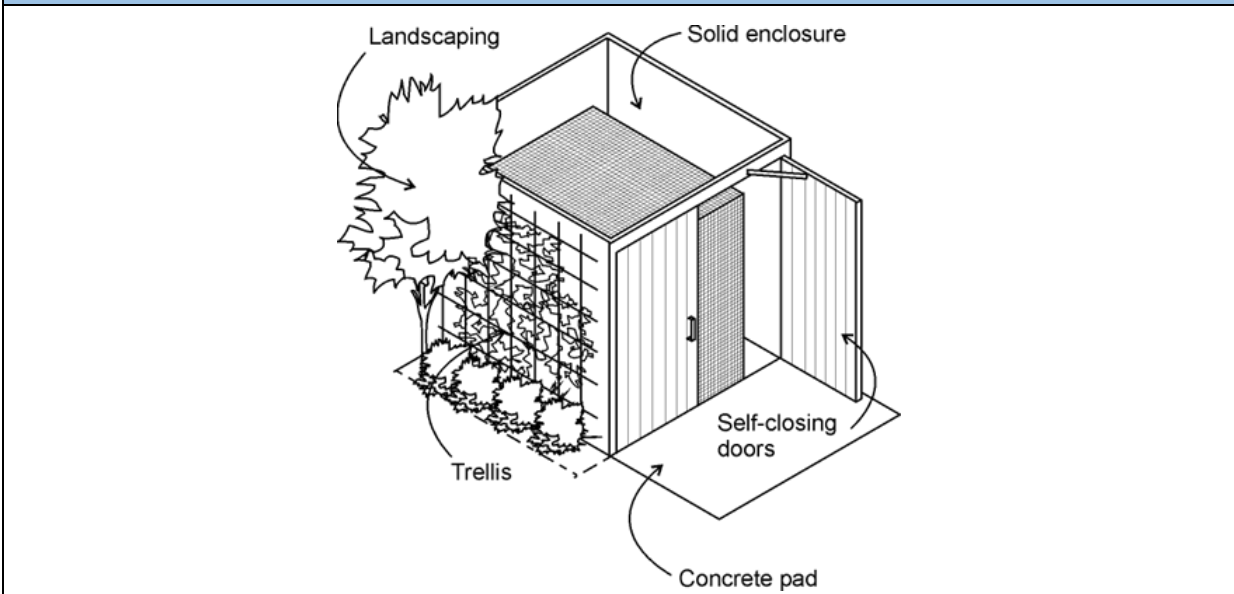
B. All Sites: Services and storage areas should be located to minimize impacts on the pedestrian environment and adjacent uses, Service elements should generally be concentrated and located where they are accessible to service vehicles and convenient for tenant use.

C. All sites: Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence:

1. Structural enclosures shall be constructed of masonry, heavy-gauge metal, heavy timber, or other decay-resistant material that is also used with the architecture of the main building. Alternative materials other than those used for the main building are permitted if the finishes are similar in color and texture, or if the proposed enclosure materials are more durable than those for the main structure. The walls shall be sufficient to provide full screening from the affected roadway, pedestrian areas, or adjacent use, but shall be no greater than seven feet tall.
2. Gates shall be made of heavy-gauge, sight-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.
3. Where the interior of a service enclosures is visible from surrounding streets, walkways, or residential units, an opaque or semi-opaque horizontal cover or screen shall be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design (in terms of materials and/or design).
4. Screening elements shall allow for efficient service delivery and removal operations.
5. If the area is adjacent to a public street, sidewalk, or interior pathway, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility.

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

Figure 15.96.110.C
Service enclosure example.



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

Figure 15.96.110.D
Utility meter location and screening - good and bad examples.



Figure 15.96.110.D
Utility meter location and screening - good and bad examples.



Place utility meters in less visible locations. Images A and C are successfully tucked away in a less visible location and/or screened by vegetation. Images B and D are poorly executed and would not be permitted in such visible locations. Such meters shall be coordinated and better integrated with the architecture of the building.

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

PEDESTRIAN ACCESS, AMENITIES, AND OPEN SPACE

15.96.200 – Sidewalks and pathways.

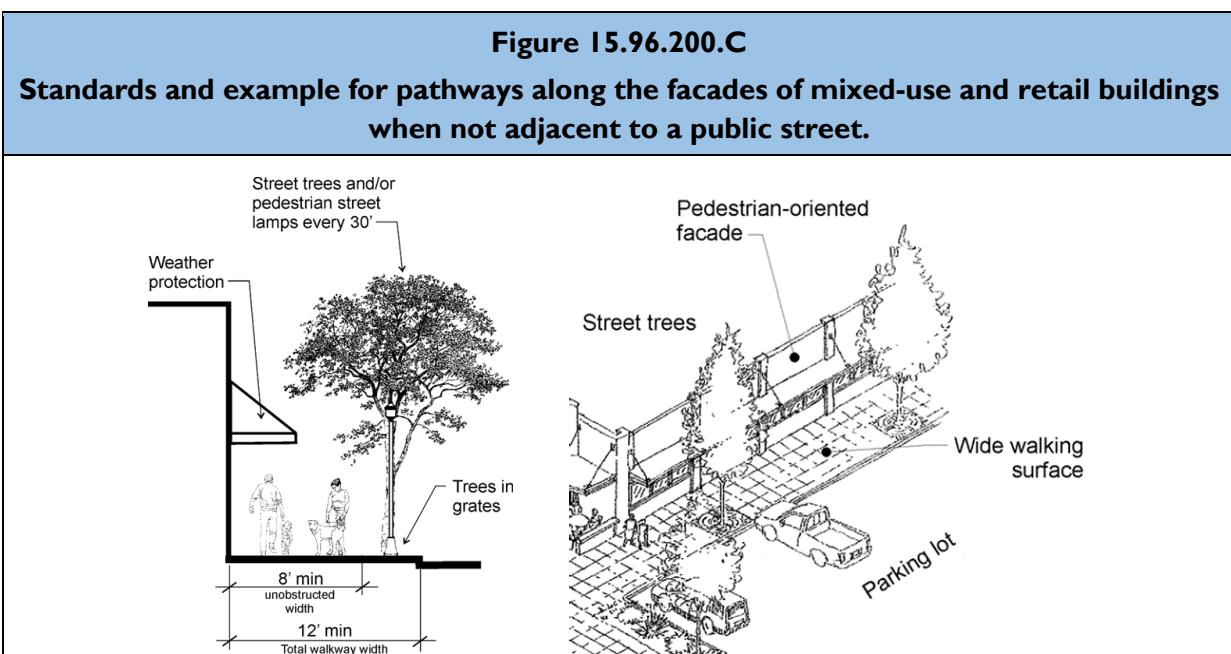
A. Purpose.

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

B. All Sites: Public sidewalks shall conform to Carnation Street and Storm Sewer System Standards, as well as the requirements in CMC, Chapter 12.06.

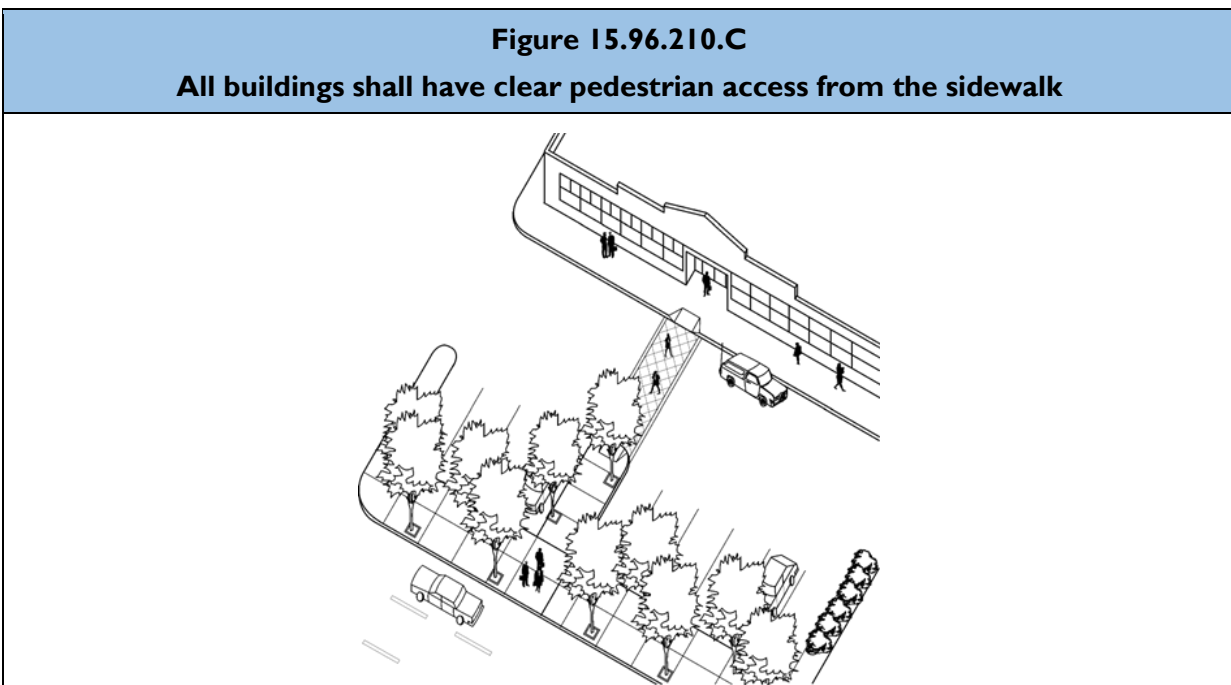
C. All Sites: Standards for interior pathways:

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



15.96.210 – Pedestrian network.

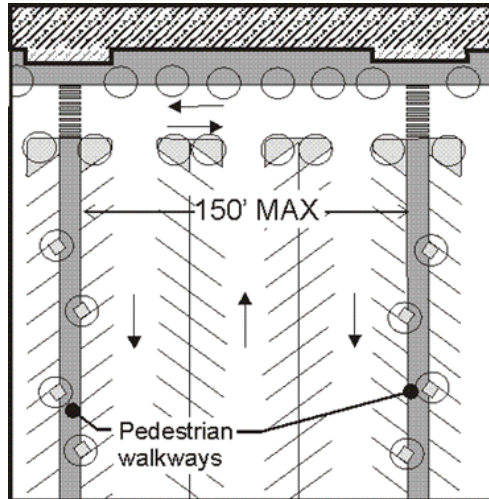
- A. Purpose.
 - 1. To promote walking in Carnation.
 - 2. To enhance connectivity between uses and properties where desirable.
 - 3. To enhance the quality of new developments.
- B. All buildings shall have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided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



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

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

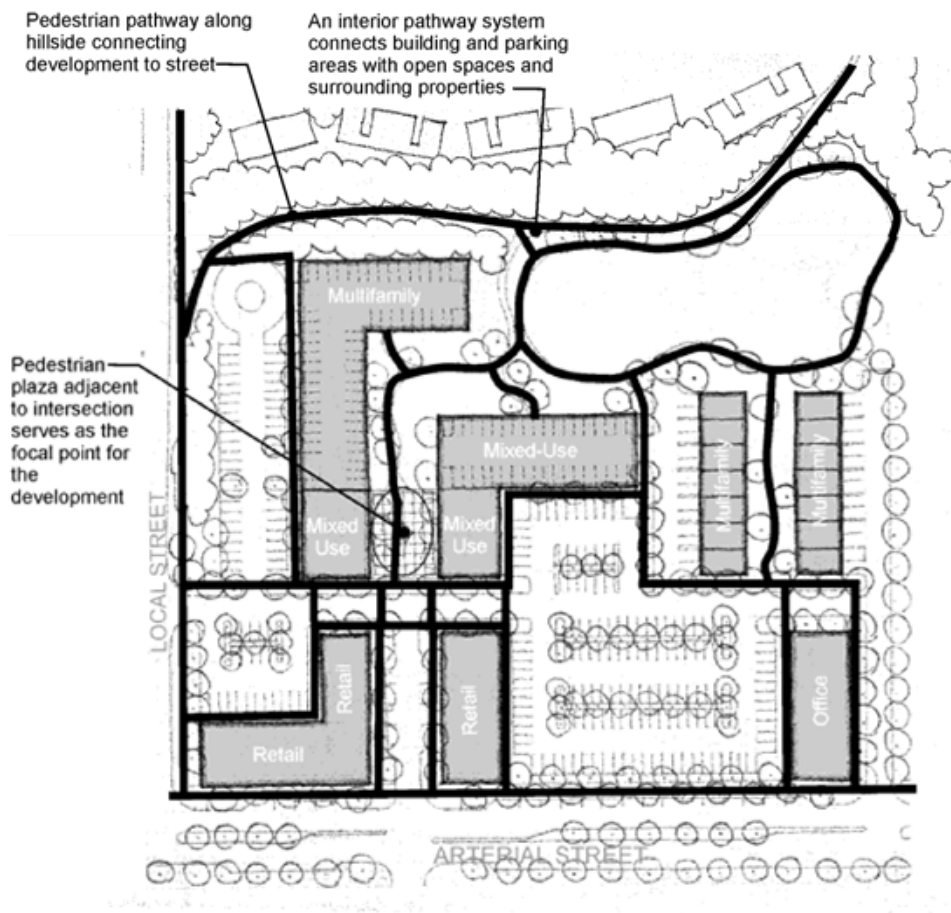
Figure 15.96.210.E
Parking lot pathway standards.



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

Figure 15.96.210.G

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



15.96.220 – Pedestrian-oriented spaces.

A. Purpose.

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

B. Definition and requirements of pedestrian-oriented spaces:

1. To qualify as a pedestrian-oriented space, an area shall have:
 - a. Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard.
 - b. Paved walking surfaces of either concrete or approved unit paving.
 - c. Pedestrian-scaled lighting (no more than 14' in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 - d. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.

- e. Spaces shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - f. Landscaping components that add seasonal interest to the space.
- 2. The following features are encouraged in pedestrian-oriented space:
 - a. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.
 - b. Provide pedestrian-oriented building facades on some or all buildings facing the space.
 - c. Consideration of the sun angle at noon and the wind pattern in the design of the space.
 - d. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
 - e. Movable seating.
- 3. The following features are prohibited within pedestrian-oriented space:
 - a. Asphalt or gravel pavement.
 - b. Adjacent unscreened parking lots.
 - c. Adjacent chain link fences.
 - d. Adjacent blank walls.
 - e. Adjacent dumpsters or service areas.
 - f. Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as pedestrian-oriented space.
- C. All non-residential uses shall provide pedestrian-oriented space in conjunction with new development according to the formula below.
 - 1. Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard.
 - 2. Paved walking surfaces of either concrete or approved unit paving.
 - 3. Pedestrian-scaled lighting (no more than 14' in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 - 4. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
 - 5. Spaces shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - 6. Landscaping components that add seasonal interest to the space.
- D. The following features are encouraged in pedestrian-oriented space:
 - 1. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.
 - 2. Provide pedestrian-oriented building facades on some or all buildings facing the space.
 - 3. Consideration of the sun angle at noon and the wind pattern in the design of the space.
 - 4. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
 - 5. Movable seating.

- E. The following features are prohibited within pedestrian-oriented space:
1. Asphalt or gravel pavement.
 2. Adjacent chain link fences.
 3. Adjacent blank walls.
 4. Adjacent dumpsters or service areas.
 5. Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as pedestrian-oriented space.

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

- I. One percent of the lot area + one percent of the non-residential building area.

Note: Minimum required sidewalks or interior walkway areas shall not count as pedestrian-oriented space. However, where walkways are widened beyond minimum requirements, the widened area may count as pedestrian-oriented space if the Director or City Planner determines that the area meets the definition of pedestrian-oriented space.

Exemption: Development fronting on Tolt Avenue between Rutherford and Eugene Streets are exempt from the above pedestrian-oriented space requirements.

Figure 15.96.220
Pedestrian-oriented space examples.

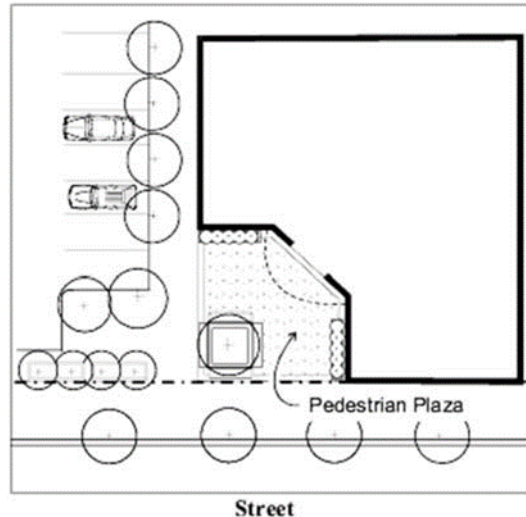
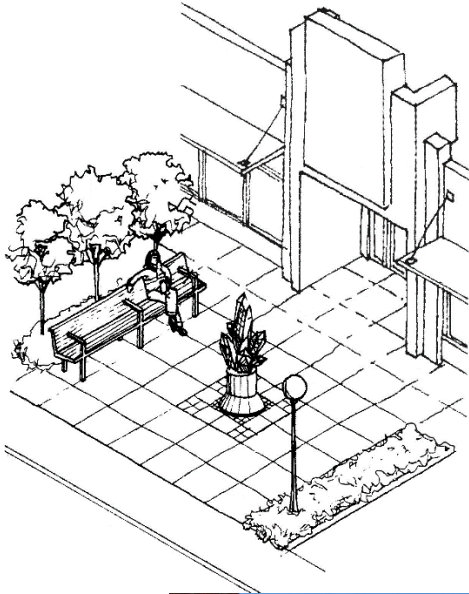


Figure 15.96.220
Pedestrian-oriented space examples.



15.96.230 – Open space and recreation for residential uses.

- A. Purpose. To create usable, accessible and inviting open spaces for residents.
- B. Multifamily residential uses shall provide at least 120 square feet of open space per unit. Open space may include private or shared (common) courtyards, patio areas, multi-purpose green spaces, and balconies. Developments have the option of integrating multiple types of open space provided the amounts and design meet the standards herein.

Table 15.96.230.B Open space types.	
Open space types & standards cross reference	Extent of use
Private ground level open space <i>See subsection (B)(1)</i>	May be used for 100% of required space
Common open space <i>See subsection (B)(2)</i>	May be used for 100% of required space
Private balconies <i>See subsection (B)(3)</i>	May be used for 50% of required space
Shared rooftop decks <i>See subsection (B)(4)</i>	May be used for 50% of required space

Special standards and considerations:

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

Individual private ground level open space in excess of 120 square feet must not be used in the calculations for determining the development's minimum collective open space requirement.

2. Common open space.
 - a. Shall be large enough to provide functional leisure or recreational activity per the Director or City Planner. For example, long narrow spaces (less than 20 feet wide) rarely, if ever, can function as usable common space.
 - b. Shall be visible from adjacent units.
 - c. Individual entries onto the common open space from ground floor residential units are encouraged. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.
 - d. Shall feature paths, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
 - e. Shall be separated from service areas and parking lots with landscaping and/or low-level fencing.
 - f. Should be oriented to receive sunlight, facing east, west or (preferably) south, when possible.
 - g. Minimum required setback areas shall not count as common open space in calculations unless they are designed in such a way that the area meets the purpose.

Figure 15.96.230.B
Common open space examples.



3. Private balconies may account for up to 50 percent of the required open space and shall be at least 35 square feet with no dimension less than 4 feet to provide a space usable for human activity.
4. Shared rooftop decks may account for up to 50 percent of the required open space.

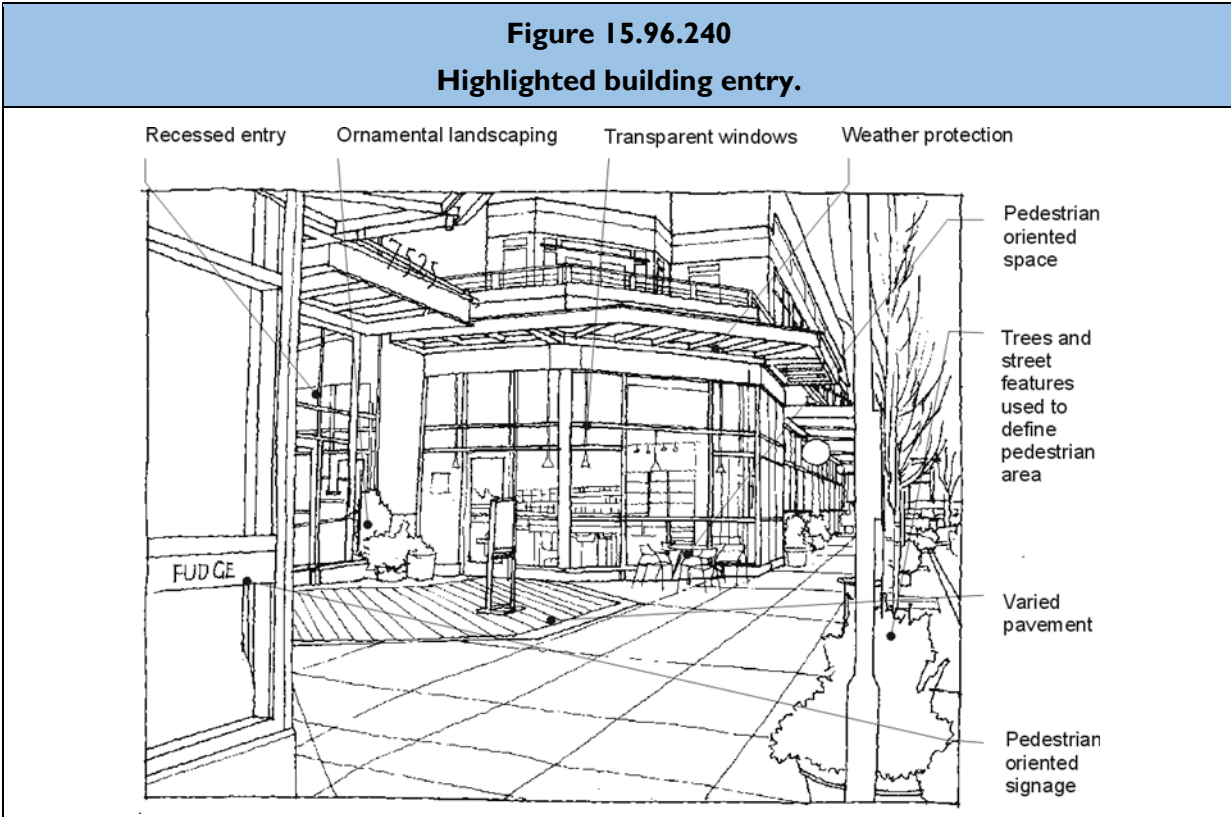
15.96.240 – Pedestrian amenities.

A. Purpose.

1. To enhance the pedestrian environment.
2. To highlight building entries.

B. All primary building entries: Weather protection at least 4-1/2 feet wide is required over all primary building, individual business, and individual residence entries.

- C. All primary non-residential building entries, except for storefronts on Tolt Avenue between Eugene and Rutherford Streets: In addition to weather protection, building entries shall be enhanced by one or more of the following means:
1. At least 200 square feet of Type D landscaping within or adjacent to the entry.
 2. Pedestrian amenities such as vestibules, benches, outdoor eating areas, or water fountains.
 3. A trellis, canopy, or porch that incorporates landscaping.
 4. Special pedestrian scaled lighting.
 5. Special building ornamentation or paving.



VEHICULAR ACCESS AND PARKING

15.96.300 – Access roads.

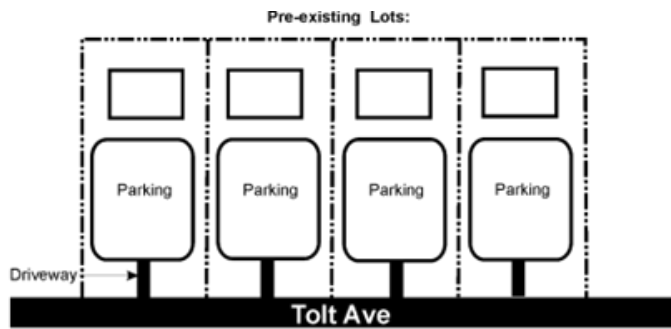
- A. Purpose.
 - 1. To mitigate traffic impacts.
 - 2. To create a safe, convenient network for vehicular circulation and parking.
- B. All sites, where applicable: Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of new development shall be designed to utilize these connections.
- C. All sites, where applicable: Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable. For example, large sites (at least 2 acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale like Carnation's block sizes in the Central Business District.

15.96.310 – Vehicular entrances and driveways.

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

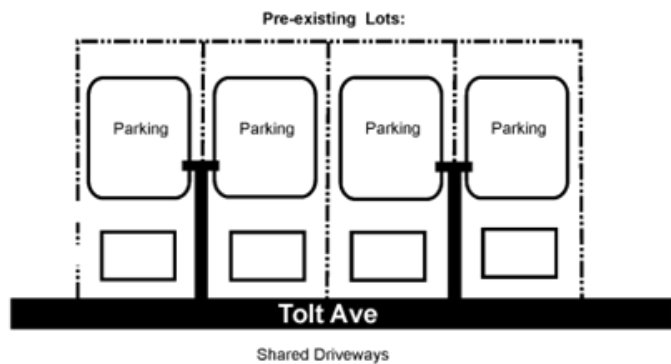
Figure 15.96.310.D.1

Guidelines for driveway location and configuration along Tolt Avenue.



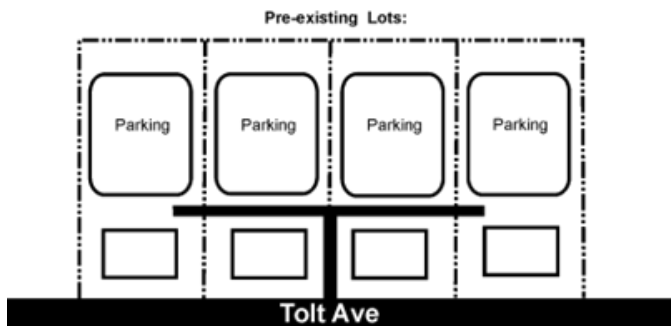
Avoid

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



Better

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

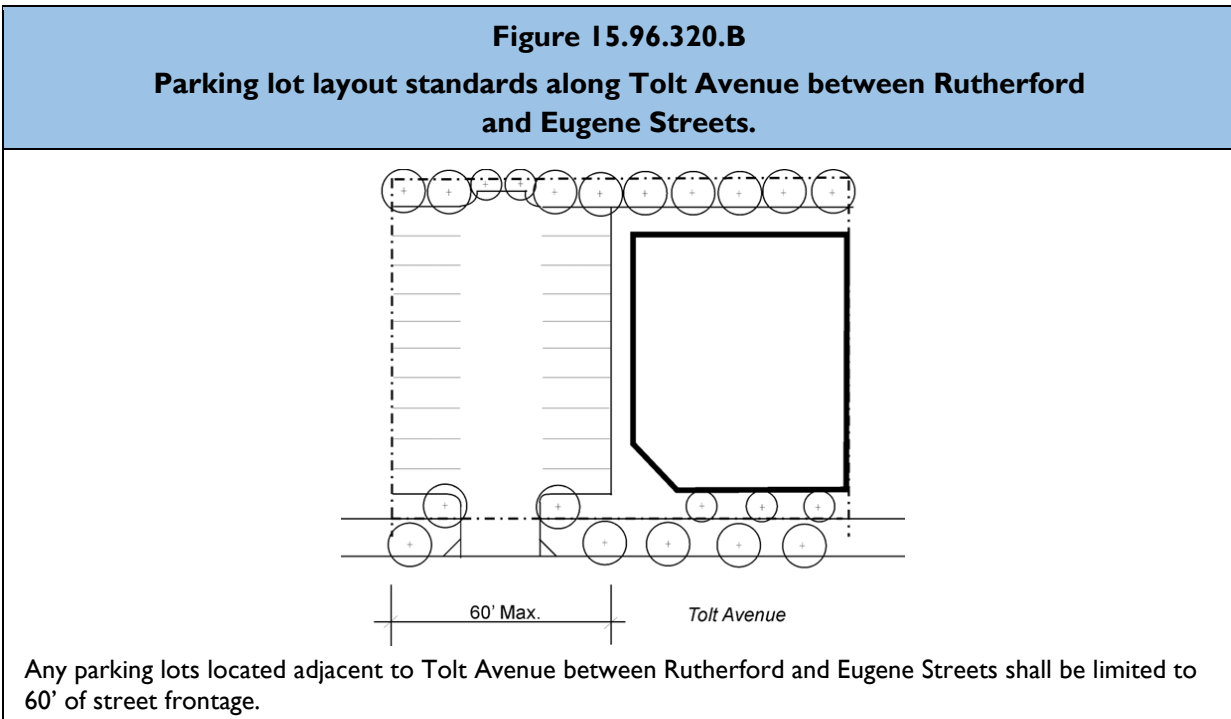


Best

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

15.96.320 – Parking layout and design.

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

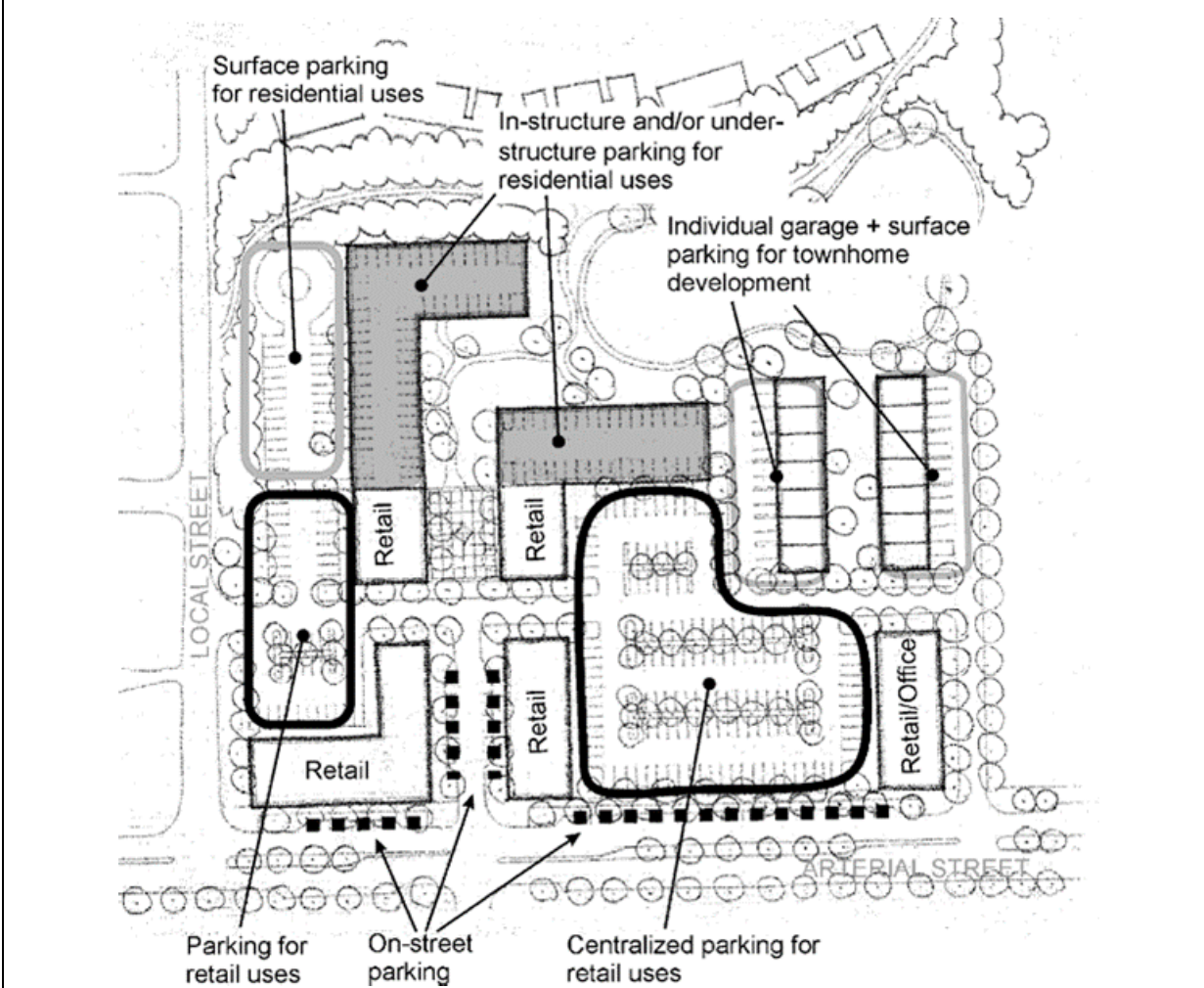


- C. Other properties adjacent to Tolt Avenue (those north of Rutherford Street and south of Eugene Street): Parking lots or open storage of vehicles may not be located between a building and Tolt Avenue. Parking or open storage of vehicles shall be located to the side or rear of the building (also see CMC 15.96.100(E)).
- D. Site located on intersections: Parking lots shall not be located adjacent to intersections. DEPARTURES may be granted where alternative site configurations can more successfully meet the collective purpose statements of the Site Planning and Pedestrian Access, Amenities, and Open Space sections. Such parking areas shall incorporate at least one of the following design treatments to add seasonal interest and reduce the visual impact of the parking lot on the street:
1. Install substantial landscaping (at least 400 square feet of area adjacent to the street corner) utilizing a combination of decorative ground cover, shrubs, and/or trees.
 2. Install a trellis or other similar architectural element that incorporates landscaping.
- E. Sites not adjacent to Tolt Avenue: Off-street parking areas shall be located to the rear or side of buildings to the extent reasonably possible.
- F. All sites, where applicable: Developments should break up large parking lots into smaller areas to the extent reasonably possible.

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

Figure 15.96.320.G

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



BUILDING DESIGN

15.96.400 – Historic properties.

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

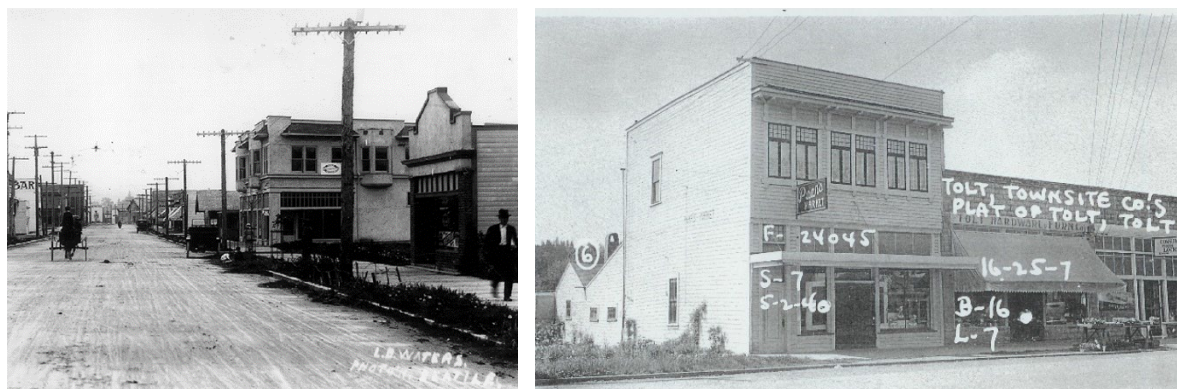
Owners of historic properties should contact the City of Carnation, the Tolt Historical Society, or King County Historic Preservation Program to obtain a copy of the inventory form and historic photos of their property prior to embarking on a project.

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

- A. Purpose. To encourage preservation, rehabilitation, restoration, or reconstruction of historical properties based on appropriate historic information, materials, and methods.
- B. Property owners of identified historic buildings (from the 1995 survey identified above) and other early 20th century buildings are encouraged to use the Secretary of Interior's Standards for the Treatment of Historic Properties (available online) as a guide to preserve, rehabilitate, restore, or reconstruct historic properties. These standards provide detailed recommendations on restoration, maintenance, repair, replacement, design, alterations, building materials, roofs, interiors, etc. Contact the King County Landmarks Coordinator for technical assistance.

Historic photographs are extremely useful in determining historic precedent. Contact the Tolt Historical Society or King County regarding historical photographs.

Figure 15.96.400
Tolt Avenue circa 1914.



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

15.96.410 – Architectural style and character.

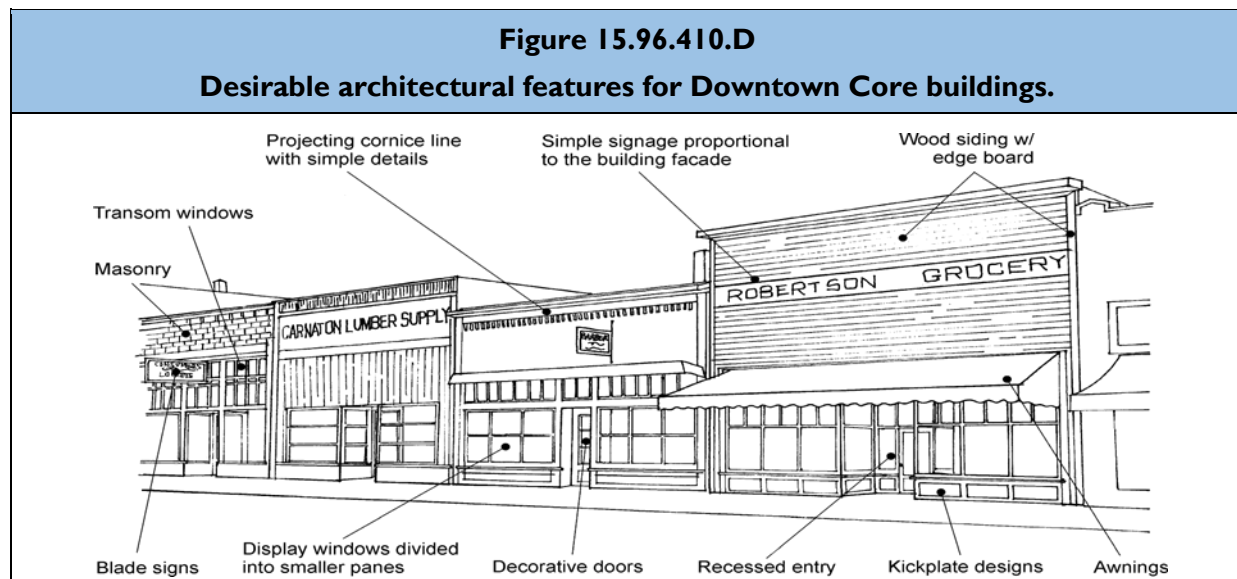
A. Purpose.

1. To reinforce the unique small-town character of Carnation.
2. To encourage developments to employ desirable architectural features found in historical Carnation buildings without promoting a false sense of historicism.
3. To promote the integration of design form, themes, and/or details associated with historic regional agricultural structures.

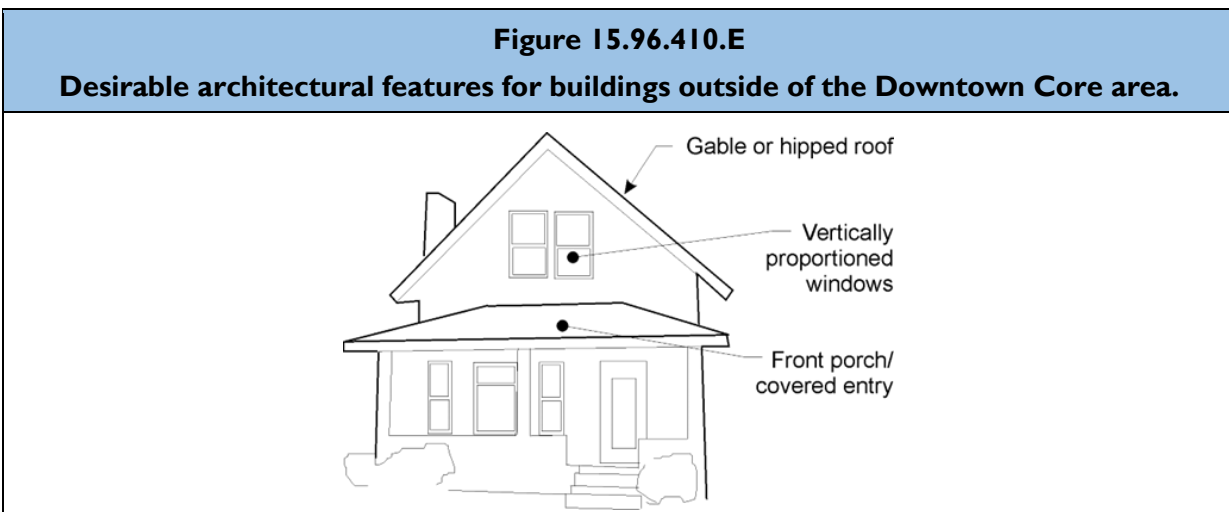
B. All sites. Architecture that is defined predominately by corporate identity features (and difficult to adapt to other uses) is prohibited. For example, some fast-food franchises have very specific architectural features that reinforce their identity. Besides diluting the town's identity with corporate (and therefore generic) identities these buildings are undesirable because they are not adaptable to other uses when the corporate franchises leave.

C. All sites. Unusual design themes or architectural styles that have no history with Carnation such as Eclectic Alpine, Southwest, English Tudor, International styles, are prohibited.

D. Properties adjacent to Tolt Avenue. Applicants are encouraged to base a building's architectural character on building elements and form common to early 20th century Carnation structures. Desirable building elements for commercial structures are shown in this illustration of 1916 Carnation downtown streetscape (see Figure 15.96.410.D).



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



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

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

1. Barn-like roof form including gambrel or simple gable roof featuring overhanging eaves (minimum of 18" for residential, 24" for commercial), decorative braces, and brackets.
2. Horizontal siding, board and batten, metal siding (excluding flat metal panels), masonry, or combination.
3. Symmetrical window fenestration pattern with vertical (min 2:1) or square window shape.
4. Other enhancements (each item integrated counts as one "element"): Decorative shutters, proportional dormers, traditional cornice line, exposed rafter tails, geometric patterns, windmills, cupola, weather vanes, water towers, or other similar details associated with historic regional agricultural structures.

DEPARTURES. The integration of only two elements will be considered provided the design composition meets the purpose of the standards and is approved by Director or City Planner.

Figure 15.96.410.F

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



Upper left (Hickory Circle)= Gabled roof, metal siding, shed awning, gooseneck lamps, neutral color scheme with contrasting trim, reflects historic agricultural style. Upper right (Woodinville Whiskey Co.) = Bright contrasting trim, varying materials, creative use of windows, awning. Bottom left (Art in Motion, MN) = Cupolas, metal siding, varying roofline, strong reference to historic agricultural style. Bottom right (Niles Bolton Associates) = steep pitched gable roofs, vertically-oriented windows with mullions, neutral colors.

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

Figure 15.96.410.G

Overly ornate architectural styles and building details are discouraged.

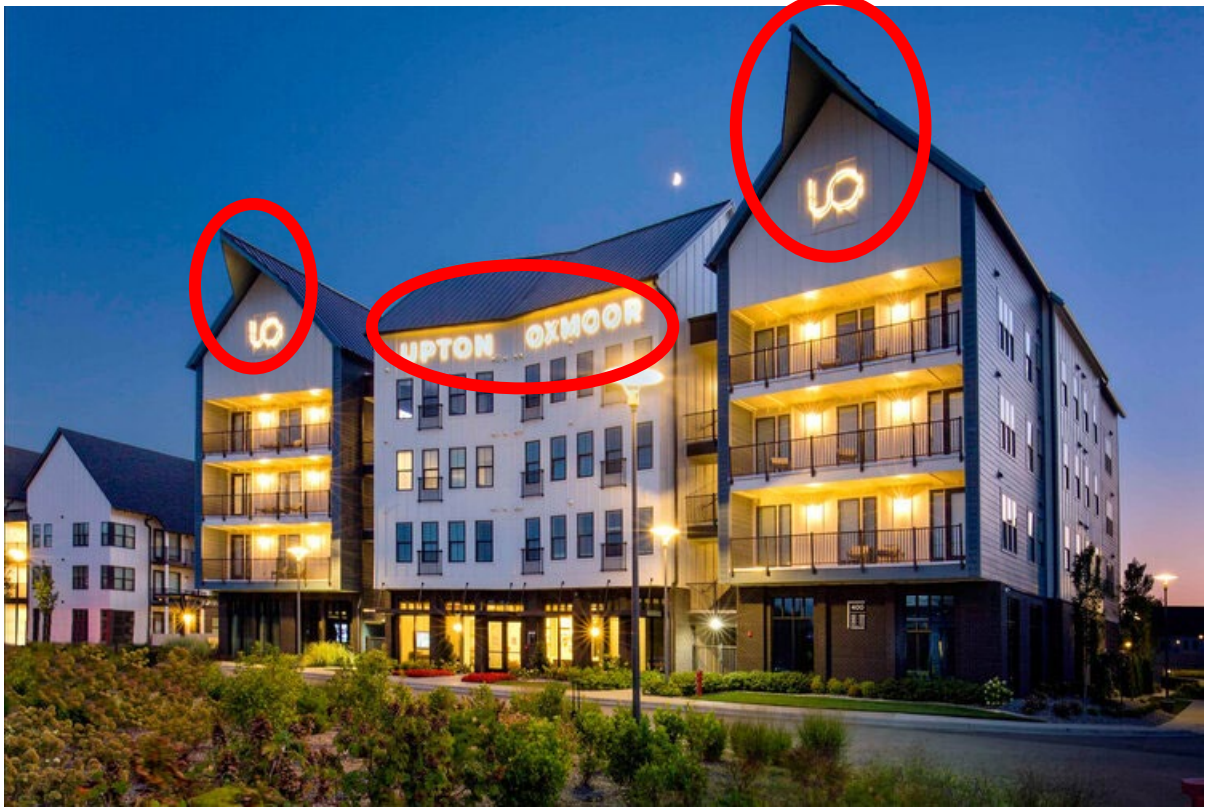


Figure 15.96.410.G

Overly ornate architectural styles and building details are discouraged.

Above: Both buildings feature ornate details that feel contrived and over-done.

Below(Niles Bolton Associates): The exaggerated roofline and signage elements similarly feel over-done.



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

15.96.420 – Architectural scale and massing.

A. Purpose.

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

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

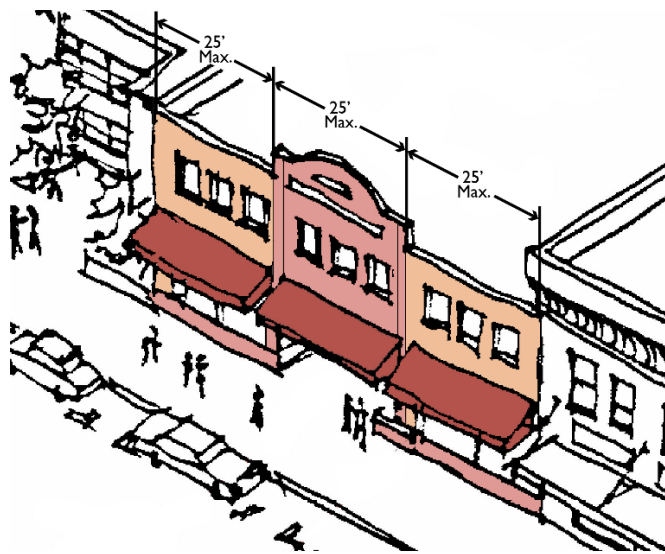
1. Use of window and/or entries that reinforce the pattern of 25-foot storefront spaces.
2. Use of weather protection features that reinforce 25-foot storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors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

Tolt Avenue facades less than 40 feet wide are exempt from this standard.

DEPARTURES: A reduction in the number of articulation features shown to meet a minimum width or an increase in the width of the articulation interval (no more than 35 feet) will be considered provided the composition of the building and its articulation treatment meet the purpose of the standards shown and the design criteria in subsection (B) below.

Figure 15.96.420.B

Façade articulation example/standards.



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

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

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

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

D. All non-residential buildings - rooflines: Rooflines visible from a public street, open space, or public parking area shall be varied by emphasizing dormers, chimneys, stepped roofs, gables, prominent cornice or fascia, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 75 feet without modulation. Modulation should consist of either:

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

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

Figure 15.96.420.D.1
Roofline variation example.



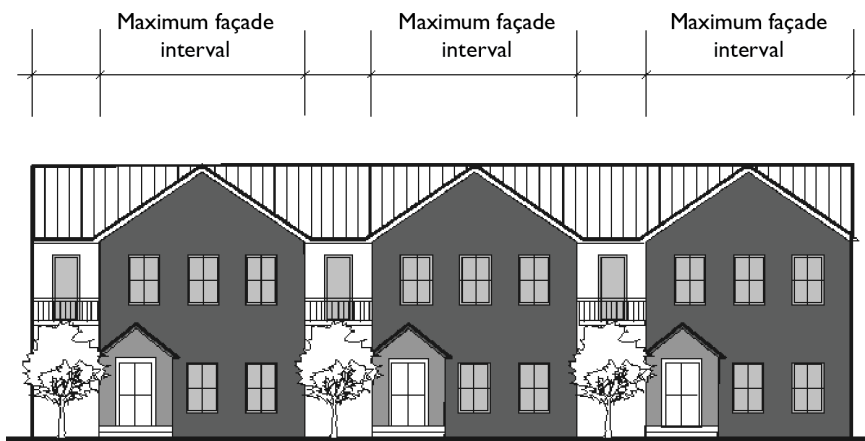
E. Buildings fronting on Tolt Avenue in the CBD zone featuring a pitched roof shall provide a traditional false front (a parapet above the storefront with a cornice line at the top) to conceal the pitched roofline from the street.

F. Multifamily residential buildings: New buildings shall include façade articulation features at no more than the designated maximum intervals to create a human-scaled pattern. This standard applies to building elevations facing streets, parks, containing primary building entrances, and adjacent to lower intensity zones. Alley-facing building elevations not adjacent to a lower intensity zone are exempt.

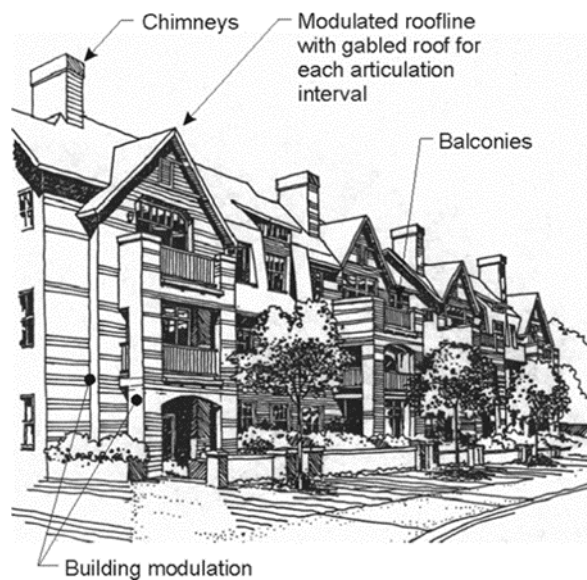
1. The maximum horizontal length of intervals is 30 feet.
2. At least three of the following articulation features shall be employed in compliance with maximum interval standard above:
 - a. Use of windows and/or entries.
 - b. Use of weather protection features.
 - c. Use of vertical piers/columns (applies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

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

Figure 15.96.420
Multifamily façade articulation examples.



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



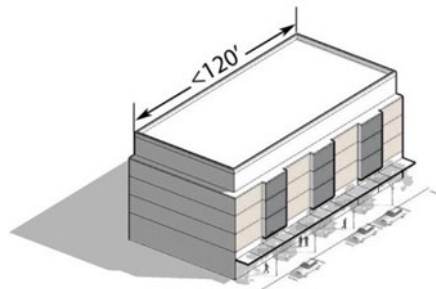
- F. **DEPARTURE** criteria associated with articulation standards. Proposals shall meet the purpose of the standards. The following criteria will be considered in determining whether the proposed articulation treatment meets the “purpose”.
1. Consider the type and width of the proposed articulation treatment and how effective it is in meeting the purpose given the building’s current and desired context.
 2. Consider the size and width of the building. Smaller buildings warrant greater flexibility than larger buildings.
 3. Consider the quality of façade materials in concert with doors, windows, and other façade features and their ability to add visual interest to the street from a pedestrian scale and more distant observable scales.
- G. **Maximum façade width standards.** All uses - large street facing elevations and other building elevations facing a lower intensity zone edge shall include at least one of the following features to

break up the massing of the building and add visual interest. This standard applies to applicable building elevations wider than 120-feet. Lower intensity zones are any zone designated for less dense and less intensive use of land in comparison to the development's zone.

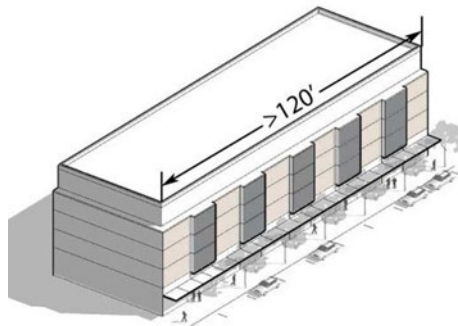
1. Provide building modulation at least six feet deep and 15 feet wide. For multi-story buildings, the modulation shall extend through at least one-half of the building floors.
2. Use of a contrasting vertical modulated design component featuring all of the following:
 - a. Utilizes a change in building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

Figure 15.96.420.G

Illustrating maximum building façade width standards.

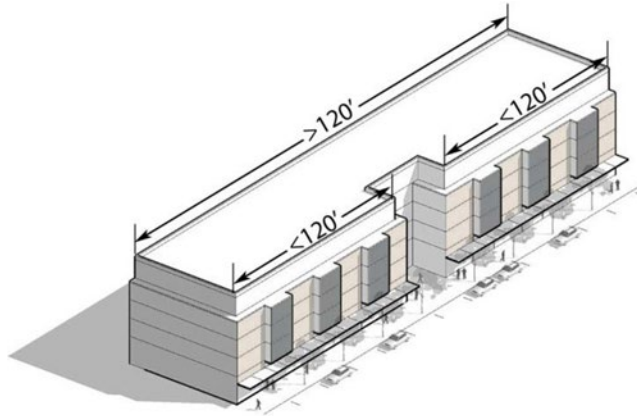


Less than 120' wide: Meets standard



More than 120' wide: Does not meet standard

Figure 15.96.420.G
Illustrating maximum building façade width standards.



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



Building incorporates a modulate entry component: Meets standard.

15.96.430 – Building details and sustainable design integration.

A. Purpose.

1. To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.
2. To encourage creativity in the design of building facades to add visual interest.
- 3 To integrate window design that adds depth, richness, and visual interest to the façade.
4. To encourage sustainable building design techniques and components that reduce energy and/or water consumption.

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

C. Façade details categories.

- I. Window and/or entry treatment:
 - a. Display windows divided into a grid of multiple panes
 - b. Recessed entry
 - c. Decorative door
 - d. Transom windows
 - e. Roll-up windows/doors.
 - f. Other distinctive window treatment that meets the purpose of the standards.
 - g. Other decorative or specially designed entry treatment that meets the purpose of the standards.

Figure 15.96.430.C.1

Example of window and/or entry treatment details.



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

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

- a. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning.
- b. Decorative building-mounted light fixtures.
- c. Bay windows, trellises, towers, and similar elements.
- d. Other details or elements that meet the purpose of these standards.

Figure 15.96.430.C.2

Examples of decorative building element, façade attachment, or façade detail.



Figure 15.96.430.C.2

Examples of decorative building element, façade attachment, or façade detail.



Examples of decorative or specifically designed windows and entries. A = retractable awning. B = hanging bicycle rack. C = gooseneck lights. D = roll-up door opening. E = unique awning. F = corner tower design.

3. Decorative material and artistic elements:

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

Figure 15.96.430.C.3

Examples of decorative surface materials.



Figure 15.96.430.C.3
Examples of decorative surface materials.



Examples of decorative surface materials. A = decorative brick/design. B = decorative tile-work and column pattern. C = decorative medallion. D = decorative mosaic tile work. E = decorative bulkhead. F = decorative materials and design.

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

Figure 15.96.430.D
Residential building details examples.

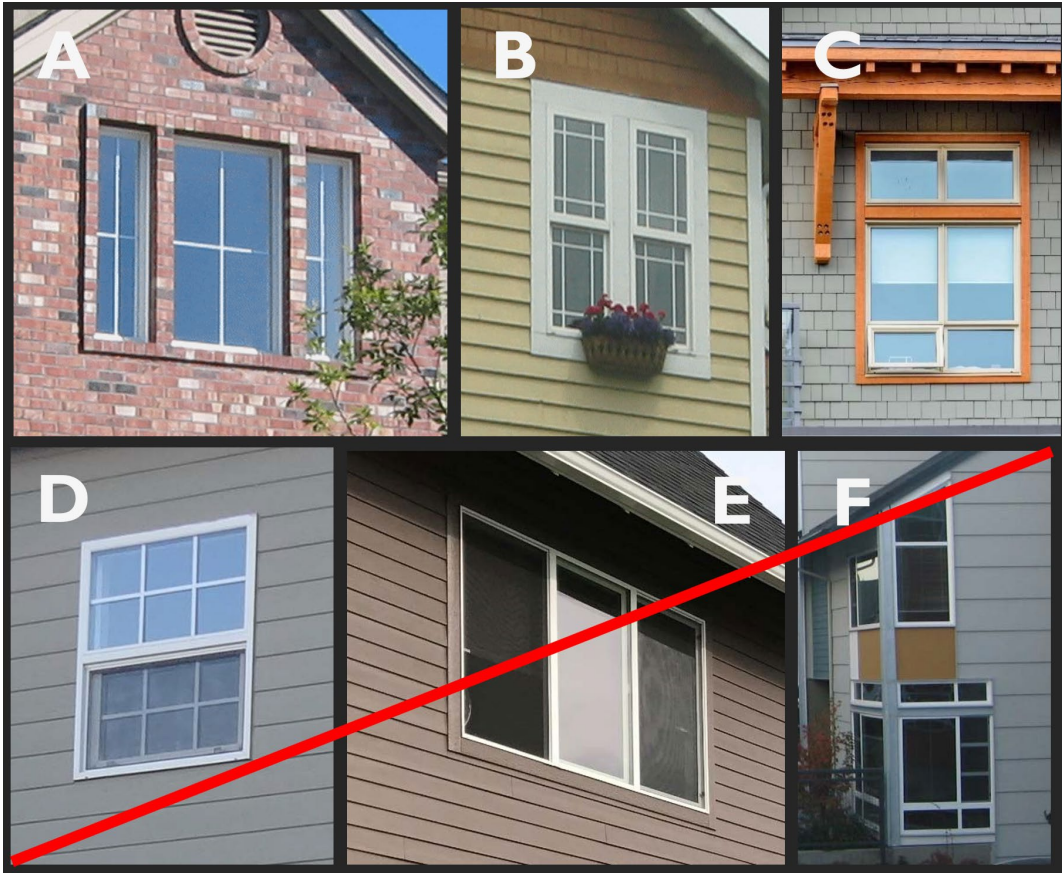


Details examples including bay windows and decorative materials (left image), balcony, decorative windows, and decorative roofline (middle image), and decorative materials and entry feature (right image)

- E. All windows (except storefront display windows) shall employ designs that add depth and richness to the façade. At least one of the following features shall be included to meet this requirement:
1. Incorporate window trim (at least 3.5 inches wide) around windows.
 2. Recess windows at least 1.5 inches from the façade.
 3. Incorporate other design treatments that add depth, richness, and visual interest to the façade.
- DEPARTURES from the window standards above will be considered, provided the design meets the purpose of the standards.

Figure 15.96.430.E

Acceptable and unacceptable window examples.



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

- F. Sustainable design. New buildings and/or site development must demonstrate green building certification through Built Green 4-Star, PHIUS+, or similar green building certification program or integrate at least one of the following features:
1. Special window shade structures that help to regulate sunlight for south and west facing windows.
 2. Solar panels.
 3. Urban wind turbines.
 4. Use of reclaimed wood in exterior cladding.
 5. Use of green wall(s).
 6. Visible rainwater harvesting system (including rain barrels or cisterns).
 7. Use of pervious pavement.
 8. Use of other sustainable design features or techniques that are visible (from the street, sidewalk, and other publicly accessible spaces).

15.96.440 – Exterior building materials and color.

A. Purpose.

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

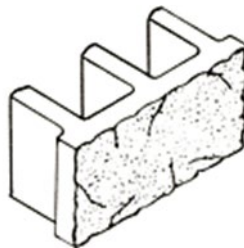
B. All buildings - incorporating metal siding: If metal siding is used on non- residential buildings, it shall have visible corner moldings and trim. Metal siding is prohibited on residential buildings.

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

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

Figure 15.96.440.C

Split or rock- faced concrete blocks



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

EIFS is not allowed on residential buildings.

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

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

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

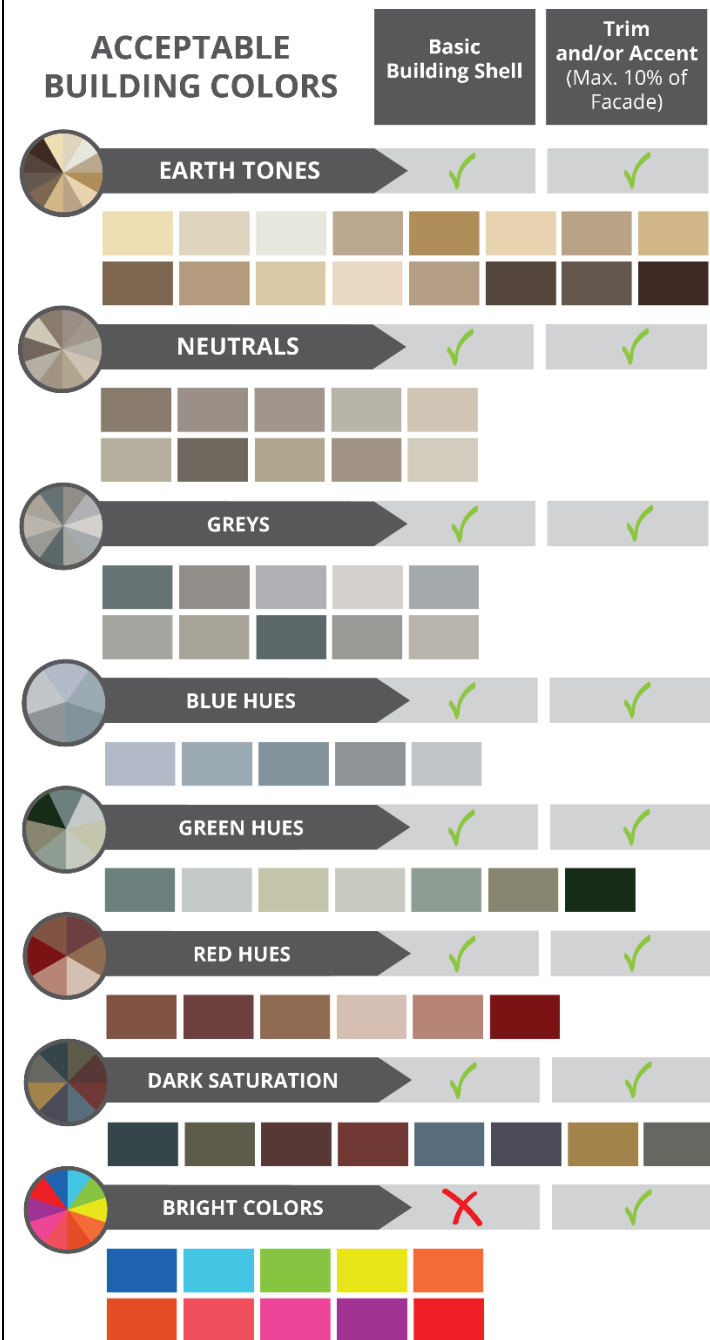
Figure 15.96.440.E
Acceptable and unacceptable cement board examples.



The building on the left uses cement board in different textures and colors to help articulate the façade. The white color replicates the board and batten style in the left image and green color in the right image effectively replicates horizontal clapboard-style siding. The wall board panels covering a large area in a single color as in right image would not meet the purpose of the standards.

- F. All buildings: The following materials are prohibited:
 - 1. Mirror glass
 - 2. Textured or scored plywood (including T-111 or similar plywood except for board and batten)
- G. All non-residential uses: Concrete block use on the side or rear of buildings when visible from a public street, pedestrian plaza, or parking area (alleys are excluded) should utilize changes in textures and shapes, colors, and/or other masonry materials to complement the design of the primary façade and add visual interest. Alternately, murals and/or decorative signage, as approved by the City, may be used to treat concrete block walls in a way that meets the purpose.
- H. All buildings: Treatment of building materials that creates a false sense of historicism in new buildings is strongly discouraged.
- I. All buildings: Muted and dark saturated colors, earth tone, neutral colors, or grays shall be utilized for the primary background of buildings. See Figure 15.96.440.B for details.
- J. All buildings: Bright building colors shall be limited to trim and accents, generally no more than 10 percent of the façade. Awnings may not use the bright colors. See Figure 15.96.440.B for details.
- K. All buildings: Contrasting colors should be utilized for trim. For example, where a dark background color is used for the shell of the building, white trim works particularly well. Dark trim colors can be effective where light colors are used for the basic building shell. Consideration should be given to contrasting the colors of new or remodeled buildings with the colors of the existing buildings in its vicinity.

Figure 15.96.440.K
Acceptable building colors



LANDSCAPING

15.96.500 –Tree & landscaping integration.

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

A. Purpose.

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

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

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

Developments in the CBD zone are exempt from this standard.

Part 3 – Housing Type & Subdivision Design Standards

15.96.600 - Single Family & Duplex Design Standards

- A. Purpose and applicability: The purpose of this section is to build upon the established character of Carnation's downtown residential areas on a citywide basis by applying development standards for all new single family and duplexes on lots within subdivisions with four or more lots created after September 24, 2024.
- B. Covered entry. All dwelling units must include a covered entry feature that projects at least five feet from the front facade (measured from the front exterior wall of the structure to the farthest roofline projection). The covered entry feature(s) must be no less than one-third of the width of the structure, including attached garages, and shall be unenclosed on all sides except for the side abutting the front exterior wall of the residence(s).
- C. Unit orientation. The primary entry of single family homes shall face the street. For duplexes, the primary entry for at least one of the dwelling units shall face the street. For corner lots, dwelling units may face either street.
- D. Driveways. Driveway widths are limited to 18 feet for lots with single family structures and 22 feet for lots with multi-family structures (measured at the sidewalk). Single family homes are limited to one driveway. Duplexes may have two driveways (10 feet wide maximum each).
- E. Garage location. Garages must be setback at least five feet from the front projection of the residence (including the porch or covered entry feature), and no less than twenty feet from the front property line.
- F. Minimum usable open space for lots served by alleys.
 - 1. A contiguous open space to the side or rear of the dwelling with a minimum dimension of fifteen feet on all sides is required for each dwelling unit.
 - 2. The open space(s) must be equivalent to ten percent (minimum) of the lot area. For example, a four thousand square foot single family lot would require a contiguous open space of at least four hundred square feet, or twenty feet by twenty feet in area.
 - 3. Drive aisles must not count in the calculations for usable open space.
 - 4. Additions must not create or increase any non-conformity with this standard.
- G. Façade transparency. At least ten percent of the façade (all vertical surfaces of a residence facing the street) must be comprised of transparent windows or doors. All areas inside an individual window frame may be counted in such transparency calculations (including, without limitation, window sashes, mullions, rails, stiles, and grilles). Windows on garage doors are encouraged, but don't count as transparent window area for the purpose of this design standard.
- H. Façade massing and rooflines. Homes on corner lots are required to comply with the provisions on both street facing elevations.
 - 1. Facades up to 35 feet wide shall integrate a covered entry feature as set forth in subsection (B) above to help break up the massing of structures and add visual interest. For corner lot homes, secondary street facing elevations (not containing the home entrance) shall integrate other façade offsets and corresponding roofline changes (similar or larger in scale to the required covered entry feature).
 - 2. Facades more than 35 feet wide shall integrate roofline variation such as multiple gables (beyond the required covered entry component) facing the street or changing roofline orientation to break up the massing of large structures and add visual interest.

- I. Façade details. Provide for architectural details that add visual interest to the neighborhood and are well proportioned to achieve good human scale. Specifically, incorporate at least three of the following detail elements into the façade of the house(s):
 - 1. Decorative porch design, including decorative columns or railings.
 - 2. Bay windows or balconies.
 - 3. Decorative molding/framing details around all ground floor windows and doors.
 - 4. Decorative door design including transom and/or side lights or another distinctive feature.
 - 5. Decorative roofline elements including brackets, multiple dormers, and chimneys.
 - 6. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.
 - 7. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.
 - 8. Other decorative facade elements or details that meet the purpose of criteria.
- J. Window and door trim. All windows and doors shall feature trim at least three and one-half inches wide with color contrasting with the façade. Alternatively, windows and doors may be recessed from the façade by at least two inches.
- K. Materials/siding style.
 - 1. Primary materials and styles include narrow (no wider than six inches) machined (beveled or otherwise) clapboard style siding, cedar shakes, shingles, board and batten, and brick or stone. A combination of such materials/styles may be used.
 - 2. Secondary materials and styles (no more than 25 percent of the façade siding) include panel-style siding.
 - 3. Vinyl siding is prohibited.
- L. Eaves and gables shall provide a minimum of 18-inches of overhang for residential buildings.

15.96.610 – Townhouse design standards.

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

Figure 15.96.610.E

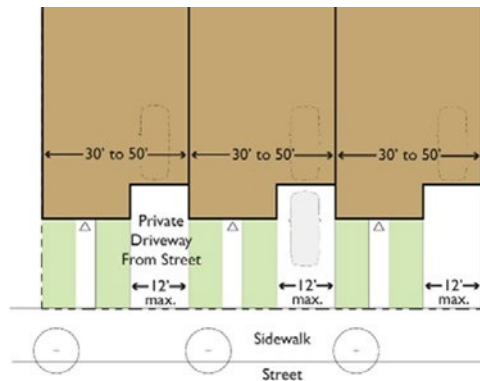
Acceptable and unacceptable examples of garage/entry configurations.



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

- F. Façade transparency. Transparent windows and/or doors are required on at least ten percent of the facades (all vertical surfaces of street facing elevation). For corner lots, this standard is only applied to the elevation containing the dwelling entry.
- G. Private garages facing the street - maximum garage widths:
 - 1. Twelve feet where townhouse dwellings are at least 30 feet wide.
 - 2. Individual garages facing the street are not allowed for townhouse dwellings less than 30 feet wide. Garages may be provided to the rear of the dwelling via alley access or shared driveway as depicted below.

Figure 15.96.610.G
Townhouse development examples.



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



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

H. Access and parking.

1. Off-street parking standards for townhouses are set forth Chapter 15.72 CMC as a type of multifamily residential use.
2. Internal driveway standards:
 - a. Shall meet minimum widths and other standards such as turning radii of any city adopted International Fire Code.
 - b. Minimum building separation along uncovered internal drive aisles shall be 24 feet. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and to provide adequate light and air on both sides of the dwelling units and vehicle areas, which often function as usable open space for residents.
 - c. Upper-level building projections over vehicle areas are limited to three feet, and shall comply with provisions above.
- l. Usable open space. Townhouse dwellings shall provide open space at least equal to ten percent of the habitable floor area. The required open space may be provided by one or more of the following:
 1. Private ground level open space that is directly adjacent and accessible to dwelling units. Such space shall have minimum dimensions of at least 12 feet on all sides and be configured to

accommodate human activity such as outdoor eating, gardening, toddler play, etc. Street setbacks may be used to meet this standard, provided they are defined with a fence (meeting standards of Chapter 15.76 CMC).

2. Balconies, roof decks, or porches.

Figure 15.96.610.1

An example of open space associated with ground level units.



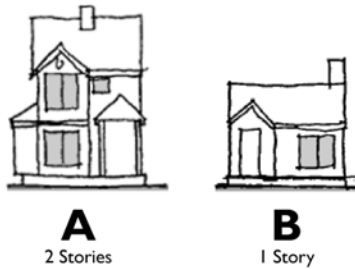
J. Building design.

1. Townhouse articulation. Townhouse buildings shall comply with multifamily building articulation standards as set forth in CMC 15.96.420.E except that the articulation intervals shall be no wider than the width of units in the building. Thus - if individual units are 15 feet wide, the building shall include at least three articulation features for all facades facing a street, common or other shared open space, and common parking areas at intervals no greater than 15 feet.
2. Repetition with variety. Townhouse developments shall employ one or more of the following “repetition with variety” articulation elements:
 - a. Reversing the elevation of two out of four dwellings.
 - b. Providing different building elevations for external (units on the end or corner of a building) townhouse units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns.
 - c. Adding a different dwelling design or different scale of the same design, such as adding a one-story version of the basic dwelling design where two- stories are typical (or a two-story design where three stories are typical).
 - d. Other design treatments that add variety or provide special visual interest, such as different cladding materials, window sizes and groupings, roof slopes, porch designs, balconies, etc. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the purpose of the standards.

Figure 15.96.610.J.1

Acceptable townhouse configuration employing the repetition with variety concept.

Base Building Types



Example Configurations

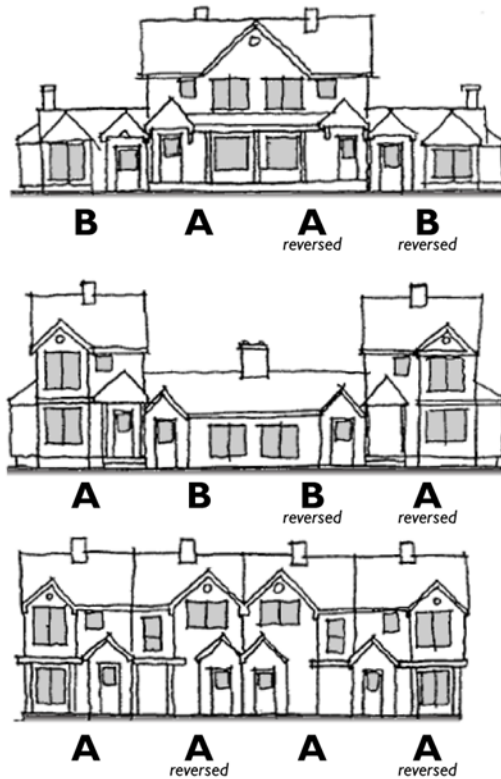


Figure 15.96.610.J.2

Good (mostly) townhouse examples/discussion.



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

Figure 15.96.610.J.2

Good (mostly) townhouse examples/discussion.



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

Figure 15.96.610.J.3

Bad (mostly) townhouse examples/discussion



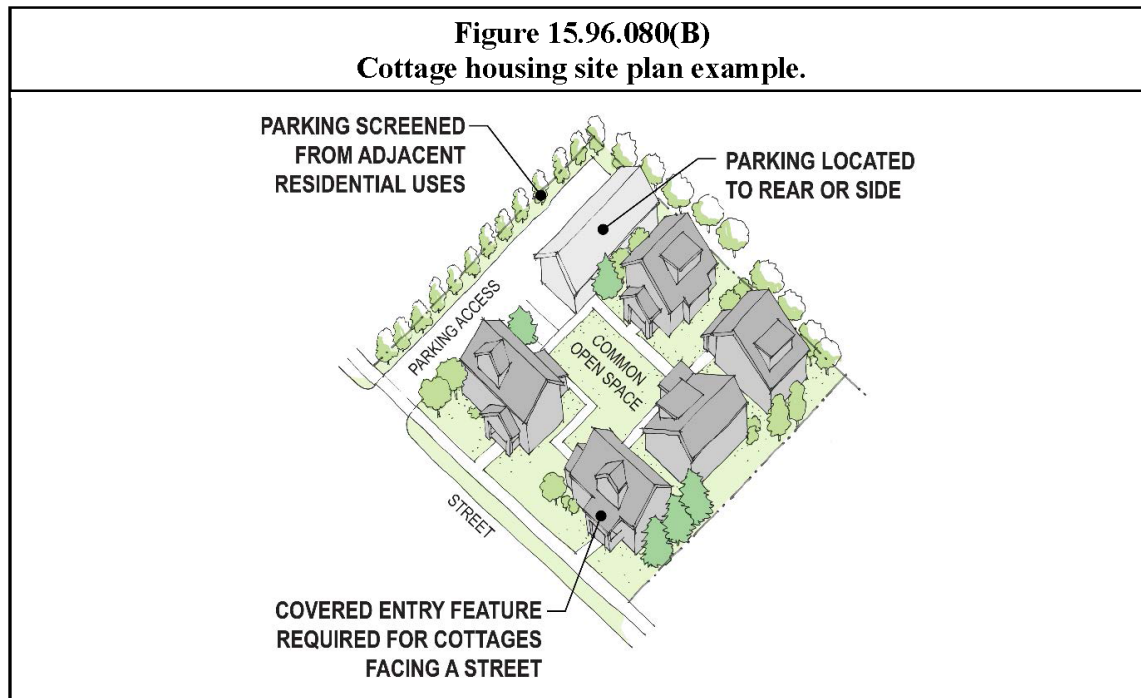
Left image – bad: No landscaping at entry (this is a private drive). Right image – bad: Too many driveways on public street, too many units attached, and monotonous modulation. Right image – good: Use of color.

15.96.620 - Cottage Housing Design Standards

A. Purpose.

1. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods.
2. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Carnation Comprehensive Plan.

3. Support compatibility with existing neighborhoods by promoting high-quality design.
4. Support more efficient use of land zoned for residential development.
5. Enhance the character of residential neighborhoods.
6. Provide usable open space for residents.



B. Standards.

1. **Lot Size.** Cottages are exempt from minimum lot area and lot width standards provided they comply with density and design standards herein.
 - a. Cottages are exempt from minimum lot area and lot width standards provided they comply with density and design standards herein.
 - b. In the R2.5, R3, R4, and R6 zones, the minimum size of the parent parcel prior to subdivision or development is one acre.
2. **Density.** Due to the smaller relative size of cottage units, each cottage may be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of six cottages would be equivalent to three dwelling units.
3. **Minimum and Maximum Number of Cottages.** Cottage housing developments must contain a minimum of four cottages. Four to twelve cottages may make up a cluster. There is no limit on the number of clusters provided all other standards are met.
4. **Setbacks and Separation.**
 - a. The minimum setbacks set forth in CMC Chapter 15.48 Table I apply to development frontage and external side and rear property lines of the entire cottage development.

b. Internal to the cottage development individual cottages must be separated by at least ten feet [excluding permitted setback projections as set forth in CMC 15.48.040(C)].

5. Building Height. Cottages have a maximum building height of twenty-five feet. All parts of the roof above eighteen feet must be pitched with a minimum roof slope of 5/12.

6. Cottage Size. Cottages must contain no more than one thousand two hundred square feet gross floor area in total. Cottages are exempt from the floor area ratio standards set forth in CMC Chapter 15.48 Table I.

7. Entries.

a. Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new dwellings.

b. All new dwellings must provide a covered pedestrian entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry).

8. Façade transparency. Transparent windows and/or doors are required on at least eight percent of the facades (all vertical surfaces of street facing elevation). For corner lots, this standard is only applied to the elevation containing the dwelling entry.

9. Common Open Space.

a. Minimum Size. Common open space must be at least four hundred square feet per cottage.

b. Minimum Dimensions. Common open space must have no dimension less than fifteen feet.

c. Elements. Common open space may include a lawn, courtyard, plaza, garden, or other shared central open space and may not include parking areas. Common open space must be useable and may not include critical areas or critical area buffers, including steep slopes.

d. Access. Cottages must be within one hundred feet walking distance of the common open space.

e. Orientation. Cottages must be oriented around and have the main entry from the common open space. Common open space must have cottages abutting on at least two sides and must abut at least fifty percent of the cottages in a cottage housing development.

f. A shared community building may be integrated into the larger common open space area. However, such a community building may not be included in the minimum common open space area calculations.

10. Private Open Space.

a. Minimum Size. The minimum private open space adjacent to each cottage must be at least two hundred square feet.

b. Minimum Dimensions. The private open space must have no dimension less than ten feet.

c. Access. The private open space must have access from the cottage via a door, porch, or pathway.

d. The required porch (see section (e) below) does not count toward the size requirement of this section. The private open space is encouraged to be located between the cottage and the common open space.

e. Porches. Cottage facades facing the common open space or common pathway must feature a roofed porch at least seventy square feet in size with a minimum dimension of seven feet on any side. Cottages sited between a street and the common open space are also subject to the entry requirements in subsection (B)(7) above.

f. Private open space must be useable and may not include critical areas or critical area buffers, including steep slopes.

11. Parking and Driveways.

a. Off-street parking standards are set forth in CMC Chapter 15.72 Table VI and driveway and access requirements are set forth in CMC 15.72.040.

b. Parking areas must be located to the side or rear of cottage clusters and not between the street and cottages.

c. Parking and access lanes must be screened from adjacent residential uses by landscaping or architectural screens. For parking areas and access abutting residential uses, at least five feet of Type A, B, or C landscaping must be provided.

d. Parking is encouraged to be consolidated under cover. Uncovered parking must be located in clusters of not more than five adjoining spaces (except where adjacent to an alley).

e. Garages with a footprint of up to three hundred square feet may be attached to individual cottages provided all other standards herein are met. Such garages must be located away from the common open spaces.

f. No more than one driveway per cottage cluster may be permitted, except where clusters front onto more than one street.

12. Accessory dwelling units are not permitted in cottage housing developments.

15.96.630 – Residential Subdivision Design Standards

A. Purpose.

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

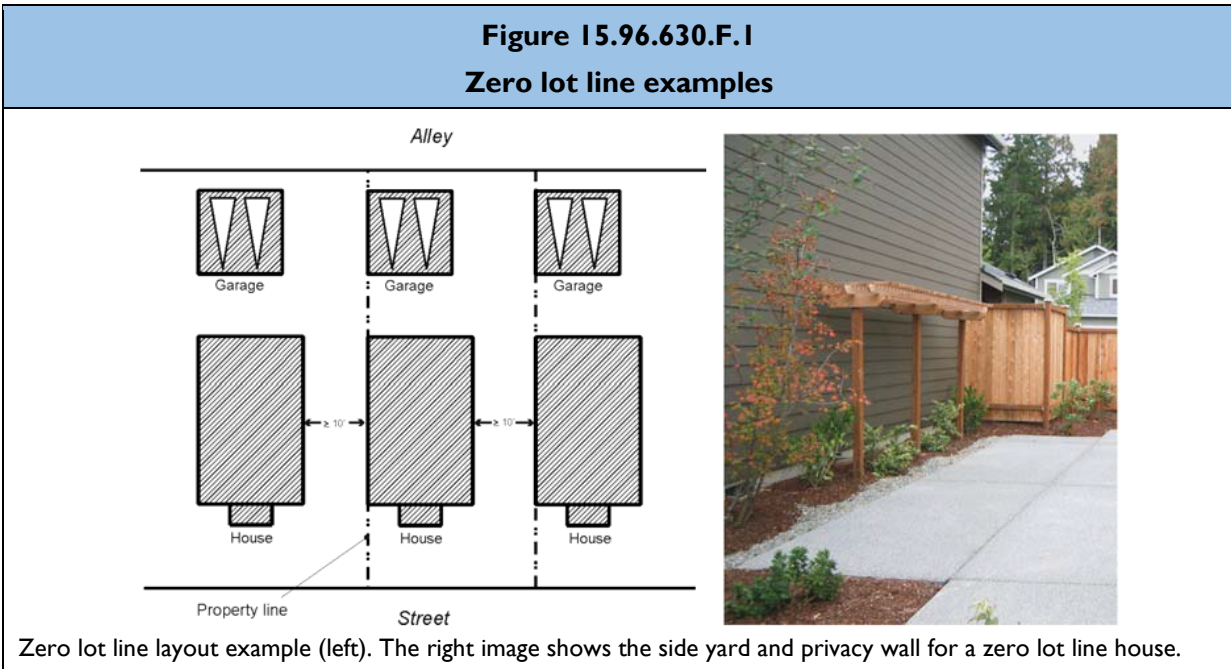
B. Applicability. The subdivision provisions herein apply to new subdivisions with four or more lots intended for single family or duplex development.

C. Reverse and double frontage lots. Reverse and double frontage lots (where subdivision is designed with lots backing up to an arterial or collector-like streets and functionally walling off the subdivision from such street) are prohibited. Lots fronting on a street or trail and an alley are not considered reverse or double frontage lots.

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

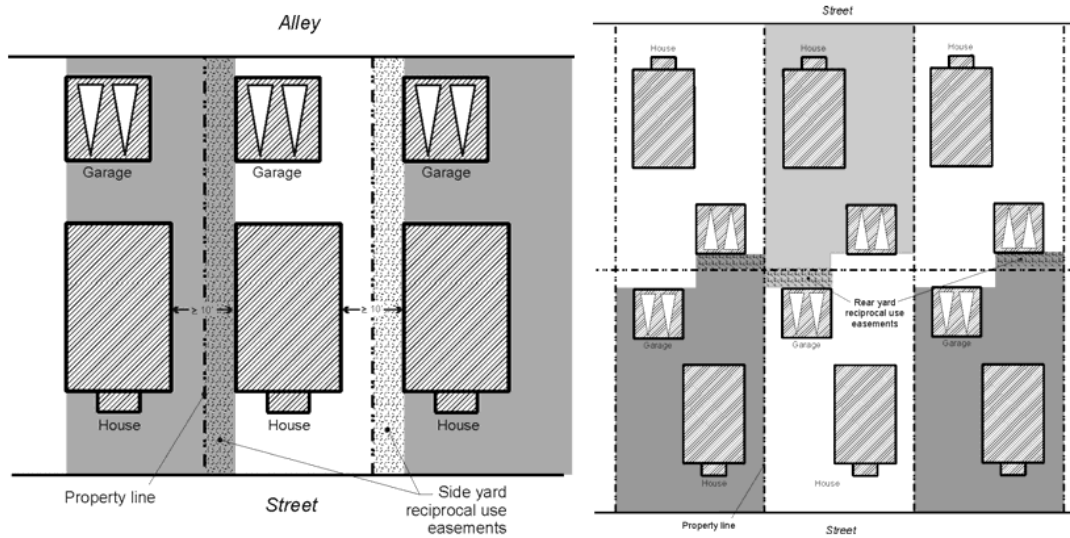
- E. Architectural variety. Developments shall achieve architectural variety by accommodating a variety of architectural styles, variations of the same architectural style, and through the use of multiple design elements. Specifically:
1. Duplicative house, cottage, or duplex designs adjacent to each other are prohibited. Simple reverse configurations of the same design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted where architectural unity is desired for homes fronting a park or common open space.
 2. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:
 - a. Four to nine homes, a minimum of three different facade elevations shall be used.
 - b. Ten to nineteen homes, a minimum of four different facade elevations shall be used.
 - c. Twenty to thirty-nine homes, a minimum of five different facade elevations shall be used.
 - d. Forty or more homes, a minimum of six different facade elevations shall be used.Alternatives will be considered provided the design and configurations of the subdivision meet the purpose of the standards.
 3. In order to qualify as a different facade elevation, dwellings shall have different roofline configurations, different color palettes, and different porch/entry design. In addition, a minimum of three of the following alternatives shall be utilized:
 - a. Different window openings (location and design).
 - b. One- and two-story houses.
 - c. Different exterior materials and finishes.
 - d. Different garage location, configuration, and design.
 - e. Other different design element that helps to distinguish one facade elevation from another as determined by the Director or City Planner.
 4. Variation in lot size within a subdivision is encouraged for single family lots. For example, larger corner lots can provide more visual interest, and also allow for more usable open space for such residents, as those lots have two street frontages.
 5. Variation in house sizes is encouraged within developments. A combination of one and two story structures is attractive to a wider demographic (particularly seniors).
- F. Lot design options. To maximize site efficiency and usable open space, small lot developments (generally less than five thousand square feet in area and less than fifty feet wide) are encouraged to utilize zero-lot line provided they meet access, design, and other applicable standards set forth in this Title.
1. Zero Lot Line. This is a configuration where the house and/or garage is built up to one of the side property lines, providing the opportunity for more usable side yard space. Standards:
 - a. Dwelling units and accessory structures may be placed on one interior side property line. The opposite side yard shall be at least ten feet. Also see CMC 15.96.060 for special detached single family and duplex design standards, including minimum usable open space.
 - b. Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows. See Figure 15.96.630.F.1 below for an example of a privacy wall for a zero lot line house.

- c. Eaves along a zero lot line may project a maximum of eighteen inches over the property line.
- d. Lots intended for zero lot line homes shall be noted on the plat, together with minimum side yard areas and maximum building envelopes.



2. Reciprocal Use Easement Lots. This works similar to the zero lot line configuration, except that the homes and accessory structures meet the standard setbacks and easements are granted on one side yard to allow consolidated use of the side yards by the adjacent property (see Figure 15.96.63.F.2 for example). Also, configurations providing for reciprocal use easements in the rear yard are allowed to maximize usable open space. Standards/provisions:
 - a. Reciprocal easements shall be noted on the plat. Easement areas may be used for minimum usable open space requirements set forth in CMC 15.96.060(F).
 - b. Privacy Wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls of a structure along a reciprocal use easement are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows. See 15.96.630.F.1 above for an example of a privacy wall.
 - c. Areas within reciprocal use easements may count towards usable open space requirements for applicable lots.

Figure 15.96.630.F.2
Reciprocal use easement lots.



Example of a reciprocal side yard easement configuration (left image) and reciprocal rear yard easement (right image).

- I. **Alley Access Lots.** This includes configurations where lots are provided with vehicular access by an alley but where the lot fronts on a trail corridor or park. Pedestrian access to each alley access lot must be provided by a trail within a dedicated city park, designated common open space, and/or a pedestrian easement a minimum of ten feet wide with a five-foot minimum sidewalk.

Figure 15.96.630.F.3
Alley access lot examples.



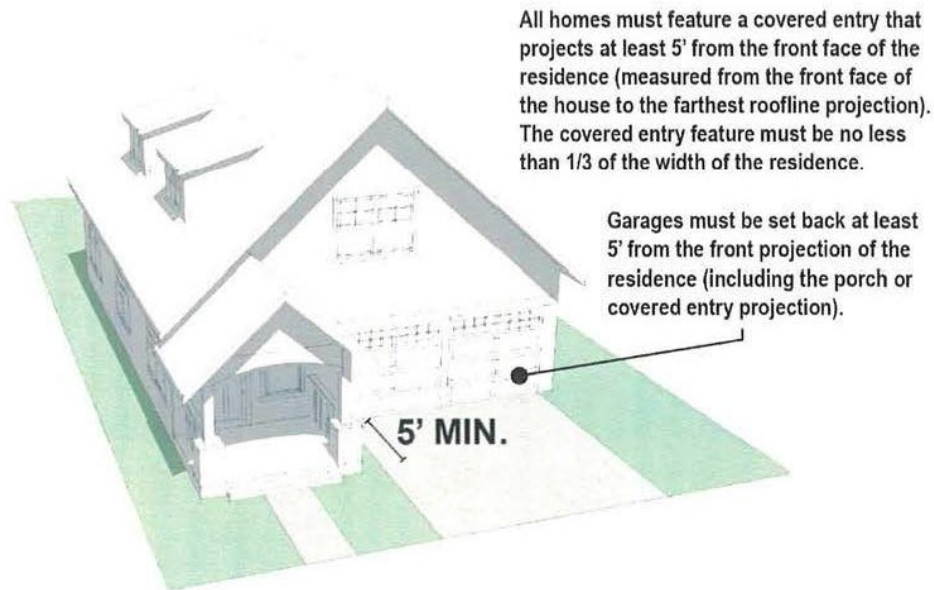
Part 4 – Zone-Specific Design Standards

15.96.700 - Special design standards for the R6 zone.

- A. Purpose and applicability: The purpose of this section is to reinforce and enhance the established, unique historical character of Carnation's downtown residential areas by imposing specific development standards for the R6 zone. The provisions of this section are supplemental and additional to all other applicable development standards set forth in this code. Provided, that in the event of an irreconcilable conflict between the provisions of this section and any other applicable code provision, the provisions of this section shall control to the extent of such conflict.
- B. All homes must include a covered entry feature that projects at least five feet from the front facade of the residence (measured from the front exterior wall of the house to the farthest roofline projection). The covered entry feature must be no less than one-third of the width of the residence, including attached garages, and shall be unenclosed on all sides except for the side abutting the front exterior wall of the residence. See Figure 15.96.700.B for examples.

Figure 15.96.700.B

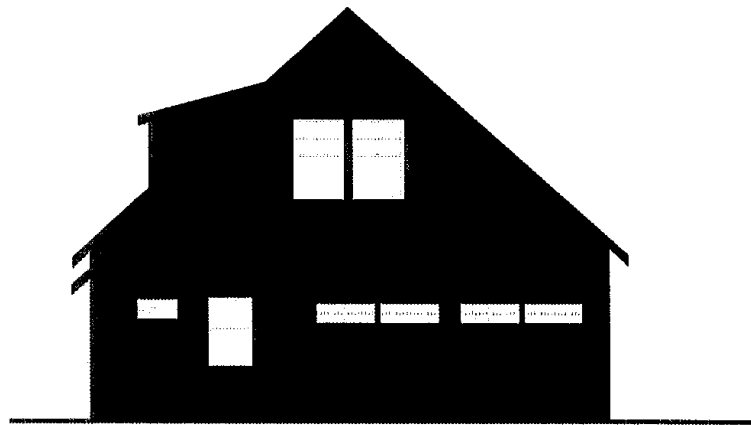
Covered entry and garage setback examples.



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

- C. At least ten percent of the front and street facing side yard façades (all vertical surfaces of a residence facing the street) must be comprised of transparent windows or doors. All areas inside an individual window frame may be counted in such transparency calculations (including, without limitation, window sashes, mullions, rails, stiles, and grilles). (see Figure 15.96.700.C)

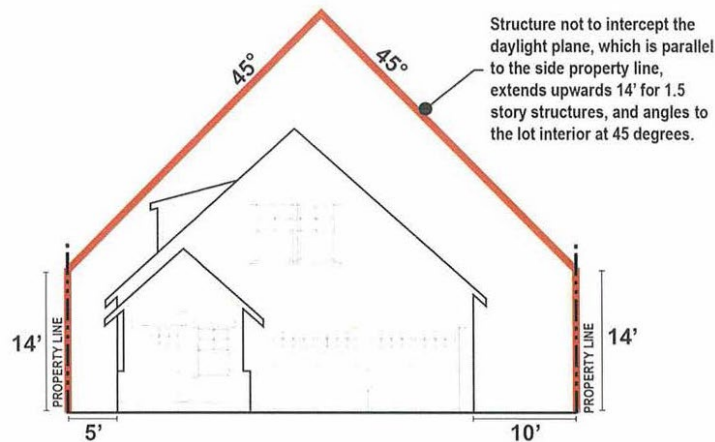
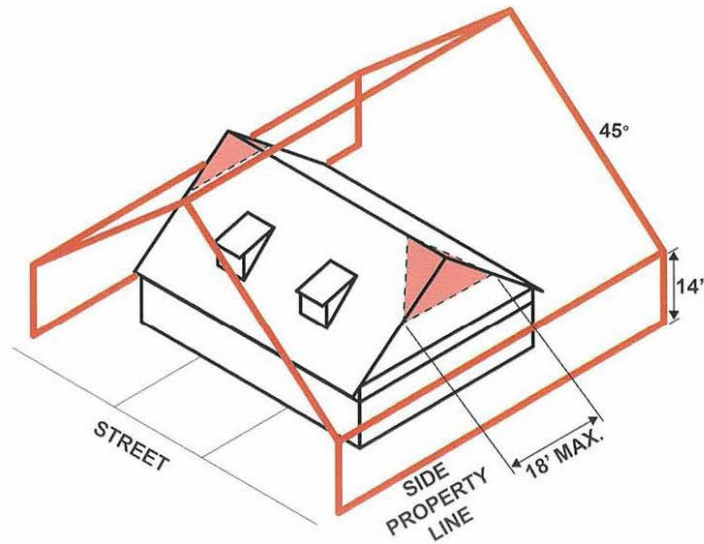
Figure 15.96.700.C
Minimum transparency example.



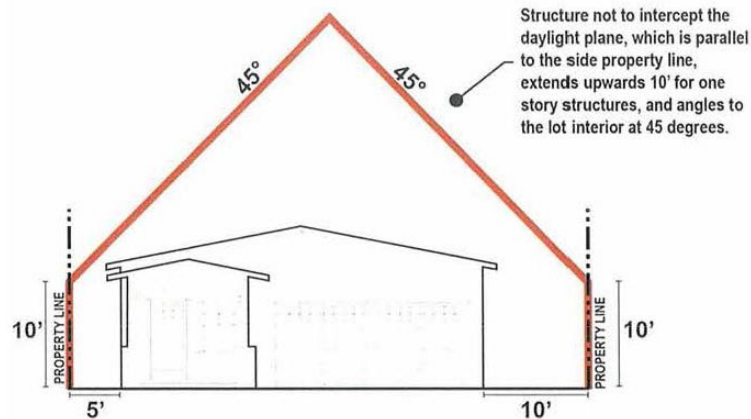
Illustrating an example of meeting transparency requirements. All areas inside an individual window frame may be counted in such transparency calculations (including, without limitation, window sashes, mullions, rails, stiles, and grilles)

- D. Garages must be setback at least five feet from the front projection of the residence (including the porch or covered entry feature), and no less than twenty feet from the front property line. See Figure 15.96.700.B for examples.
- E. Front facing garages in the R6 zone shall not exceed twenty feet in width overall, and the aggregate garage door openings shall not be greater than sixteen feet wide. Garages with two individual doors are permitted provided each door does not exceed eight feet in width.
- F. Residences shall be limited to one and one-half stories as defined in CMC 15.08.010.
- G. Special side yard height and setback limitations: Buildings must not extend above or beyond a daylight plane (i) having a height of ten feet at the side property line for single story residences and extending into the parcel at an angle of forty-five degrees, or (ii) having a height of fourteen feet at the side property for one and one-half story residences and extending into the parcel at an angle of forty-five degrees, with the following encroachments allowed in either case:
 - 1. Chimneys, flues, eaves, or skylights.
 - 2. Dormers or similar architectural features; provided, that the horizontal length of all such features shall not exceed a combined total of fifteen feet on each side, measured along the intersection with the daylight plane.
 - 3. Gables or similar architectural features; provided, that the horizontal length of all such features shall not exceed a combined total of eighteen feet on each side, measured along the intersection with the daylight plane; and provided, that the intersection of the gable with the daylight plane closest to the front property line is along the roof line (see Figure 15.96.700.G).

Figure 15.96.700.G
Special side yard height and setback examples.



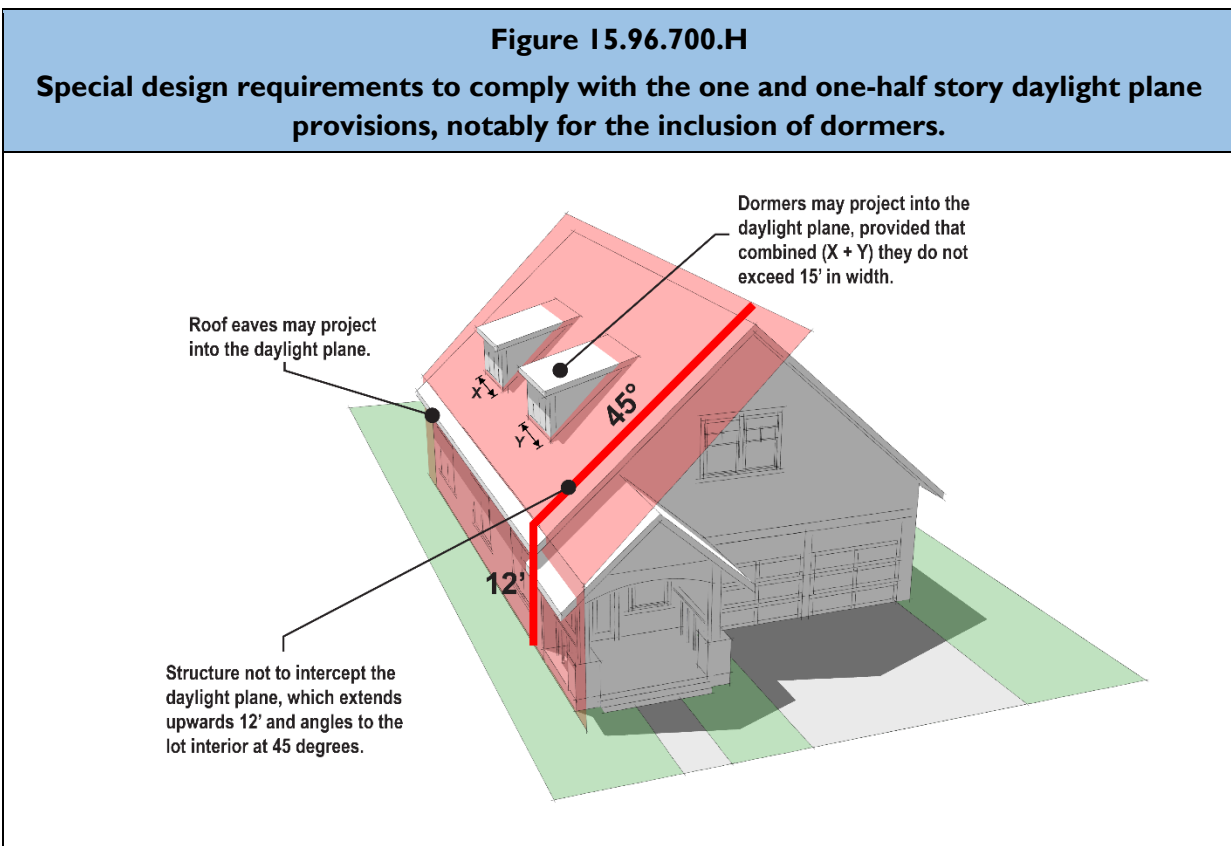
The graphics above illustrate the special side yard height and setback limitations for a one and one-half story residence. The top example includes a gabled roof facing the side property line. The lower example shows the gabled roof end facing the street and rear property line. The graphic below illustrates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



H. To qualify for the one and one-half story daylight plane provisions the second floor (one-half story) shall satisfy the following criteria:

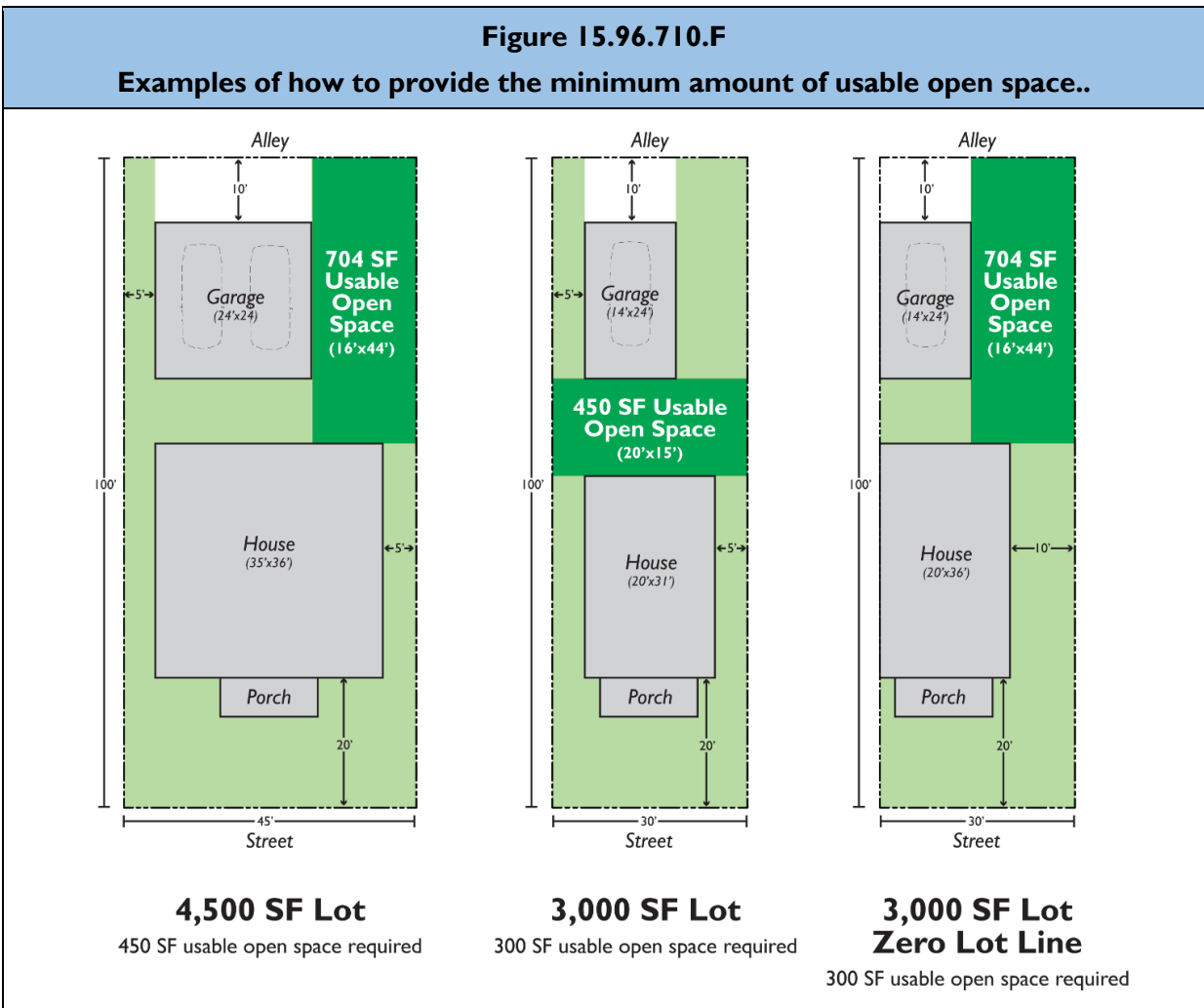
1. No less than sixty percent of the total floor area of the second floor shall be designated as bedroom, kitchen, living room, study, home office and/or den space; and
2. The upper floor must be enclosed by a pitched roof on at least two sides, whereby the roofline starts at no higher than twelve feet. The roofline on one or more sides may be intersected by:
 - a. Dormers or similar architectural features, provided that the horizontal length of all such features shall not exceed a combined total of fifteen feet on each side; or
 - b. Gables or similar architectural features; provided, that the horizontal length of all such features shall not exceed a combined total of eighteen feet on each side.

See Figure 15.96.700.H below for clarification of these standards.



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

- A. Purpose. The purpose of this section is to reinforce and enhance the established, unique historical character of Carnation's downtown residential areas by imposing specific development standards for the R12 zone. The provisions of this section are supplemental and additional to all other applicable development standards set forth in this code. Provided, that in the event of an irreconcilable conflict between the provisions of this section and any other applicable code provision, the provisions of this section shall control to the extent of such conflict.
- B. Covered Entry. All homes must include a covered entry feature that projects at least five feet from the front facade of the residence (measured from the front exterior wall of the house to the farthest roofline projection). The covered entry feature must be no less than one-third of the width of the residence, including attached garages, and shall be unenclosed on all sides except for the side abutting the front exterior wall of the residence. See Figure #1 for examples.
- C. Façade Transparency. At least ten percent of the front and street facing side yard façades (all vertical surfaces of a residence facing the street) must be comprised of transparent windows or doors. All areas inside an individual window frame may be counted in such transparency calculations (including, without limitation, window sashes, mullions, rails, stiles, and grilles).
- D. Garage standards for detached single family uses:
1. Garages must be setback at least five feet from the front projection of the residence (including the porch or covered entry feature), and no less than twenty feet from the front property line.
 2. Front facing garages shall not exceed twenty feet in width overall, and the aggregate garage door openings shall not be greater than sixteen feet wide. Garages with two individual doors are permitted provided each door does not exceed eight feet in width.
- E. Garages for duplexes shall be accessed from alleys only.
- F. Minimum usable open space for lots served by alleys.
1. A contiguous open space to the side or rear of the dwelling with a minimum dimension of fifteen feet on all sides is required for each dwelling unit.
 2. The open space(s) must be equivalent to ten percent (minimum) of the lot area. For example, a four thousand square foot single family lot would require a contiguous open space of at least four hundred square feet, or twenty feet by twenty feet in area.
 3. Drive aisles must not count in the calculations for usable open space.
 4. Additions must not create or increase any non-conformity with this standard.



- G. Façade articulation. The façade shall include at least one projecting element, such as a covered entry feature, bay or gabled window or other horizontal wall modulation [see acceptable examples in Figure 15.96.060(G)]. However, the projected façade elements shall not be the dominant façade component [see acceptable examples in Figure 15.96.060(G)].

Figure 15.96.710.G

Acceptable and unacceptable façade articulation examples.



A: Multiple rooflines and covered entries. B: Covered porch, dormer window. C: Projecting entry cover.

Unacceptable façade articulation examples.



Above: Top-heavy and flat facades with cave-like inward modulations.

- H. Façade Details. Provide for architectural details that add visual interest to the neighborhood and are well proportioned to achieve good human scale. Specifically, incorporate at least three of the following detail elements into the façade of the house:
1. Decorative porch design, including decorative columns or railings.
 2. Bay windows or balconies.
 3. Decorative molding/framing details around all ground floor windows and doors.
 4. Decorative door design including transom and/or side lights or other distinctive feature.
 5. Decorative roofline elements including brackets, multiple dormers, and chimneys.
 6. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.
 7. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.
 8. Distinctive paint schemes.
 9. Other decorative facade elements or details that meet the purpose of the standards.

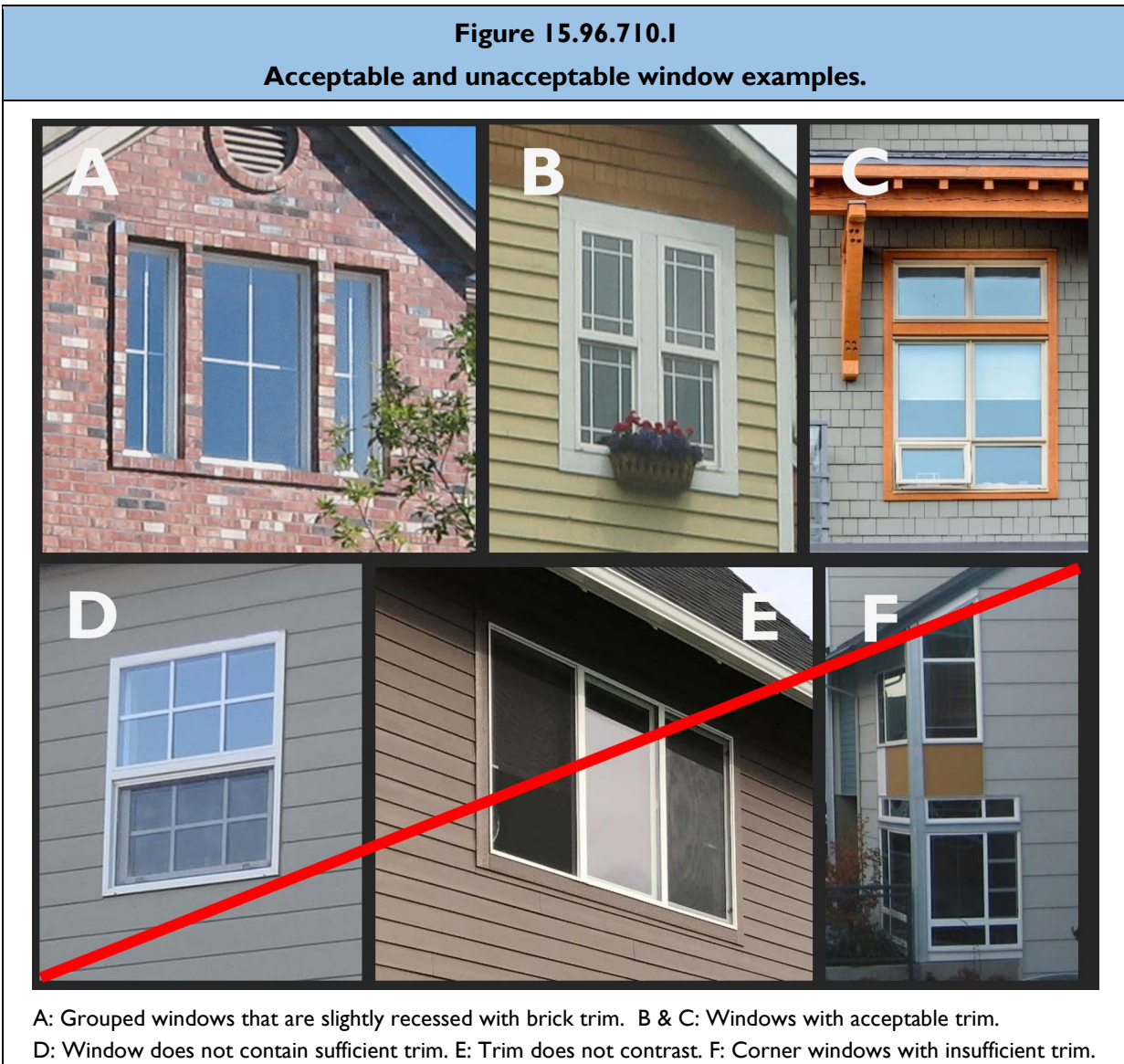
Figure 15.96.710.H
Façade details examples.



A: Decorative window framing, decorative entry design, roof brackets, decorative/contrasting siding materials. B: Decorative porch supports, window treatment, contrasting siding color and materials. C: Decorative building materials, feature door/entry, decorative window framing, roof brackets. D: Decorative building materials, bay window, decorative porch supports.

I. Façade Window Design.

1. Grouped double-hung style windows are acceptable. Individual accent windows with other shapes are also acceptable provided they are smaller than most other façade windows.
2. Offset, corner, and/or unusually shaped windows (except for accent windows discussed above) are prohibited.
3. Windows shall feature trim at least four inches wide with color contrasting with the façade. Alternatively, windows may be recessed from the façade by at least two inches.



J. Prohibited materials.

1. Exterior insulation finishing systems (EIFS).
2. T-111 siding or other similar plywood types of siding (board and batten is an exception).

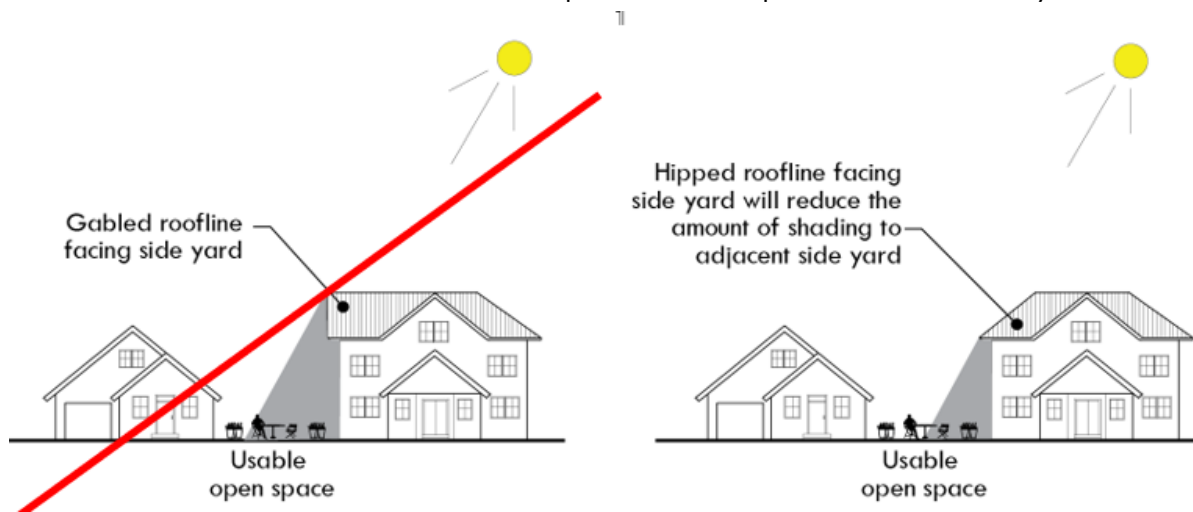
K. Roofline design.

1. Rooflines visible from the street shall feature a minimum 5/12 roof pitch. Shallower roof pitches may be used provided one or more gabled rooflines facing the street feature the minimum 5/12 roof pitch.
2. Rooflines for two-story elevations within ten feet of a side lot line shall slope away from the side yard (no gabled roof facing side lot line).

Figure 15.96.710.K
Acceptable roofline design.



Both above homes have roofs at least 5:12 pitch and which slope down towards the side yards.



15.96.720 – Subdivision design standards for the R12 zone.

- A. Purpose. The purpose of this section is to:
1. Promote the development that reinforces the traditional, pedestrian-oriented development pattern of downtown Carnation neighborhoods.
 2. Promote a mixture of housing types that fit into the existing and desired context of Carnation.
 3. Encourage a diversity of dwelling designs that reinforce and enhance the character of Carnation.

4. Avoid monotonous and auto-dominated forms of development that would degrade the traditional small-town character of Carnation.
 5. Promote flexibility in the design of subdivisions that maximize the use of limited lot space.
- B. **Street Grid.** To the extent practical, new developments shall integrate a grid of streets generally consistent with the street grid of downtown (area bound by West Bagwell Street, Entwistle Street, Stewart Avenue, and Milwaukee Avenue). This includes alley loaded east-west blocks no longer than six hundred fifty feet and between two hundred to two hundred fifty feet wide. Extensions of existing streets around the edge of the site are required. Exceptions and variation from the street grid will be allowed for the integration of parks, trails, and public facilities.
- C. **Front Yard Setback Variation.** To avoid long monotonous rows of homes, offsets in front yard building setbacks may be required and noted on the plat. Minimum setbacks may be reduced or increased by five feet on individual lots on the plat to achieve the required variation. No more than three consecutive homes may be placed with identical front yard setbacks.

Figure 15.96.720.C

Avoid monotonous configurations like this where identical setbacks are used along grid streets.



- D. **Architectural Variety.** Developments shall achieve architectural variety by accommodating a variety of architectural styles, variations of the same architectural style, and through the use of multiple design elements. Specifically:
1. Duplicative house, cottage, or duplex designs adjacent to each other are prohibited. Simple reverse configurations of the same design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted where architectural unity is desired for homes fronting a park or common open space.
 2. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:
 - a. Ten to nineteen homes, a minimum of four different facade elevations shall be used.
 - b. Twenty to thirty-nine homes, a minimum of five different facade elevations shall be used.
 - c. Forty or more homes, a minimum of six different facade elevations shall be used.

Alternatives will be considered provided the design and configurations of the subdivision meet the intent.

Figure 15.96.720.D
Integrating architectural variety.

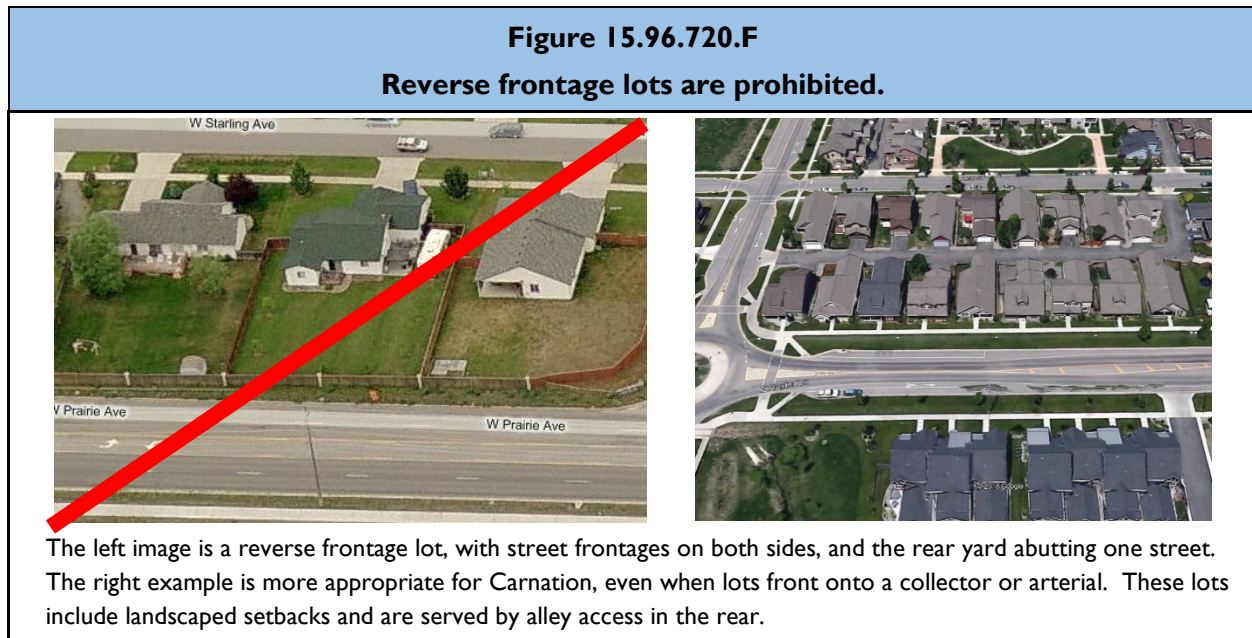


Examples of homes featuring different façade elevations. Notice the different rooflines, entry features, window designs/locations, exterior materials, and colors

3. In order to qualify as a different façade elevation, dwellings shall have different roofline configurations, different color palettes, and different porch/entry design. In addition, a minimum of two of the following alternatives shall be utilized:
 - a. Different window openings (location and design).
 - b. One- and two-story houses.
 - c. Different exterior materials and finishes.
 - d. Different garage location, configuration, and design.
 - e. Other different design element that helps to distinguish one façade elevation from another as determined by the director.
 4. Variation in lot size within a subdivision is encouraged for single family lots. For example, larger corner lots can provide more visual interest, and also allow for more usable open space for such residents, as those lots have two street frontages.
 5. Variation in house sizes is encouraged within developments. A combination of one and two story structures is attractive to a wider demographic (particularly seniors).
- E. Corner Lot Emphasis. Structures on corner lots are encouraged take advantage of the dual frontage, make an architectural statement, and create interest in architecture and human activity on the street. This could be accomplished by providing one or more of the following: (1) Wrap around

porches; (2) Bay windows or turrets; (3) Varied exterior materials, roof feature, colors, and/or articulation. Varied materials shall complement each other.

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



- G. Lot Design Options. To maximize site efficiency and usable open space, small lot developments (generally less than five thousand square feet in area and less than fifty feet wide) are encouraged to utilize zero-lot line provided they meet access, design, and other applicable standards set forth in this Title.

DEFINITIONS

15.08.010 Definitions of basic terms.

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this title.

-A-

"Access easement" means an easement dedicated primarily for ingress/egress to one or more lots, although utility lines may also be placed within the easement, and within which the parking of vehicles is prohibited.

"Access tract" means a privately owned tract of land over which an access easement has been dedicated.

"Accessory dwelling units" are defined as a second, subordinate dwelling unit for use as a complete, independent dwelling with permanent provisions for living, sleeping, eating, cooking, and sanitation. Accessory dwelling units may be attached or detached.

"Accessory Use." See Section 15.40.050.

"Administrator." See Section 15.12.100.

"Adult entertainment." Defined by CMC 5.52.030.

"Adult family home" means a regular family abode of a person or persons who are providing personal care, room and board to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by RCW 70.128.010.

"Advertising copy" means any letters, figures, symbols, logos, or trademarks which identify or promote the sign user or any product or service; or which provide information about the sign user, the building, or the products or services available.

"Affordable housing" means housing used as the primary residence of an affordable housing qualified household. The price of affordable units is based on that amount a household can afford to pay for housing, when household income is less than eighty percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than thirty percent of household income for housing expenses. Households with income less than eighty percent of the median annual income, adjusted for household size, may purchase or rent these affordable units.

"Affordable housing, low income" means housing units used as the primary residence of an affordable housing-qualified household. The price of affordable units is based on that amount a household can afford to pay for housing, when household income is less than fifty percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than thirty percent of household income for housing expenses.

"Affordable housing, moderate income" means housing units reserved for use as the primary residence of an affordable housing-qualified household. The price of affordable housing units is based on that amount a household can afford to pay for housing, when household income is less than eighty percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than thirty percent of household income for housing expenses.

"Affordable senior housing" means housing units affordable to and reserved for rental occupancy as a primary residence by low-income senior (i.e., households at least one member of which is fifty-five years of age or older, with a combined income no greater than fifty percent of the median King County family income, adjusted for household size).

"Alley" is a public or private way, at the rear or side of property, permanently reserved as a means of vehicular or pedestrian access to a property.

"Alteration of watercourse" means any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

"American Public Works Association" or "APWA" means the adopted edition of the Washington State Chapter of the American Public Works Association.

"Animal care" means any indoor commercial facility where pet animals are groomed or trained. The facility may include associated ancillary outdoor space. The facility may be incidental to a veterinary clinic or retail use. See separate definition for pet day care.

"Animal production" means the raising of animals for commercial food production in an agricultural setting.

"Antenna" means equipment designed to transmit or receive electronic signals.

"Applicant" means a person, partnership, corporation, or other legal entity who applies for any approval under this title and who is an owner of the subject property or the authorized agent of the owner.

"Approval" means the proposed work or completed work conforms to this title in the opinion of the administrator.

"Area of shallow flooding" means a designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

"Area of special flood hazard" means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letter A or V.

"Articulation" means the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm dividing large buildings into smaller identifiable pieces.

"As-graded" means the extent of surface conditions on completion of grading.

"Assisted living" means an establishment which provides living quarters and a variety of limited personal care and supportive health care to individuals who are unable to live independently due to infirmity of age, physical or mental handicap, but who do not need the skilled nursing care of a nursing home. Such a facility includes individual dwelling units with private bathroom facilities. Such a facility must be licensed by the state of Washington. (Note: Definition from residential design guidelines.)

"Attached accessory dwelling units" means an accessory dwelling unit located within or attached to a single-family residence. To be considered attached the roof and wall of the accessory dwelling unit must be an extension of the roof and wall of the existing single-family residence. In no case shall the attachment be made through an unenclosed structure. (Note: Definition from residential design guidelines.)

"Attached garage" means a garage located within or attached to a single-family residence. To be considered attached, the roof and wall of the garage must be an extension of the roof and wall of the existing single-family residence. In no case shall the attachment be made through an unenclosed structure.

"Automotive service and repair" means any land or facility used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including but not limited to fender, muffler, or upholstery work, oil change and lubrication, tire service and sales. The term excludes dismantling or salvage, body work, and painting.

-B-

"Bar" means an establishment which sells and serves intoxicating beverages for consumption on the premises. The term includes taverns, pubs, and night clubs.

"Bed and breakfast" means a single-family residential unit which provides transient lodging (fewer than 30 consecutive days) for compensation.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the one hundred-year flood. Designation on maps always includes the letters A or V.

"Base flood elevation (BFE)" means the elevation to which floodwater is anticipated to rise during the base flood.

"Basement, for floodplain management purposes," means any area of the building having its floor subgrade (below ground level) on all sides.

"Basin plan" means a plan and all implementing regulations and procedures including but not limited to land use management adopted by ordinance for managing surface and stormwater management facilities and features within individual subbasins.

"Battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electrical vehicles, which meet or exceed any standards, codes and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

"Bay window" means a window space elevated from the floor, projecting outward from the main walls of a building, and forming an elevated bay in a room.

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

1. A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a window, door, building modulation or other architectural detailing; or
2. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a window, door, building modulation or other architectural detailing.

"Bedrock" means the more or less solid rock in place either on or beneath the surface of the earth. It may be soft, medium, or hard and have a smooth or irregular surface.

"Bench" means a relatively leveled step excavated into earth material on which fill is to be placed.

"Best available science" means current scientific information derived from a valid scientific process as defined by WAC 365-195-900 through WAC 265-195-925 and applied to the process for designating, protecting, or restoring critical areas.

"Best management practice" or "BMP" means a physical, structural, and/or managerial practice that, when used singly or in combination, prevents or reduces pollution.

"Beverage stand" means a small establishment serving coffee, espresso, tea, smoothies, other non-alcoholic drinks, and a limited food menu to drive-through or walk-up customers. The term does not include uses with customer seating (see restaurants and cafés).

"Billboard" means an advertising copy sign that directs attention to businesses, commodities, services, or facilities that are not primarily sold, manufactured, or distributed from the property on which the sign is located. The term billboard includes both the structural framework that supports a billboard and any billboard faces attached to the framework.

"Binding site plan" means a drawing to a scale specified in this title which: (1) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified herein; (2) contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established in this title; and (3) contains provisions making any development be in conformity with the site plan.

"Block" means a group of lots, tracts, or parcels within well defined and fixed boundaries.

"Boarding house" means a residential house consisting of at least one dwelling unit together with more than two rooms that are rented or are designed or intended to be rented but which rooms, individually or collectively, do not constitute separate dwelling units. A rooming house or boarding

house is distinguished from a tourist home in that the former is designed to be occupied by longer term residents (at least month- to-month tenants) as opposed to overnight or weekly guests.

"Bond" means a written certificate guaranteeing to pay up to a specified amount of money if specified work is not performed; or any similar mechanism whereby the city has recourse to an identified fund from which to secure performance of specified work.

"Boundary line adjustment" means a division made for the purpose of alteration by adjusting boundary lines between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division.

"Breakaway wall, for floodplain management purposes," means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

"Building" means a structure designed to be used as a place of occupancy, storage or shelter.

"Building, Accessory. Accessory building" means a minor building that is located on the same lot as a principal building and that is used incidentally to a principal building or that houses an accessory use.

"Building height" means the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.

"Building modulation" means a stepping back or projecting forward of portions of a building facade within specified intervals of building width and depth, as a means of lessening the apparent bulk of a structure's continuous exterior walls.

"Building official" means that person or firm appointed by the city manager to administer the Uniform Building Codes of the city, and to otherwise perform the duties of building official.

"Building, Principal. Principal building" means the primary building on a lot or a building that houses a principal use.

-C-

"Caretaker residence" means a dwelling unit accessory to a non-residential principal use, occupied by a person who provides security and/or oversees the non-residential operations.

"Cemetery" means land used for the burial of the dead and dedicated for cemetery purposes, excluding crematories and mortuaries.

"Certify." Whenever this title requires that some agency certify the existence of some fact or circumstance to the city, the city may require that such certification be made in any manner that provides reasonable assurance of the accuracy of the certification. By way of illustration, and without limiting the foregoing, the city may accept certification by telephone from some agency when the circumstances warrant it, or the city may require that the certification be in the form of a letter or other document.

"Changing message center" means an electronically controlled public service time and temperature sign, message center, or reader board where different copy changes of a public service or commercial nature are shown on the same lampbank.

"Circulation area" means that portion of the vehicle accommodation area used for access to parking or loading areas or other facilities on the lot. Essentially, driveways and other maneuvering areas (other than parking aisles) comprise the circulation area.

"City" means the city of Carnation.

"City engineer" means the person or firm appointed by the city manager to serve as the city engineer. City planner means the person or firm appointed by the manager to serve as the city planner.

"Civil engineer" means a professional engineer licensed in the state of Washington in civil engineering.

"Civil engineering" means the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works for the beneficial uses of mankind.

"Classic" means an object of recognized value, serving as a standard of excellence.

"Clearing" means the destruction and removal of vegetation by manual, mechanical, or chemical methods.

"Cluster subdivisions" means single-family residential development in which the developer may create lots that are smaller than those that would otherwise be required if the developer complies with certain regulations set forth in this title.

"Combination use" means a use consisting of a combination on one lot of two or more principal uses separately listed in the table of permissible uses, Section 15.40.010. (Under some circumstances, a second principal use may be regarded as accessory to the first, and thus a combination use is not established. See Section 15.40.050 (Accessory uses). In addition, when two or more separately owned or separately operated enterprises occupy the same lot, and all such enterprises fall within the same principal use classification, this shall not constitute a combination use.)

"Commercial agriculture" means those activities conducted on lands defined in RCW 84.34.020(2), and activities involved in the production of crops or livestock for wholesale trade. An activity ceases to be considered commercial agriculture when the area on which it is conducted is proposed for conversion to a nonagricultural use or has lain idle for more than five years, unless the idle land is registered in a federal or state soils conservation program, or unless the activity is maintenance of irrigation ditches, laterals, canals, or drainage ditches related to an existing and ongoing agricultural activity.

"Compaction" means densification of a fill by mechanical means.

"Comprehensive plan" means the city's adopted comprehensive plan conforming to the Washington Growth Management Act (GMA).

"Conditional use permit" means a permit that authorizes the recipient to make use of property in accordance with the requirements of this title as well as any additional requirements imposed by the officer or body approving the permit.

"Consumer goods service" means the maintenance, repair, cleaning, or rental of consumer and household goods. Examples include but are not limited to laundromats, dry cleaning, shoe repair, clothing rental, appliance and electronics repair, musical instrument repair, jewelry and watch repair, and tool and equipment rental. These uses may include accessory retail sales.

"Cornice" means a horizontal molding projecting along the top of a wall, building, etc.

"Covered entry feature" means a distinct entry feature such as a porch or weather covered entry way with at least thirty-six square feet of weather cover, and a minimum depth of four

"Crop production" means the raising and harvesting of trees, vines, seeds, plants and crops. The term includes related activities such as horticulture and supporting services such as plant nurseries, greenhouses, research farms, storage, and the sale of agricultural products.

"Cottage housing" means small single-family detached dwelling units arranged around a common open space. (Note: Definition from residential design guidelines.)

"Council" means the city council of the city of Carnation.

"County assessor" means as defined in Chapter 36.22 RCW or the office or person assigned such duties under a county charter.

"County treasurer" means as defined in Chapter 36.29 RCW or the office or person assigned such duties

"Courtyard" means a landscaped space enclosed on at least three sides by a single structure. under a county charter.

"Critical areas" means any of the following areas or ecosystems and their buffers: wetland, critical aquifer recharge areas, streams, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas as defined by the Growth Management Act (RCW 36.70A.170).

"Critical facility" means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

-D-

"Day care" means an establishment for group care of nonresident children licensed by the Washington State Department of Children, Youth, and Family. Day care establishments are subclassified as follows:

1. "Family day care provider" means a child care provider who regularly provides early childhood education and early learning services for not more than twelve children in the provider's home in the family living quarters.
2. "Child day care center" means an agency (i.e. facility or business) that regularly provides early childhood education and early learning services for a group of children for periods of less than twenty-four hours.

"Dedication" means the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat for filing by the appropriate governmental unit.

"Detached accessory dwelling units" means a detached accessory dwelling unit located on the same lot as a single-family detached dwelling unit. (Note: Definition from residential design guidelines.)

"Detention" means the release of stormwater runoff from the site at a slower rate than it is collected by the stormwater facility system, the difference being held in temporary storage.

"Detention facility" means an above or below-ground facility such as a pond or tank that temporarily stores stormwater runoff and subsequently releases it at a slower rate than it is collected by the drainage facility system. There is little or no infiltration of stored stormwater.

"Developable (e.g., land, acres)" means land on which development can occur per the regulations of this and other titles of this code.

"Developer" means a person who is responsible for any undertaking that requires a zoning permit, special use permit, conditional use permit, or sign permit.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

"Development agreement" means a written agreement between the city and a person having ownership or control of real property, setting forth the development standards and other provisions

that will govern the development and use of said property, and which is processed, approved and executed in accordance with Chapter 15.17 CMC and RCW 36.70B.170 et seq.

"Dimensional nonconformity" means a nonconforming situation that occurs when the height, size, floor space, lot coverage, or other dimensional requirements of a structure or the relationship between an existing building or buildings and other buildings or lot lines does not conform to the regulations applicable to the district in which the property is located.

"Double-faced sign" means a sign that has advertising copy on opposite sides of a single-display surface or sign structure.

"Double frontage lot" means a lot having frontage on two parallel, or approximately parallel, streets. Drainage basin means a geographic and hydrologic subunit of a watershed.

"Driveway" means that portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not part of the vehicle accommodation area.

"Duplex" means a two-family residential use in which the dwelling units share a common wall (including without limitation the wall of an attached garage or porch) and in which each dwelling unit has living space on the ground floor and a separate, ground floor entrance.

"Dwelling unit" means an enclosure containing sleeping, kitchen, and bathroom facilities designed for and used or held ready for use as a permanent residence by one family.

-E-

"Earth materials" means any rock, natural soil or fill and/or any combination thereof.

"Easement" means land which has specific air, surface, or subsurface rights conveyed for use by someone other than the owner of the subject property or to benefit some property other than the subject property.

"Ecology" means the Washington State Department of Ecology.

"Effective date of this chapter." Whenever this title refers to the effective date of the ordinance codified in this chapter, the reference shall be deemed to include the effective date of the chapter as originally adopted, or the effective date of an amendment to it if the amendment creates a nonconforming situation.

"Effective date of this title." Whenever this title refers to the effective date of the ordinance codified in this title, the reference shall be deemed to include the effective date of any amendments to the ordinance codified in this title if the amendment, rather than this title as originally adopted, creates a nonconforming situation.

"Electrical sign" means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

"Elevated building" means for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

"Engineering geologists" means a geologist experienced and knowledgeable in engineering geology.

"Engineering geology" means the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

"Erosion" means the wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep, detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

"Essential public facility" means any public facility or facilities owned or operated by a unit of local or state government, public or private utility, transportation company, or any other entity that provides public services as its primary mission, and that is difficult to site. Essential public facilities shall include

those facilities listed in RCW 36.70A.200, and any facility that appears on the list maintained by the Washington State Office of Financial Management under RCW 36.70A.200(4).

"Excavation" means the mechanical removal of earth material.

"Existing manufactured home park" or "subdivision, for floodplain management purposes," means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations.

"Existing site conditions" means:

1. For developed sites with stormwater facilities that have been constructed to meet the standards in the minimum requirements of this manual, existing site conditions shall mean the existing conditions on the site.
2. For developed sites that do not have stormwater facilities that meet the minimum requirements, existing site conditions shall mean the conditions that existed prior to local government adoption of a stormwater management program. If in question, the existing site conditions shall be documented by aerial photograph records, or other appropriate means.
3. For all sites in water quality sensitive areas existing site conditions shall mean undisturbed forest, for the purpose of calculating runoff characteristics.
4. For all undeveloped sites outside of water quality sensitive areas, site conditions shall mean the existing conditions on the site.

"Expansion to an existing manufactured home park" or "subdivision, for floodplain management purposes," means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Expenditure" means a sum of money paid out in return for some benefit or to fulfill some obligation. The term also includes binding contractual commitments to make future expenditures, as well as any other substantial changes in position.

"Experimental BMP" means a BMP that has not been tested and evaluated by the Department of Ecology in collaboration with local governments and technical experts.

-F-

"Facade" means the entire building front or street wall face of a building extending from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation.

"Family" means an individual or two or more persons related by blood or marriage, or two or more persons with functional disabilities as defined herein, or a group of not more than four unrelated persons living together as a housekeeping unit.

"Fence" means a barrier composed of posts or piers connected by boards, rails, panels, wire, or a masonry wall, or natural or cultivated plantings of trees, shrubs, or other opaque natural material(s) that would effectively screen the property which it encloses, designed for the purpose of enclosing space or parcels of land. The term fence does not include retaining walls.

"Fill" means a deposit of earth material placed by artificial means.

"Final plat" means the final drawing of the subdivision and dedication prepared for filing for record with the county assessor and containing all elements and requirements set forth in RCW 58.17 and in this title.

"Fitness/sport centers" means establishments operating fitness and recreational sports facilities for the purpose of exercise, active physical fitness, conditioning, or recreational sports. Examples include

but are not limited to gyms, fitness and health studios, dance studios, martial arts studios, indoor sport courts, and sports/recreation instruction.

"Flashing sign" means a sign or portion thereof which changes light intensity or switches on and off in a constant pattern or contains motion or the optical illusion of motion by use of electrical energy. Changing message centers shall not be considered flashing signs.

"Flood" or "flooding" means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - A. The overflow of inland or tidal waters.
 - B. The unusual and rapid accumulation or runoff of surface waters from any source
 - C. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph 1.(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph 1.a. of this definition.

"Flood insurance rate map (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"Flood insurance study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood boundary-floodway map, and the water surface elevation of the base flood.

"Floodplain" means any land area susceptible to be inundated by water from the base flood. As used in this title, the term generally refers to that area designated as subject to flooding from the base flood (one hundred-year flood) on the most recently adopted flood insurance rate map prepared by the Federal Emergency Management Agency, a copy of which is on file in the planning department.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Forestry and logging" means growing trees for harvest or the gathering of forest products such as gums, barks, and needles.

"Forest practice" means any activity conducted on or directly pertaining to forest land and relating to growing, harvesting, or processing timber, including but not limited to: (1) road and trail construction; (2) harvesting, final and intermediate; (3) pre-commercial thinning; (4) reforestation; (5) fertilization; (6) prevention and suppression of diseases and insects; (7) salvage of trees; or (8) brush control.

"Freestanding Sign." See Sign, Freestanding.

"Frequently flooded areas" means the one hundred-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

"Frontage" means the measurement of the length of the property line along the street immediately adjacent to the property.

"Fuel station" means a retail use primarily involving automobile fuels and specialized structures for selling fuel and fuel storage tanks, often underground. These establishments may provide incidental services such as automobile maintenance/repair, car washing, and the sale of food and other convenience items.

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

"Funeral home" means an establishment primarily engaged in preparing the dead for burial or interment and conducting funerals.

-G-

"General service" means uses involved in the provision of assistance, as opposed to products, to the general public and businesses. Examples include but are not limited to print and copy services, mail services, commercial machinery repair, catering services, pest control, locksmiths, carpet and upholstery cleaning, and business support services. These uses may include accessory retail sales.

"G.I.S." means geographic information system. G.P.S. means global positioning system.

"Geologically hazardous areas" means areas that because of their susceptibility to erosion, sliding, earthquake or other geological events, may not be suited to the siting of commercial, residential or industrial development consistent with public health or safety concerns.

"Grade" means the elevation as measured at the relative ground level in the immediate vicinity of the sign. It also means the slope of a road, channel, or natural ground. The finished surface of a canal bed, roadbed, top of embankment, or bottom of excavation; any surface prepared for the support of construction such as paving or the laying of a conduit.

1. "Existing grade" means the grade prior to grading;
2. "Rough grade" means the stage at which the grade approximately conforms to the approved plan;
3. "Finish grade" means the final grade of the site which conforms to the approved plan.

"(To) grade" means to finish the surface of a canal bed, roadbed, top of embankment or bottom of excavation.

"Gradient terrace" means an earth embankment or a ridge-and-channel constructed with suitable spacing and an acceptable grade to reduce erosion damage by intercepting surface runoff and conducting it to a stable outlet at a stable nonerosive velocity.

"Green wall" means a wall with a vertical face covered with soil and used to grow plants. It's also known as a living wall or vertical garden.

"Gross floor area" means the total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.

"Groundwater" means water in a saturated zone or stratum beneath the surface of land or a surface water body.

-H-

"Habitable floor" means any floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation, or any combination thereof. A floor used only for storage is not a habitable floor.

"Half story" means a story under a gable, hip or gambrel roof, plates of which are not more than three feet above the floor of such story.

"Harmony" means for the purposes of this title, a project may be found to be in harmony with the area in which it is located in terms of design and use when it meets the following criteria:

1. Harmony of design. Where a project is subject to the city's development design guidelines or design regulations within this title it is presumed to be in harmony with the neighborhood in terms of design when it is found to be in conformance with those guidelines or regulations, even if it does not resemble existing development, as it is the intent of the city council that neighborhoods should eventually develop or redevelop according to those design specifications. Where a project is not subject to those design guidelines or regulations, it may be found to be in harmony with the neighborhood in terms of design when it generally conforms to the architectural aspects (i.e., those aspects addressed in the development design guidelines) of the existing development.
2. Harmony of use. A project may be found to be in harmony with the existing uses of a neighborhood if it causes no significant impacts on surrounding uses or, if it could cause significant impacts, that those impacts have been mitigated through project design or by conditioning the permit to restrict or limit certain aspects of the use so as to minimize those impacts.

"Hearing officer" means the person, or chair of the board, before whom a land use hearing is being held.

"Height of a building" shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.

"High-volume traffic generation" means all uses in the 2.000 classification other than low-volume traffic generation uses.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - A. By an approved state program as determined by the Secretary of the Interior, or
 - B. Directly by the Secretary of the Interior in states without approved programs.

"Home occupation" means a commercial activity that: (1) is conducted by a person on the same lot (in a residential district) where such person resides, and (2) is not so insubstantial or incidental or is not so commonly associated with the residential use as to be regarded as an accessory use (see Section 15.40.050 Accessory uses), but that can be conducted without any significantly adverse impact on the surrounding neighborhood. See Section 15.44.094.

"Hospital" means a building designed and used for medical and surgical diagnosis, treatment, and housing of persons under the care of doctors and nurses. This term does not include nursing homes and medical clinics.

"Hotel/motel" means a building or portion thereof designed or used for short-term rental of units for sleeping purposes, with or without cooking facilities, and which may include related accessory uses such as shared dining facilities, recreation facilities, and meeting facilities.

"Hydroperiod" means the seasonal occurrence of flooding and/or soil saturation; it encompasses depth, frequency, duration, and seasonal pattern of inundation.

-I-

"Illicit discharge" means all nonstormwater discharges to stormwater drainage systems that cause or contribute to a violation of state water quality, sediment quality or groundwater quality standards, including but not limited to sanitary sewer connections, industrial process water, interior floor drains, car washing and greywater systems.

"Impervious surface" means a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces.

"Individual unit lot" means a lot created through the unit lot subdivision process of Chapter 15.16 CMC and designated for duplex, cottage housing and/or townhouse development.

"Indoor recreation" means uses providing recreation-oriented activities indoors, including but not limited to arcades, arenas, bowling alleys, dance halls, marital arts studios, skating rinks, and swimming pools.

"Indoor theater" means a movie theater, stage theater, auditorium, and similar uses.

"Industrial, heavy" means any facility involving the refinement, production, or storage of dangerous, noxious or offensive materials and products, and any facility that has smoke, odor, noise, glare, fumes, gas, vibration, use of fire or explosives, emission of particulate matter, interference with radio or television reception, or radiation. The use may require outdoor operations and storage. Examples include but are not limited to vehicle and transportation equipment manufacturing, fossil fuel and chemical processing and manufacturing, and plastic and rubber products manufacturing.

"Industrial, light" means the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products. The use may require outdoor operations and storage. Examples include but are not limited wood product and paper manufacturing, packaging and labeling, mineral and metal product manufacturing, electronics and appliance manufacturing, construction contractors, and building and landscaping maintenance services.

"Insurance agencies" means business establishments that offer insurance services.

"Interflow" means that portion of rainfall that infiltrates into the soil and moves laterally through the upper soil horizons until intercepted by a stream channel or until it returns to the sumacs for example, in a wetland, spring or seep.

"Internally illuminated signs" means signs where the source of the illumination is inside the sign and light emanates through the message of the sign, rather than being reflected off the surface of the sign from an external source. Without limiting the generality of the foregoing, signs that consist of or contain tubes that:

- I. Are filled with neon or some other gas that glows when an electric current passes through it; and (2) are intended to form or constitute all or part of the message of the sign, rather than merely providing illumination to other parts of the sign that contain the message, shall also be considered internally illuminated signs.

-J-

"Junk" means any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition.

-L-

"Land clearing" means the cutting, logging, or removal of enough vegetation so that the overall nature of a site's vegetation is altered, except for what would otherwise be considered gardening, landscaping, or yard maintenance on a developed lot or portion of a lot where not all of the lot is developed. For example, selectively logging a few mature trees from many trees would not be considered clearing, while logging all mature trees (even if immature ones are left) so that habitat value or shading is altered, shall be considered clearing. Another example of clearing would be to grub or remove all groundcover (blackberries, etc.) over the area limits specified in the code, while partial grubbing of this area may not be.

"Land disturbing activity" means any activity that results in a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Land disturbing activities include, but are not limited to demolition, construction, clearing, grading, filling and excavation.

"Landscaping" means any material used as a decorative feature, such as concrete bases, planter boxes, rockeries, driftwood, pole covers, decorative framing and shrubbery or planting materials, used in conjunction with a sign, which expresses the theme of the sign but which does not contain advertising copy.

"Large parcel erosion and sediment control plan" or "large parcel ESC plan" means a plan to implement BMPs to control pollution generated during land disturbing activity. Guidance for preparing a large parcel ESC plan is contained in the manual.

"Loading and unloading area" means that portion of the vehicle accommodation area used to satisfy the requirements of Section 15.72.100 (Loading and unloading areas).

"Locally sponsored essential public facility" means any essential public facility that is proposed, operated, owned or otherwise sponsored by a proponent other than a state agency, a county, or another regional entity.

"Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels. If a public body or any authority with the power of eminent domain condemns, purchases, or otherwise obtains fee simple title to or a lesser interest in a strip of land cutting across a parcel of land otherwise characterized as a lot by this definition, or a private road is created across a parcel of land otherwise characterized as a lot by this definition, and the interest thus obtained or the road so created is such as effectively to prevent the use of this parcel as one lot, then the land on either side of this strip shall constitute a separate lot. Subject to Section 15.32.020 (Nonconforming lots), the permit-issuing authority and the owner of two or more contiguous lots may agree to regard the lots as one lot if necessary or convenient to comply with any of the requirements of this title.

"Lot area" means the total area circumscribed by the boundaries of a lot, except that: (1) when the legal instrument creating a lot shows the boundary of the lot extending into a public street right-of-way, then the lot boundary for purposes of computing the lot area shall be the street right-of-way line, or if the right-of-way line cannot be determined, a line running parallel to and thirty feet from the center of the traveled portion of the street, and (2) in a residential district, when a private road that serves more

than three dwelling units is located along any lot boundary, then the lot boundary for purposes of computing the lot area shall be the inside boundary of the traveled portion of that road.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements.

"Low-volume traffic generation" means uses such as furniture stores, carpet stores, major appliance stores, etc., that sell items that are large and bulky, that need a relatively large amount of storage or display area for each unit offered for sale, and that therefore generate less customer traffic per square foot of floor space than stores selling smaller items.

-M-

"Mansard roof" means a sloped roof or roof-like facade architecturally able to be treated as a building wall.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term manufactured home does not include a recreational vehicle.

"Manufactured home park" or "subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Manufacturing, artisan" means the small-scale production of goods by the use of hand tools or light mechanical equipment occurring within a fully enclosed building where such production requires no outdoor operations or storage. Typical uses have negligible impacts on surrounding properties. Examples include but are not limited to woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.

"Manufacturing, light" means a facility conducting light manufacturing operations within a fully enclosed building where such production requires no outdoor operations or storage. Examples include but are not limited to the manufacture of clothing, electronics, medical devices, musical instruments, scientific tools, printing and publishing, toys, sign-making. The term includes the repair of commercial equipment and vehicles.

"Marijuana producers, processors, and retailers." Defined by RCW 69.50.101.

"Marquee" means a permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements, but which does not include a projecting roof. For purposes of the ordinance codified in this chapter, a freestanding, permanent, roof-like structure providing protection from the elements, such as a service station gas pump island, will also be considered a marquee. The definition also includes an awning and a canopy.

"Master development plan" means a plan for one or more contiguous parcels establishing land use and layout of buildings including site design, transportation and circulation, utilities, recreational and cultural facilities, environmentally sensitive areas, and landscaping.

"Mean sea level" means for purposes of the National Flood Insurance Program, the vertical datum to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"Medical office/clinic" means a facility providing medical or surgical care to patients with less capacity than a full-service hospital. Some facilities may offer overnight care. This term includes but is not limited to physician and dentist offices, offices for chiropractors and other medical practitioners, urgent care centers, blood donation centers, and medical laboratories.

"Mitigation" means any of the following: (1) avoiding the impact altogether by not taking a certain action or part of an action; (2) minimizing impacts by limiting the degree or magnitude of the action and

its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts; (3) rectifying the impact by repairing, rehabilitating or restoring the affected environment; (4) reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and (5) compensation for the impact by replacing, enhancing, or providing substitute resources or environments.

"Mixed use" means a site containing at least one dwelling unit and non-residential floor area.

"Mobile food service" means a licensed and operable motor vehicle, trailer, or nonmotorized cart used to serve, vend, or otherwise provide food for immediate consumption from a fixed location or along a route.

"Mobile Home, Class A. Class A mobile home" means a mobile home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:

1. The home has a length not exceeding four times its width;
2. The pitch of the home's roof has a minimum vertical rise of one foot for each five feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;
3. The exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
4. A continuous, permanent masonry foundation, un-pierced except for required ventilation and access, is installed under the home; and
5. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

"Mobile Home, Class B. Class B mobile home" means a mobile home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction but that does not satisfy the criteria necessary to qualify the house as a Class A mobile home.

"Mobile Home, Class C. Class C mobile home" means any mobile home that does not meet the definitional criteria of a Class A or Class B mobile home.

"Mobile home park" means a residential use in which more than one mobile or manufactured home is located on a single lot.

"Mobile or manufactured home" means a dwelling unit that: (1) is not constructed in accordance with the standards set forth in the Uniform Building Code applicable to site-built homes; and (2) is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis, and (3) exceeds forty feet in length and eight feet in width.

"Model home" means a single-family residence open to the public for sales promotion to demonstrate the types and finishes of homes available in the subdivision. A model home is constructed in an approved preliminary plat which has not yet received final plat approval.

"Modular home" means a dwelling unit constructed in accordance with the standards set forth in the Uniform Building Code applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two sections transported to the site in a manner similar to a mobile home (except that the modular home meets requirements of the Uniform Building Code applicable to site-built homes), or a series of panels or room sections transported on a truck and erected or joined together on the site.

"Multiple-building complex" means a group of commercial or industrial structures.

"Multifamily" means a residential use consisting of a building containing three or more dwelling units. For purposes of this definition, a building includes all dwelling units that are enclosed within that building or attached to it by a common floor or wall (even the wall of an attached garage or porch).

"Multiple-tenant building" means a single structure that houses more than one retail business, office or commercial venture, but that does not include residential apartment buildings sharing the same lot, access and/or parking facilities.

-N-

"Natural location" means the location of those channels, scales, and other nonman-made conveyance systems as defined by the first documented topographic contours existing for the subject property, either from maps or photographs, or such other means as appropriate.

"New construction" means for the purposes of determining insurance rates, structures for which the start of construction commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by the City and includes any subsequent improvements to such structures.

"New development" means any of the following activities: land disturbing activities, structural development, including construction, installation or expansion of a building or other structure; creation of impervious surfaces; Class IV—General forest practices that are conversions from timber land to other uses; and subdivision and short subdivision of land as defined in RCW 58.17.020. All other forest practices and commercial agriculture are not considered new development.

"New manufactured home park or subdivision", for floodplain management purposes, means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

"Nonconforming lot" means a lot existing at the effective date of the ordinance codified in this title (and not created for the purposes of evading the restrictions of this title) that does not meet the minimum area requirement of the district in which the lot is located.

"Nonconforming project" means any structure, development, or undertaking that is incomplete at the effective date of the ordinance codified in this title and would be inconsistent with any regulation applicable to the district in which it is located if completed as proposed or planned.

"Nonconforming situation" means a situation that occurs when, on the effective date of the ordinance codified in this title, any existing lot or structure or use of an existing lot or structure does not conform to one or more of the regulations applicable to the district in which the lot or structure is located. Among other possibilities, a nonconforming situation may arise because a lot does not meet minimum acreage requirements, because structures exceed maximum height limitations, because the relationship between existing buildings and the land (in such matters as density and setback requirements) is not in conformity with this title, or because land or buildings are used for purposes made unlawful by this title. Nonconforming signs shall not be regarded as nonconforming situations for purposes of Chapter 15.32 (Nonconforming Situations).

"Nonconforming use" means a nonconforming situation that occurs when property is used for a purpose or in a manner made unlawful by the use regulations applicable to the district in which the property is located. (For example, a commercial office building in a residential district may be a nonconforming use.) The term also refers to the activity that constitutes the use made of the property.

(For example, all the activity associated with operating a retail clothing store in a residentially zoned area constitutes a nonconforming use.)

"Nursing home" means an institutional facility maintained for the purpose of providing skilled nursing care and medical supervision for persons recovering from an illness or operation or persons made weak or disabled by illness or injury. Services are provided at a lower level than that available in a hospital. The use includes residential care facilities. Such establishments must be duly licensed by the state as a nursing home in accordance with current state statutes.

-O-

"Offices for contractors of all construction trades" means temporary offices associated with construction projects. Indoor shop space may be incidental. Outdoor storage is not included in this use.

"Off-premises signs" means a sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other enterprise or activity that exists or is conducted, sold, offered, maintained, or provided at a location other than the premises on which the sign is located.

"On-premises sign." See sign, on-premises.

"Outdoor recreation" means uses providing recreation-oriented activities outdoors or in outdoor structures, including not limited to sport fields, outdoor theatres, skateboard parks, paintball facilities, golf courses, waterparks, amusement parks, racetracks, riding stables, and stadiums.

"Owner" means all persons, partnerships, corporations, and other legal entities that have an ownership interest (including purchasers and sellers under a real estate contract) in the subject property.

-P-

"Parapet" means a false front or wall extension above the roof line.

"Parent site" means the original property that is subdivided into individual unit lots through the unit lot subdivision process of Chapter 15.16.

"Parking area aisles" means a portion of the vehicle accommodation area consisting of lanes providing access to parking spaces.

"Parking lots and garages" means off-street facilities designed for the temporary storage of automobiles. The term includes parking facilities with electric vehicle battery charging stations.

"Permanent supportive housing: Defined by RCW 36.70A.030."

"Parking space" means a portion of the vehicle accommodation area set aside for the parking of one vehicle.

"Pasture" means an area covered with grass or other plants used or suitable for the grazing of livestock. (Note: Definition from Webster's.)

"Pedestrian-oriented façade" means a ground floor facades that contain the following characteristics:

1. Transparent window area or window displays along a minimum of 60 percent of the ground floor façade between a height of 3 feet to 10 feet above the ground.
2. The primary building entry shall be on this facade.
3. Weather protection at least five feet in width along at least 60 percent of the façade width.

"Pedestrian-oriented space" means a plaza or courtyard space that meets the provisions of CMC 15.96.220.

"People with functional disabilities" means:

1. A person who, because of recognized chronic physical or mental condition or disease, is functionally disabled to the extent of: (a) needing care, supervision, or monitoring to perform activities of daily living or instrumental activities of daily living; or (b) needing supports to ameliorate or compensate for the effects of the functional disability so as to lead as independent a life as possible; or (c) having a physical or mental impairment which substantially limits one or more of such person's major life activities; or (d) having a record of having such an impairment; or
2. Being regarded as having such an impairment, but such term does not include current, illegal use of or active addition to a controlled substance.

"Perimeter" means the boundary of the square or rectangle required to enclose the sign.

"Permanent stormwater quality control (PSQC) plan" means a plan which includes permanent BMPs for the control of pollution from stormwater runoff after construction and/or land disturbing activity has been completed. For small sites, this requirement is met by implementing a small parcel erosion and sediment control plan. Guidance on preparing a PSQC plan is contained in the manual.

"Permit-issuing authority." Wherever this code refers to the permit-issuing authority it refers to that person, board, office, or institution having jurisdiction over the permit in question.

"Person" means an individual, firm, partnership, association, corporation, company, institution, or organization.

"Personal care service" means uses involved in providing nonmedical body and health services to the general public, including but not limited to salons, barbers, tanning, massage therapy, tailors, tattoo parlors. The use includes pet grooming services. These uses may include accessory retail sales.

"Pet daycare" means any indoor commercial facility where four or more dogs or other pet animals are left by their owners for periods of supervised social interaction in play groups with other animals of the same species; for the majority of the time the pets are at the facility during the hours the facility is open to the public. The facility may include associated ancillary outdoor space. See separate definition for animal care.

"Planned business district" means commercial development of contiguous properties in conformance with a master development plan.

"Planned residential development" means a development constructed on at least five acres under single application, planned and developed as an integral unit, and consisting of single-family detached residences and may be combined with two-family residences, multifamily residences, public/semi-public amenities (e.g., usable open space, a community center, recreational facilities, etc.), or a combination thereof, all developed in accordance with Section 15.44.020 Planned residential developments.

"Planning jurisdiction" means the area within the city limits as well as any area beyond the city limits within which the city is authorized to plan for and regulate development, as set forth in Section 15.04.030 (Jurisdiction).

"Planning official" means the person appointed by the city manager to serve as the city planner.

"Final plat" means the final drawing of the subdivision and dedication prepared for filing for record with the county assessor and containing all elements and requirements set forth in this title.

"Preliminary plat" or "preliminary short plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, restrictive covenants, and other elements of a subdivision consistent with the requirements of this title. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

"Pollution" means contamination or other alteration of the physical, chemical, or biological properties, of waters of the state, including change in temperature, taste, color, turbidity, or odor of the waters, or such discharge of any liquid, gaseous, solid, radioactive or other substance into any waters of

the state as will or is likely to create a nuisance or render such waters harmful, detrimental or injurious to the public health, safety or welfare, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.

"Premises" means the real estate (as a unit) which is involved by the sign or signs mentioned on this chapter.

"Private educational services" means for-profit and non-profit educational services. Examples include but are not limited to testing centers, business schools, trade and vocational schools, language and exam tutoring, and arts and craft studios. The term does not include government facilities.

"Private road" or "driveway" means every way or place in private ownership and used for travel of vehicles by the owner or those having express or implied permission from the owner, but not by other persons.

"Professional office" means activities conducted in an office setting and generally focusing on business, professional, legal, financial, or government administration services. The term includes banks/credit unions and audio and video recording and broadcasting.

"Public safety facility" means a facility providing emergency response functions including fire stations and police stations.

"Public service facility" means a facility providing government functions including but not limited to libraries, community and recreation centers, museums, courts, jails, transit centers, and maintenance shops. This term does not include government administration offices.

"Public water supply system" means any water supply system furnishing potable water to two or more dwelling units or businesses or any combination thereof.

-R-

"Reader-board" means a sign face consisting of tracks to hold readily changeable letters allowing frequent changes of copy.

"Reasonably safe from flooding" means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the City. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the highest adjacent grade.

"Recreational camps" means an area established for temporary occupancy by people using tents, recreational vehicles, travel trailers, and similar lodgings. Improvements such as roads, toilets, showers, utility connections, and other amenities may be provided.

"Recreational vehicle, for floodplain management purposes," means a vehicle which is:

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Redevelopment" means on an already developed site, the creation or addition of impervious surfaces, structural development including construction, installation or expansion of a building or other structure, and/or replacement of impervious surface that is not part of a routine maintenance activity, and land disturbing activities associated with structural or impervious redevelopment.

"Regional retention/detention system" means a stormwater quantity control structure designed to correct existing excess surface water runoff problems of a basin or sub-basin. The area downstream has been previously identified as having existing or predicted significant and regional flooding and/or erosion

problems. This term is also used when a detention facility is used to detain stormwater runoff from a number of different businesses, developments or areas within a catchment.

"Religious facilities" means houses of worship and places where people congregate to worship or otherwise participate in religious activities. Includes but is not limited to churches, synagogues, temples, and mosques.

"Research and development" means an establishment which conducts scientific research, development, or controlled production of high-technology electronic, industrial, or scientific products or commodities for sale, and laboratories conducting educational or medical research or testing. This use does not involve the mass manufacture, fabrication, processing, or sale of products.

"Restaurants and cafes" mean establishments that prepare and sell food and drink for on- or off-premises consumption. The term includes brewpubs, bakeries, delis and other food-based customer-serving establishments.

"Retail sales" means establishments involved in the sale of new or used products. Examples of products include but are not limited to art supplies, art galleries, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, office supplies, package shipping, pawnshops, pets, pet supplies, pharmaceuticals (including pharmacies), photo finishing, picture frames, plants, printed materials, produce, seafood, souvenirs, sporting goods, stationery, tobacco, used or secondhand goods, vehicle parts and accessories, videos and related products.

"Retail sales, heavy" means retail uses with exterior sales and/or storage areas greater than 15,000 gross square feet or occupying a greater area than the use's principal building. Examples include agricultural supplies, plant and landscape design materials, building materials, and heating fuels.

"Retention/detention facility (R/D)" means a type of drainage facility designed either to hold water for a considerable length of time and then release it by evaporation, plant transpiration, and/or infiltration into the ground; or to hold surface and stormwater runoff for a short period of time and then release it to the surface and stormwater management system.

"Reverse frontage lot" is a double frontage lot for which the boundary along one of the streets is established as the rear lot line.

"Right-of-way (ROW)" means that area of land dedicated for public use or secured by the public for purposes of ingress and egress to abutting property and other public purposes, such as space for utility lines, appurtenances and similar components.

"Road" means all ways used to provide motor vehicle access to: (1) two or more lots, or (2) two or more distinct areas or buildings in unsubdivided developments.

"Roadway" means that portion of a highway improved, designed, or ordinarily used for vehicular travel, exclusive of the sidewalk or shoulder even though such sidewalk or shoulder is used by persons riding bicycles. In the event a highway includes two or more separated roadways, the term roadway shall refer to any such roadway separately but shall not refer to all such roadways collectively.

"Roofline" means the top edge of a roof or parapet or the top line of a building silhouette.

-S-

"School, K-12" means an institution of learning for minors, whether public or private, offering regular course of instruction required by the Washington Education Code. This definition includes an elementary school, middle or junior high school, or high school. Elementary schools offer instruction to grades kindergarten (K) through five (5) or six (6). Junior high/middle schools offer instruction to grades six (6) through eight (8) or seven (7) through nine (9). High schools offer instruction to grades nine (9)

or ten (10) through twelve (12). See also School, primary or secondary. If said school is located on the grounds of a religious facility, it must be considered a separate principal use if it has a student body in excess of 30 students (students enrolled in a child day care center at the church may not be separately counted as a school).

"School, preschool" means facility for the organized instruction of children who have not reached the age for enrollment in kindergarten.

"Secure community transition facility." Defined by RCW 71.09.020.

"Self-service storage" means facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing goods and private property.

"Senior housing" means dwellings specifically designed for occupancy by persons of fifty-five years of age or older and able to live independently.

"Sensitive areas. See definition for Critical areas."

"Servient lot" means any lot which has the burden of providing an access easement for use by other lots.

"Setback" means the minimum required distance between a structure and a specified line such as a lot, easement or buffer line that is required to remain free of structures.

"Shoreline master program" means the city's policies and goals for use of shorelines adopted pursuant to RCW 90.58.

"Short plat." See Plat, Preliminary.

"Short subdivision." See Subdivision, Short.

"Sidewalk" means that property between the curb lines or the lateral lines of a roadway and the adjacent property, set aside and intended for the use of pedestrians or such portion of private property parallel and in proximity to a public highway and dedicated to use by pedestrians.

"Sign" means any visual communication device, structure, or fixture which is visible from any right-of-way and is intended to aid the establishment in question in promoting the sale of products, goods, services, events; or to identify a building using graphics, letters, figures, symbols, trademarks or written copy. Painted wall designs or patterns which do not represent a product, service or registered trademark; or which do not identify the user, shall not be considered signs. If a design or pattern is combined with a sign, only that part of the design or pattern which cannot be distinguished from the sign will be considered as part of the sign.

"Sign, abandoned." Abandoned sign means a sign that no longer correctly identifies, exhorts, or advertises any person, business, lesser, owner, product, or activity conducted or available on the premises where such sign is located.

"Sign, advertising." Advertising sign means a sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises where such sign is located, or to which it is affixed.

"Sign area" means the entire area of a sign on which copy is to be placed. Only one side of a double-faced sign shall be included. Sign structure, architectural embellishments, framework and decorative features which contain no written or advertising copy shall not be included. Sign area shall be calculated by measuring the area determined by the perimeter as previously defined in this section.

"Sign, backlit." Backlit sign means signs that are artificially illuminated from within or from behind.

"Sign, billboard." Billboard sign means a sign or sign structure supported by one or more uprights and braces in the ground or on a building roof upon which general advertising matter is placed, usually by the poster method, erected entirely upon private property.

"Sign, business." Business sign means a sign which directs attention to a business or profession conducted, or to a commodity, service, or entertainment sold, or offered upon the premises where such sign is located, or to which it is affixed.

"Sign, changing message center." Changing message center sign means an electronically controlled public service time and temperature sign, message center, or readerboard where different copy changes of a public service or commercial nature are shown on the same lampbank.

"Sign, construction." Construction sign means a temporary sign designating the contractor(s), architect(s), and engineer(s) participating in a construction project underway on the same premises. A construction sign may also include the name of the project.

"Sign, double-faced." Double-faced sign means a sign with two faces.

"Sign, electrical." Electrical sign means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

"Sign, flashing." Flashing sign means an electrical sign or portion thereof that changes light intensity in a sudden transitory burst or that switches on and off in a constant pattern with more than one-third of the light source that is not constant being off at any one time.

"Sign, freestanding." Freestanding sign means a sign attached to the ground by a sign structure and supported by uprights placed on or in the ground.

"Sign, garage" or "yard sale." Garage or yard sale sign means a sign advertising a private sale of personal household possessions; not for the use of any commercial venture.

"Sign height" means the greater of:

1. The vertical distance measured from the average finished elevation within the sign outline to the highest point of the sign;
2. The vertical distance measured from the highest point of the pre-existing natural elevation within the sign outline to the highest point of the sign.

"Sign, identification." Identification sign means a sign of an informational nature that directs attention to certain uses other than businesses, individual private residences or home occupations.

"Sign, incidental." Incidental sign means a small, nonelectric information sign two square feet or less in area which pertains to goods, products, services, or facilities which are available on the premises where the sign occurs and which is intended primarily for the convenience of the public while on the premises.

"Sign, nameplate." Nameplate sign means a sign designating the name and address of the resident, residence, or its home occupation.

"Sign, nonconforming." Nonconforming sign means a sign that, on the effective date of the ordinance codified in this title, does not conform to one or more of the regulations set forth in this title, particularly Chapter 15.68 Signs.

"Sign, off-premises." Off-premises sign means a sign relating, through its message and content, to a business activity, use, product, or service not available on the premises on which the sign is erected.

"Sign, on-premises." On-premises sign means a sign which carries only advertisements and messages strictly applicable to a lawful use of the premises on which it is located.

"Sign, on-premises directional." On-premises directional sign means a permanent sign that directs the public to a specific place such as an entrance, exit, or parking or service area, or to a particular aspect of a business establishment.

"Sign permit" means a permit issued by the land-use administrator that authorizes the recipient to erect, move, enlarge, or substantially alter a sign.

"Sign, pole." Pole sign means a sign that is attached to a single pole.

"Sign, political." Political sign means a sign which exclusively advertises a candidate or candidates for public elective office, a political party, or exclusively promotes a position on a public or ballot issue.

"Sign, portable." Portable sign means any sign which is not permanently affixed and is designated for or capable of being moved, except those signs explicitly designed for people to carry on their person.

"Sign, portable reader board." Portable reader board sign means a lighted or unlighted business sign or part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time at will, and that is capable of being moved easily or trailer mounted and is not permanently affixed to the ground, structure or building.

"Sign, principal." Principal sign means a business sign which may be freestanding, wall mounted, or projecting, and is lighted or unlighted, and does not exceed eighty square feet in area.

"Sign, projecting." Projecting sign means a sign which is attached to and projects more than one foot from a structure, building face or marquee.

"Sign, real estate." Real estate sign means a temporary sign erected by the owner, or his/her agent, that advertises the real estate upon which the sign is located for rent, lease or sale, or directing people to the property.

"Sign, revolving." Revolving sign means a sign which rotates or turns in motion in a circular pattern.

"Sign, roof." Roof sign means a sign fully supported by and erected on and above a roof of a building or structure. (Shall not include a sign erected on the face of a mansard roof.)

"Sign, secondary." Secondary sign means a business sign which may be projecting, portable, or wall mounted and does not exceed twenty square feet in area.

"Sign, standing." Standing sign means a freestanding sign attached to two or more supports above ground, as distinct from a monument freestanding sign. Typically made of wood.

"Sign structure" means any structure which supports or is designed to support any sign as defined in this chapter. A sign structure may be a single pole or may or may not be an integral part of the building.

"Sign, temporary." Temporary sign means a sign that: (1) is used in connection with a circumstance, situation, or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign, or (2) is intended to remain on the location where it is erected or placed for a period of not more than fifteen days. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary. It also means any real estate, special event, garage sale, construction, or political sign displayed for a limited period of time.

"Sign, traffic/directional." Traffic/directional sign means a sign that is located to guide or direct pedestrian or vehicular traffic to parking entrances, exits and service areas.

"Sign, under-marquee." Under-marquee sign means a sign attached to and suspended from the underside of a marquee or canopy.

"Sign, wall." Wall sign means a sign attached or erected parallel to and extending not more than one foot from the facade or face of any building to which it is attached and supported throughout its entire length, with the exposed face of the sign parallel to the plane of the wall or facade. Signs incorporated into mansard roofs, marquees or canopies shall be treated as wall signs.

"Sign, wall mounted." Wall mounted sign means a sign attached or erected parallel to and extending not more than eighteen inches from the facade or wall of any building to which it is attached and supported through its entire length, with the exposed face of the sign parallel to the plane of said

wall or facade. A sign painted on the wall of a building or a sign painted or attached to a marquee shall be considered a wall mounted sign.

"Sign, window." Window sign means a sign painted on, affixed to or otherwise displayed within a window.

"Significant Tree(s)." See Tree(s), Significant.

"Single-family detached" means a residential use consisting of a single detached building containing one dwelling unit and located on a lot containing no other principal dwelling units.

"Site" means the portion of a piece of property which is directly subject to development.

"Slope" means the degree of deviation of a surface from the horizontal; measured as a numerical ratio, percent, or in degrees. Expressed as a ratio, the first number is the horizontal distance (run) and the second is the vertical distance (rise), as two is to one. A two is to one slope is a fifty percent slope. Expressed in degrees, the slope is the angle from the horizontal plane, with a ninety degree slope being vertical (maximum) and forty-five degree being a one is to one or one hundred percent slope.

"Small parcel erosion and sediment control plan," or "small parcel ESC plan" means a plan for small sites to implement temporary BMPs to control pollution generated during the construction phase only, primarily erosion and sediment.

"Soil" means the unconsolidated mineral and organic material on the immediate surface of the earth that serves as a natural medium for the growth of land plants.

"Source control BMP" means a BMP that is intended to prevent pollutants from entering stormwater. A few examples of source control BMPs are: erosion control practices, maintenance of stormwater facilities, constructing roofs over storage and working areas, and directing wash water and similar discharges to the sanitary sewer or a dead-end sump.

"Special events" means circuses, fairs, carnivals, festivals, or other types of special events held on private property that: (1) run for longer than one day but not longer than two weeks; (2) are intended to or likely to attract substantial crowds; and (3) are unlike the customary or usual activities generally associated with the property where the special event is to be located.

"Special use permit" means a permit issued by the city planner that authorizes the recipient to make use of property in accordance with the requirements of this title as well as any additional requirements imposed by the city planner.

"Standard record of survey" means a record of survey form approved by the city and in accordance with RCW 58.09.

"Start of construction" means and includes substantial improvement, and means the date the building permit was issued provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State or regionally sponsored essential public facility" means any essential public facility that is proposed, operated, owned or otherwise sponsored by a state agency, a county, or another regional entity.

"State or regional transportation facilities." Defined by RCW 47.06.140.

"Stormwater" means that portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, channels or pipes into a defined surface water channel, or a constructed infiltration facility.

"Stormwater drainage system" means constructed and natural features which function together as a system to collect, convey, channel, hold, inhibit, retain, detain, infiltrate, divert, treat or filter stormwater.

"Stormwater facility" means a constructed component of a stormwater drainage system, designed or constructed to perform a particular function, or multiple functions. Stormwater facilities include, but are not limited to, pipes, scales, ditches, culverts, street gutters, detention basins, retention basins, constructed wetlands, infiltration devices, catchbasins, oil/water separators, sediment basins and modular pavement.

"Stormwater site plan" means a plan which includes an erosion and sediment control (ESC) plan and a permanent stormwater quality control plan (PSQCP). For small sites, this plan is the equivalent of a small parcel erosion and sediment control plan.

"Street" means a public way open to public use, including an avenue, place, drive, boulevard, parkway, highway, roadway, or any similar way, except an alley. It also means a public street or a street with respect to which an offer of dedication has been made.

"Street, arterial." Arterial street means a major street in the city's street system that serves as an avenue for the circulation of traffic onto, out, or around the city and carries high volumes of traffic.

"Street, collector." Collector street means a street whose principal function is to carry traffic between minor, local, and subcollector streets and arterial streets but that may also provide direct access to abutting properties. It serves or is designed to serve, directly or indirectly, more than two hundred dwelling units and is designed to be used or is used to carry more than one thousand six hundred trips per day.

"Street, cul-de-sac." Cul-de-sac street means a street that terminates in a vehicular turnaround.

"Street, local." Local street means a street whose sole function is to provide access to abutting properties. It serves or is designed to serve at least fifteen but not more than seventy-five dwelling units and is expected to or does handle up to six hundred trips per day.

"Street, marginal access." Marginal access street means a street that is parallel to and adjacent to an arterial street and that is designed to provide access to abutting properties so that these properties are somewhat sheltered from the effects of the through traffic on the arterial street and so that the flow of traffic on the arterial street is not impeded by direct driveway access from a large number of abutting properties.

"Street, minor." Minor street means a street whose sole function is to provide access to abutting properties. It serves or is designed to serve not more than fifteen dwelling units and is expected to or does handle up to one hundred twenty-five trips per day.

"Street, sub-collector." Sub-collector street means a street whose principal function is to provide access to abutting properties but is also designed to be used or is used to connect minor and local streets with collector or arterial streets. Including residences indirectly served through connecting streets, it serves or is designed to serve at least fifty but not more than two hundred dwelling units and is expected to or does handle between four hundred and one thousand trips per day.

"Structure" means anything constructed or erected. For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Subdivision" means the division or redivision of land into lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership; but the following shall not be included within this definition nor be subject to the regulations of this title applicable strictly to subdivisions: the public acquisition by purchase or dedication of strips of land for widening or opening streets.

"Subdivision, architecturally integrated." Architecturally integrated subdivision means a subdivision in which approval is obtained not only for the division of land into lots but also for a configuration of principal buildings to be located on such lots. The plans for an architecturally integrated subdivision shall show the dimensions, height, and location of all such buildings to the extent necessary to comply with the purpose and intent of architecturally integrated subdivisions as set forth in Section 15.48.080.

"Subdivision, formal." Formal subdivision means the division or redivision of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

"Subdivision, major." Major subdivision means the division or redivision of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

"Subdivision, short." Short subdivision means the division or redivision of land into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

"Substantial damage," for floodplain management purposes, means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:
 - A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
 - B. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

-T-

"Temporary emergency, construction, or repair residence" means a residence (which may be a mobile home) that is: (1) located on the same lot as a residence made uninhabitable by fire, flood, or other natural disaster and occupied by the persons displaced by such disaster, or (2) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed, or (3) located on a nonresidential construction site and occupied by persons having construction or security responsibilities over such construction site.

"Temporary retail stands" means a temporary retail sales establishment that is limited to the display and sales of produce, handicrafts, flowers, or other products.

"Temporary sign." See sign, temporary.

"Toe of slope" means a point or line of slope in an excavation or cut where the lower surface changes to horizontal or meets the exiting ground slope.

"Top of slope" means a point or line on the upper surface of a slope where it changes to horizontal or meets the original surface.

"Tower" means any structure whose principal function is to support an antenna.

"Townhouse" means a single-family dwelling attached in a row of at least two dwelling units. Each unit has its own and front and rear access to the outside, no unit is located completely over another unit, and each unit is separated from any other unit by one or more vertical, wholly opaque, common fire-resistant wall(s) having no doors or windows.

"Tract" means a lot (see definition in this section). The term tract is used interchangeably with the term lot, particularly in the context of subdivisions, where one tract is subdivided into several lots.

"Transportation service" means facilities providing commercial ground transportation services such as charters, shuttle services, sightseeing and tours, paratransit, and taxi dispatch.

"Travel trailer" means a structure that: (1) is intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle), and (2) is designed for temporary use as sleeping quarters but that does not satisfy one or more of the definitional criteria of a mobile home.

"Treatment BMP" means a BMP that is intended to remove pollutants from stormwater. A few examples of treatment BMPs are detention ponds, oil/water separators, biofiltration scales and constructed wetlands.

"Tree" means a self-supporting woody plant characterized by one main trunk or, for certain species, multiple trunks, that is recognized as a tree in the nursery and arboricultural industries.

"Tree(s), significant." Significant tree(s) means any viable tree twelve inches or greater caliper measured at d.b.h. (diameter breast height, four and one-half feet from the ground), except that trees of any size of the following species shall not be considered significant:

Black Locust (*Robinia pseudoacacia*)

Black cottonwood (*Populus trichocarpa*)

Cottonwood (*Populus freemontii*)

Native alder (Native *Alnus* only)

Native willow (Native *Salix* only)

Lombardy poplar (*Populus nigra*)

"Tree, viable" means a significant tree that a certified arborist has determined to be in good health, with a low risk of failure due to structural defects, is relatively windfirm if isolated or exposed, and is a species that is suitable for its location.

-U-

"Unstable slopes" means those sloping areas of land which have in the past exhibited, are currently exhibiting, or will likely in the future exhibit, mass movement of earth.

"Urban growth area" means that portion of the city's planning jurisdiction that lies outside the corporate limits of the city and within the urban growth boundary.

"Use" means the activity or function that actually takes place or is intended to take place on a lot. Use, Principal. Principal use means a use listed in the table of permissible uses.

"Utility facilities" means any above ground structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a governmental entity, a nonprofit organization, a corporation, or any entity defined as a public utility for any purpose by RCW 80.04.015 and used in connection with the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals. Excepted from this definition are utility lines and supporting structures listed in subsection 151(2).

"Utility facilities, regional." Regional utility facilities means all utility facilities other than neighborhood utility facilities. Such facilities typically have on-site personnel.

"Utility facilities, neighborhood." Neighborhood utility facilities means utility facilities that are designed to serve the immediately surrounding neighborhood and that must, for reasons associated with the purpose of the utility in question, be located above ground in or near the neighborhood where such facilities are proposed to be located. Such facilities have no personnel permanently stationed on-site.

-V-

"Variance" means a grant of permission by the city that authorizes the recipient to do that which, according to the strict letter of this title, he could not otherwise legally do.

"Vegetation" means all organic plant life growing on the surface of the earth.

"Vehicle accommodation area" means that portion of a lot that is used by vehicles for access, circulation, parking, and loading and unloading. It comprises the total of circulation areas, loading and unloading areas, and parking areas.

"Vehicle sales/rental" means the sales or rental of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

"Vehicular access easement or tract" means a privately owned right-of-way.

"Veterinary services" means any establishment used by veterinarians to provide medical and surgical treatment and care for household pets within a fully enclosed building that is soundproofed and mechanically ventilated. The term includes veterinary clinics and animal hospitals. The boarding and grooming of household pets may be incidental to such uses. This use may include associated ancillary outdoor space.

"Vintage" means an object of old, recognized and enduring interest, importance or quality.

-W-

"Water body" means surface waters including rivers, streams, lakes, marine waters, estuaries, and wetlands.

"Water dependent structure" means a structure for commerce, industry, flood hazard reduction, or habitat enhancement which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

"Watershed" means a geographic region within which water drains into a particular river, stream, or body of water as identified and numbered by the state of Washington Water Resource Inventory Areas (WRIAs) as defined in Chapter 173-500 WAC.

"Wetland" means as defined by RCW 36.70 or as hereafter amended, those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands.

"Wholesale trade" means the on-premises sales of goods primarily to customers engaged in the business of reselling the goods, operating out of a warehouse or office with no outdoor operations or storage and little or no display of merchandise. In addition, neither the design nor the location of the premises is intended to solicit walk-in traffic.

"Wireless telecommunications facility." Defined by CMC 15.98.020.

"Wooded area" means an area of contiguous wooded vegetation where trees are at a density of at least one six-inch or greater caliper tree per three hundred twenty-five square feet of land and where the branches and leaves form a contiguous canopy.

-Y-

"Year-round driving surface" means a minimum of two inches of asphalt concrete pavement atop a properly prepared base and sub-base. The city engineer may require this standard to be increased depending on specific circumstances.

(Ord. 745 § 4, 2008; Ord. 729 § 3 (Exh. C), 2008; Ord. 712 § 3, 2007; Ord. 700 § 5 (Exh. E), 2006; Ord. 684 § 1, 2005; Ord. 681 § 3, 2005; Ord. 679 § 3, 2005; Ord. 670 § 3 (Exh. C), 2005; Ord. 634 § 2, 2001; Ord. 610 § 1 (Attach. A) (part), 2000; Ord. 592 § 85, 1999)

(Ord. No. 782, § 3(Exh. B), 7-20-2010; Ord. No. 788, § 4, 12-7-2010; Ord. No. 854, § 2, 12-2-2014; Ord. No. 863, § 3, 8-4-2015; Ord. No. 866, § 3(Exh.B), 8-4-2015; Ord. No. 889, § 3, 8-15-2017; Ord. No. 890, § 4, 10-17-2017; Ord. No. 908, § 2, 10-16-2018; Ord. No. 909, § 2(Exh. A), 10-16-2018; Ord. No. 930, § 2(Exh. A), 8-4-2020; Ord. No. 956, § 2(Exh. A), 6-21-2022; Ord. No. 970, § 1, 5-3-2023)