

**TOWN OF EATONVILLE
PLANNING COMMISSION AGENDA
Monday, June 18, 2018 – 7:00 P.M.
COMMUNITY CENTER
305 CENTER STREET WEST**

Call to Order

Roll Call: Adams __ Justice __ Knick __ Marcellino __ Miller __

Town Staff Present: Mayor Schaub, Abby Gribi, Scott Clark and Kerri Murphy

Pledge of Allegiance:

Approval of the Agenda:

Approval of Minutes: May 21, 2018

Communications and Announcements:

From Public:

From Commissioners:

New Business: Landscaping requirements for New Single Family Homes and Duplexes

Public Hearing:

- 1) Title 18 - Zoning – C2 Preliminary Draft Amendment
- 2) Chapter 16.54 - Stormwater Management and Erosion Control (Residential Parking and Pavement Alternatives Draft Amendment)
- 3) Chapter 19.04 Design Standards Amendment for Detached Single Family Uses and Duplexes.

Staff / Commissioner Comments:

Next Meeting: July 16, 2018

**Town of Eatonville
PLANNING COMMISSION MINUTES
Monday, May 21, 2018
COMMUNITY CENTER
305 CENTER STREET WEST**

CALL TO ORDER - Chairperson Justice called the meeting to order at 7:03 p.m.

ROLL CALL - Present: Commissioners, Justice, Knick and Miller.

Chairperson Justice motioned to excuse **Commissioner Marcellino**. Seconded by **Commissioner Knick**. AIF
Commissioner Adams was absent.

STAFF PRESENT: Mayor Schaub, Abby Gribi and Kerri Murphy.

OPENING CEREMONIES - Commissioner Knick led the Pledge of Allegiance.

APPROVAL OF AGENDA - Commissioner Miller motion to add "*Alternative parking/paving for residential*". Seconded by **Commissioner Knick**. AIF

APPROVAL OF MINUTES - Motion by **Commissioner Knick** motion to approve April 16, 2018 minutes. Seconded by **Commissioner Miller**. AIF.

There were no communications or announcements.

OLD BUSINESS:

Design Guidelines

Abby Gribi explained that planning commission made recommendation to move the C-2 Zoning for 65% lot coverage forward as well as the Storm water Manual Reference. She explained that that one concern was the amount of \$ 5,000.00, for accessory buildings in the Design Guidelines, where did that amount come from. It was completely an arbitrary number that Mr. Clark thought was insignificant. She encouraged more discussion if the commissioners felt it was not the correct amount.

Commissioner Miller said that the amount is for a minor repair.

Commissioner Justice said that \$ 5,000.00 doesn't buy much anymore.

Ms. Gribi explained that the permit would come in if there was structural change or addition to the building.

Kerri Murphy suggested that the amount of the accessory building in the Design Guidelines be changed to "Accessory buildings (including detached garages) with more than 200 square feet of floor area....".

Chairman Justice asked if there was any further discussion. There was none.

Commissioner Knick motioned to move the Design Guideline amendments forward as written with correction to the public hearing.

Commissioner Miller seconded the motion. AIF.

NEW BUSINESS:

Off-Street Parking and Loading Requirements

Ms. Gribi shared that she and Mayor Schaub have been discussing alternative storm. Pavement creates surface water that the town has to deal with. The planning commission may want to take time out side of tonight and continue to gather some information. There is a building being built at this time and the homeowner is looking to do some alternative storm on their site.

Kerri Murphy added that the homeowner looking to do alternative storm already has a driveway. They are building an addition at this time and it includes an additional garage. They just do not like the idea of paving, they would rather it went into the ground naturally.

Ms. Gribi said that in an attempt to be greener, the town does a lot of work with the Nisqually Tribe to protect the rivers and as it stands currently; our surface water is not treated. Depending on where it is, there are some retention ponds, those filter through.

Mayor Schaub said that rain gardens take a lot of work to keep it living and kept up. Drywells work if you have the soil. We want to get the water back into the ground at the point of entry.

Commissioner Miller said that half the town has fantastic drainage. The porous concrete clogs with mold, and then it has to be treated chemically to get rid of it.

Ms. Gribi added that the Train Station that is looking at coming in has also made inquiries to also not have to pave all of their area for parking. There is no storm in the area, but they will have to do onsite storm retention around the building. Most of the parking will be seasonal. These are ways to help mitigate storm water.

Commissioner Miller motion to move the alternative storm forward for public hearing.

Commissioner Justice seconded the motion. AIF

Commissioner Knick felt that going in the direction of being ECO friendly is a positive move and is good for Eatonville.

Comments from staff and commissioners:

Abby Gribi let Commissioner Knick and Commissioner Miller know that laptops were available if they would like. Commissioners Miller, Knick and Justice did not want paper copies. Town will provide jump drives if the commissioners would prefer. Commissioner Knick will take a laptop.

The next meeting will be a **public hearing on June 18, 2018.**

Chairperson Justice adjourned the meeting at 7:42 p.m.

Chairperson Justice

Shelly Knick - Secretary

ATTEST:

Kerri Murphy, Recording Secretary

Eatonville - Single Family Residential Landscaping Code Amendment

Chapter 18.04

DISTRICT REGULATIONS

18.04.010 SF-1 – Single-family residential district, low density.

It is the purpose of the single-family residential district to stabilize and preserve low density, single-family residential neighborhoods.

A. Lot Area. Minimum lot area is 9,600 square feet.

B. Minimum Zoning. Minimum zoning area is 28,800 square feet (three lots).

C. Principally Permitted Uses. Principally permitted uses are as follows...

D. Special Permit Uses. The following uses are permitted ...

E. Accessory Uses. Permitted accessory uses are as follows...

F. Conditional Uses. Conditional uses are as follows...

G. Development Standards.

1. Minimum lot area is 9,600 square feet.

2. Minimum lot width is 70 feet.

3. Maximum site coverage is 30 percent.

4. Minimum yard requirements:

a. Front Yard. Minimum front yard is 25 feet.

b. Side Yard. Minimum side yard is eight feet.

c. Rear Yard. Minimum rear yard is eight feet, provided that the minimum rear yard set back for property with a rear yard abutting on an alley shall be the

greater of two feet, or 12 feet from the alley center line.

d. Side Yard on Flanking Street of Corner Lot. Minimum side yard on the flanking street of a corner lot is 15 feet.

5. Height Limitation. Height limitation is two and one-half stories, not exceeding 28 feet.

6. Interior Yards. Interior yards shall not be computed as part of the site coverage.

7. Landscaping. The landscaping requirements of Chapter 18.07 EMC shall apply.

8. Additional Standards. See EMC 18.08.030 and 18.08.160 pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

H. Signs. The sign regulations of Chapter 18.06 EMC shall apply.

I. Off-Street Parking. The off-street parking regulations of Chapter 18.05 EMC shall apply. (Ord. 2010-12 § 2, 2010; Ord. 99-23 § 6, 1999; Ord. 98-02 § 1, 1998; Ord. 94-06 § 2, 1994).

18.04.020 SF-2 – Single-family residential district, medium density.

It is the purpose of the SF-2 single-family residential district to stabilize and preserve medium density residential neighborhoods.

A. Lot Area. Minimum lot area is 8,400 square feet.

B. Minimum Zoning. Minimum zoning area is 15,000 square feet (three lots).

C. Principally Permitted Uses. Principally permitted uses are as follows...

D. Special Permit Uses. The following uses are permitted...

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E. Accessory Uses. Permitted accessory uses are as follows...

F. Conditional Uses. Conditional uses are as follows...

G. Development Standards.

1. Minimum lot area is 8,400 square feet.

2. Minimum lot width is 60 feet.

3. Maximum site coverage is 40 percent.

4. Minimum yard requirements:

a. Front Yard. Minimum front yard is 25 feet.

b. Side Yard. Minimum side yard is eight feet.

c. Rear Yard. Minimum rear yard is eight feet, provided that the minimum rear yard set back for property with a rear yard abutting on an alley shall be the greater of two feet, or 12 feet from the alley center line.

d. Side Yard on Flanking Street of Corner Lot. Minimum side yard on the flanking street of a corner lot is 15 feet.

5. Height Limitation. The height of structures shall not exceed 28 feet.

6. Interior Yards. Interior yards shall not be computed as part of the site coverage.

7. Landscaping. The landscaping requirements of Chapter 18.07 EMC shall apply.

8. Additional Standards. See Chapter 18.08 EMC, pertaining to general and supplementary provisions, for

requirements concerning accessory buildings and additional standards.

H. Signs. The sign regulations of Chapter 18.06 EMC shall apply.

I. Off-Street Parking. The off-street parking regulations of Chapter 18.05 EMC shall apply. (Ord. 2010-12 § 3, 2010; Ord. 99-23 § 7, 1999; Ord. 98-02 § 1, 1998; Ord. 96-11 § 3, 1996; Ord. 94-06 § 2, 1994).

18.04.025 SF-3 – Single-family residential district, high density.

It is the purpose of the SF-3 single-family residential district to stabilize and preserve older established residential neighborhoods.

A. Lot Area. Minimum lot area is 6,000 square feet.

B. Minimum Zoning. Minimum zoning area is 15,000 square feet (three lots).

C. Principally Permitted Uses. Principally permitted uses are as follows...

D. Special Permit Uses. The following uses are permitted...

E. Accessory Uses. Permitted accessory uses are as follows...

F. Conditional Uses. Conditional uses are as follows...

G. Development Standards.

1. Minimum lot area is 6,000 square feet.

2. Minimum lot width is 50 feet.

3. Maximum site coverage is 40 percent.

4. Minimum yard requirements:

a. Front Yard. Minimum front yard is 25 feet, except that the minimum front yard depth may

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be reduced to eight feet for lots with alley access if:

i. A covenant is recorded on the property prohibiting vehicular access to the front street; and

ii. Improved off-street parking and paved vehicular access from the alley is built; and

iii. Front yard setback at any corner lot is no less than the required side yard setback.

b. Side Yard. Minimum side yard is eight feet.

c. Rear Yard. Minimum rear yard is eight feet, provided that the minimum rear yard set back for property with a rear yard abutting on an alley shall be the greater of two feet, or 12 feet from the alley center line.

d. Side Yard on Flanking Street of Corner Lot. Minimum side yard on the flanking street of a corner lot is 15 feet.

5. Height Limitation. The height of structures shall not exceed 28 feet.

6. Interior Yards. Interior yards shall not be computed as part of the site coverage.

7. Landscaping. The landscaping requirements of Chapter 18.07 EMC shall apply.

8. Additional Standards. See Chapter 18.08 EMC, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards.

H. Signs. The sign regulations of Chapter 18.06 EMC shall apply.

I. Off-Street Parking. The off-street parking regulations of Chapter 18.05 EMC shall apply. (Ord. 2010-12 § 4, 2010; Ord. 99-23 § 8, 1999; Ord. 99-18 § 1, 1999; Ord. 98-02 § 1, 1998; Ord. 96-11 § 4, 1996; Ord. 94-06 § 2, 1994).

Chapter 18.07

LANDSCAPING REGULATIONS

Sections:

18.07.010	Purpose.
18.07.020	Landscape plan approval.
18.07.030	Failure to complete required landscaping – Inspection.
18.07.040	General landscape requirements for all zones.
18.07.050	Types of landscaping.
18.07.060	<u>Landscaping Regulations</u> regulations for specific districts.
18.07.070	Maintenance of landscaping.

18.07.010 Purpose.

A. The provisions of this chapter are to provide minimum standards for landscaping in order to maintain and protect property values and enhance the general appearance of the town in all zoning districts ~~except single family districts.~~

B. ~~The planning director~~ Planning Director shall have the authority to waive specific requirements or impose additional requirements in unique or special circumstances to ensure the fulfillment of the stated purpose of this chapter and to allow for flexibility and innovation of design. Special circumstances or unique conditions ~~shall~~ should be reviewed with the ~~planning director~~ Planning Director prior to submittal of a landscape plan. Examples of special conditions might include:

1. Preservation of unique wildlife habitat;
2. Preservation of natural or native areas;

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3. Compliance with special easements;
4. Renovation of existing landscaping;
5. Unique site uses. (Ord. 94-06 § 2, 1994).
6. Unique site characteristics or site constraints.

18.07.040 General landscape requirements for all zones.

The general landscape requirements of this section shall apply in all zones, except for permitted detached single family residential and duplex development.

A. All parking areas of over 20,000 square feet shall have a minimum of 10 percent of the parking area, maneuvering area and loading space landscaped as a means to reduce the barren appearance of the lot and to reduce the amount of stormwater runoff. Fifty percent of the perimeter landscaping, required adjacent to property lines, may be calculated as part of the 10 percent figure.

B. All ingress or egress easements which provide corridors to the subject lot, not adjacent to a public right-of-way, shall be considered the same as a public right-of-way. Landscape requirements for easement corridors shall be the same as those required adjacent to public rights-of-way.

C. All outside storage areas shall be screened by fencing and landscaping a minimum of five feet in depth unless it is determined by development plan review that such screening is not necessary because stored materials are not visually obtrusive. The five-foot deep landscaped area can occur within the street right-of-way abutting the property line.

D. All portions of a lot not devoted to building, future building, parking, storage or accessory uses shall be landscaped in a manner appropriate, to the stated purpose of this chapter.

E. All required landscaping areas shall extend to the curbline or the street edge. A crushed rock

path in lieu of landscaping may be required where appropriate as determined by the ~~planning director~~ Planning Director.

F. Required landscape areas which are inappropriate to landscape due to the existence of rail lines or other features shall be relocated, first, to another lot line, or second, to an equal-sized area in another portion of the lot, to be determined by the ~~planning director~~ Planning Director upon review with the owner or developer.

G. Bark mulch, gravel or other nonvegetative material shall only be used in conjunction with landscaping to assist vegetative growth and maintenance or to visually complement plant material. Nonvegetative material is not a substitute for plant material.

H. Required landscape areas shall be provided with adequate drainage.

I. Slopes shall not exceed a three to one ratio (width to height), in order to decrease erosion potential and assist in ease of maintenance.

J. The perimeter of all parking areas which abut residential zones or uses shall be landscaped to a minimum depth of three feet with type II landscaping unless otherwise provided by this chapter. A six-foot high solid wood or equivalent fence is also required. Substitute fencing, including but not limited to, chainlink fence with slats, may be approved by the ~~planning director~~ Planning Director upon application of the developer and adjacent residential property owners when such fencing shall provide buffering consistent with the purpose and intent of this chapter. The term "adjacent residential property," for purposes of this section, shall mean abutting property, and lots immediately adjacent to abutting property, and shall not mean property across a public road.

K. Landscaping shall not conflict with the safety of those using adjacent sidewalks or with traffic safety. Safety features of landscaping shall be discussed at the time of development plan review, if necessary. Quantity, arrangement and types of plants installed shall be appropriate to

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the size of the required landscape area and purpose of planting area as noted in EMC 18.07.050 pertaining to types of landscaping.

L. All trash containers shall be screened from abutting properties and streets by a 100 percent sight-obscuring fence or wall and appropriate landscaping.

M. Landscaping shall be placed outside of sight-obscuring or 100 percent sight-obscuring fences unless it is determined by the ~~planning director~~ Planning Director that such arrangement would be detrimental to the stated purpose of this chapter.

N. A minimum of one tree shall be provided for each 100 square feet of required landscape area. (Ord. 99-11 § 8, 1999; Ord. 94-06 § 2, 1994).

O. Landscape plans shall be completed by a landscape architect.

18.07.060 Landscaping Regulations regulations for specific districts.

Landscaping regulations for specific zoning districts are as follows:

A. Single-Family Residential development; in the SF-1, SF-2, and SF-23, None.

1. Front Yard, as follows:

a. Landscaping shall be provided across the entire front yard;

b. Landscaping shall be provided between the entire area of the building foundation(s) and the further of: i) the back of sidewalk; or, ii) the back of curb; or, iii) the edge of right-of-way. The proposed landscaping shall be of

sufficient numbers/volume to cover the entire front yard landscaping area; within one growing season for vegetation.

c. Landscaping materials shall consist of a minimum of two (2) of the following natural components: turf grass, bushes,

trees, landscaping bark, or landscaping rock.

d. A minimum of 1 tree (*deciduous or evergreen*) shall be included in the design. Evergreen trees shall be a minimum of six feet in height at planting. Deciduous trees shall be a minimum 1½ inch caliper as measured 4 feet from the ground at planting.

e. Landscape areas shall be provided with adequate drainage.

2. Landscaping Plan: Single family residential landscape plans may be completed by the landowner or a landscape architect.

3. Non-single family residential development shall comply with the landscaping regulations determined appropriate by the Planning Director.

B. Medium- and High-Density multifamily Residential, MF-1 and MF-2.

1. A minimum of 10 feet of landscaping shall be provided abutting a public right-of-way;

2. Open green area shall occupy no less than 25 percent of the area of the lot;

3. The side and rear perimeters of properties shall be landscaped to a minimum depth of 10 feet;

4. A minimum of five feet of foundation landscaping shall be placed along the perimeter of any multifamily structure. Foundation landscaping consists of shrubbery or some other combination of landscape materials that helps to reduce the visual bulk of structures and buffer dwelling units from light, glare and other environmental intrusions.

5. Detached single family residential and duplex development shall only be

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required to comply with the landscaping standards of 18.07.060.A. and if applicable, 18.07.060.H.

C. Downtown Commercial District, C-1.

1. A minimum of three feet of landscaping to screen off-street parking areas, placement of which shall be reviewed by the ~~planning director~~ Planning Director.

2. Street trees may be required in accordance with the downtown beautification plan.

D. General Commercial, C-2.

1. The side perimeter of property abutting a residential district shall be landscaped to a minimum width of 10 feet.

2. A planting strip not less than three feet in depth shall be provided along all property abutting public rights-of-way.

3. A minimum of three feet of landscaping to mask street and parking area shall be provided.

4. Street trees may be required as specified by the ~~planning director~~ Planning Director.

E. Industrial District, I.

1. Front Yard. The front 10 feet shall be improved with appropriate permanently maintained landscaping.

2. Side Yard. At least five feet of the side yard shall be landscaped with permanently maintained landscaping. (Ord. 94-06 § 2, 1994).

F. Mixed Use District, MU.

1. In addition to all other applicable standards, the landscaping

standards of 18.07.060.D. (C-2) shall apply.

2. Detached single family residential and duplex development shall only be required to comply with the landscaping standards of 18.07.060.A. and if applicable, 18.07.060.H.

G. Aerospace district, AP.

1. In addition to all other applicable standards, the landscaping standards of 18.04.185 (AP) and 18.07.060.D. (C-2) shall apply.

2. Detached single family residential development shall only be required to comply with the landscaping standards of 18.07.060.A. and if applicable, 18.07.060.H.

H. Airport overlay zone.

1. In addition to the landscaping requirements of the underlying zone, properties located within the Airport overlay zone may be subject to the supplemental landscaping requirements of 18.04.187.

I. Planned Unit Development, PUD.

1. In addition to all other applicable standards, the landscaping standards of 18.04.190.C.8. (PUD) shall apply.

**Title 18
ZONING**

18.04.140 C-2 – General commercial district.

The purpose and intent of the general commercial district is to recognize the existence of commercial areas developed in strips along certain major thoroughfares; to provide use incentives and development standards which will encourage the redevelopment and upgrading of such areas; to provide for a range of trade, service, entertainment and recreation land uses which occur adjacent to major traffic arterials and residential uses; and to provide areas for development which are automobile-oriented and designed for convenience, safety and the reduction of the visual blight of uncontrolled advertising signs, traffic control devices and utility equipment.

A. Principally Permitted Uses. Principally permitted uses are as follows...

B. Special Permit Uses. The following uses are permitted...

C. Accessory Uses. Permitted accessory uses are as follows...

D. Conditional Uses. Conditional uses are as follows...

E. Development Standards.

1. Minimum Lot. Minimum lot area is 10,000 square feet.

2. Maximum Site Coverage. Maximum site coverage is ~~40~~65 percent.

3. Front Yard. There shall be a front yard of at least 25 feet in depth.

4. Side Yard. No side yard is required, except when a side yard abuts a residential district, and then a 20-foot side yard shall be required.

5. Rear Yard. No rear yard is required, except when a rear yard abuts a

residential district, and then a 20-foot rear yard shall be required.

6. Height Limitations. The height limitation is 40 feet, three stories.

7. Landscaping. The landscaping requirements of Chapter 18.07 EMC shall apply.

8. Outdoor Storage. Outdoor storage areas shall be fenced for security and public safety by a sight-obscuring fence unless it is determined through the development plan review that a sight-obscuring fence is not necessary.

9. Building construction shall conform to the following criteria...

F. Signs...

G. Off-Street Parking...
(Ord. 2007-17, 2007; Ord. 99-11 §§ 6, 7, 1999; Ord. 94-06 § 2, 1994).

**Chapter 16.54
STORMWATER MANAGEMENT AND
EROSION CONTROL**

**16.54.020 Stormwater Management and Site
Development Manual adopted.**

The ~~2005~~ ~~Pierce County~~ most current Washington State Department of Ecology Stormwater Management and Site Development Manual For Western Washington is adopted and made a part hereof as though fully set forth in this chapter. (Ord. 2006-24 § 1, 2006; Ord. 98-16 § 2, 1998).

19.01.090 Planning commission departures.

An applicant may request a departure to the design standards and guidelines, as allowed in this title. The request must be submitted as part of the completed design application. The departure shall be processed as follows:

After the planning director issues a notice of application and determines whether the application is complete (see EMC 18.09A.060), the planning director shall determine whether or not the request for a departure is appropriate. If the request is appropriate, he/she shall schedule a date for meeting on the application. This date shall be the earliest available planning commission meeting after the notice of application has been published.

A. The planning director shall issue his/her recommendation on the portion of the application that does not involve a departure, under the procedures set forth in EMC 19.01.080. The director's recommendation must issue at least five days prior to the planning commission's meeting on the departure and be included in the staff report.

B. The planning commission shall hold a public meeting on the departure and the planning director's recommendation.

1. If the design application is stand-alone (does not relate to an underlying permit application), the planning commission shall issue the final written decision on the application so that the final decision is issued within 120 days from the issuance of the notice of complete application. The planning commission may only amend or alter the planning director's decision if it would be inconsistent with the commission's decision on the departure. An appeal of the design decision may be filed with the town council.

2. If the design application is not stand-alone, the planning commission shall issue its decision at least five days prior to the open record public hearing on the underlying permit application. An appeal may be filed with the town council.

C. Criteria for Departure Approval. The planning commission may approve a design application with a departure, only if all of the following are satisfied:

1. The applicant must demonstrate that the criteria for approval as identified in this title as applicable to the specific departure are satisfied.

2. The departure proposed by the applicant represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the design standards and guidelines.

3. Where an application does not relate to a preliminary plat, the planning commission shall typically not consider any deviation from any dimensional or numeric standards stated within the text of the design standards and guidelines,

or zoning standards in EMC Title 18, unless an allowance for deviation to a dimensional or numeric standard is identified within the text of the code.

Approval to vary from these standards must otherwise be obtained through the variance process in EMC 18.09.040.

E. Planning Commission Meeting. The planning commission shall hold a public meeting on the design application as follows:

1. Notice.

a. Not less than 14 days prior to the meeting date, the planning director shall cause notice of the public meeting to be sent to property owners within 300 feet of the subject property and to others who have submitted comments and/or requested notice.

b. Notice of the public meeting shall be posted on the subject property not less than seven days prior to the meeting date.

c. Notice of the public meeting shall be published in the town's official newspaper not less than seven days prior to the meeting date.

d. The notice shall include the date of the meeting, the subject of the meeting, the property address, a map showing the location of the property, the applicant, a brief description of the application submitted to the town, and a statement informing the public that they may attend the meeting to provide input.

2. Applicant's Presentation. The applicant shall have an opportunity to make a presentation at the public meeting.

3. The staff shall have an opportunity to make a presentation at the public meeting.

4. The public shall be allowed to comment and provide input at the public meeting.

5. The planning commission shall deliberate on the application and presentations and comments, and shall make findings and conclusions on the application.

6. After the meeting, the staff shall draft the commission's findings and conclusions on the application, and present the same to the commission at their next regularly scheduled meeting for approval.

7. For all applications involving an underlying development permit, the commission's decision shall be presented to the hearing body on the underlying development permit with the staff report. The hearing body on the underlying development permit may make minor adjustments to the planning director's decision or the planning commission's decision if all of the following criteria are satisfied:

a. The minor adjustment does not sub-

stantially modify the decision of the planning director or planning commission;

b. The minor adjustment does not sub-stantially modify the approved architecture, site layout, natural vegetation retention areas and grading; and

c. The minor adjustment represents a superior or equivalent design solution to what would otherwise be achieved by rigidly applying specific requirements; and

d. The minor adjustment meets the intent of the design standards and guidelines.

Notice of the decision on the minor adjustment shall be sent to all parties of record for the design decision and the decision on the underlying permit application.

Chapter 19.04
DESIGN STANDARDS FOR
DETACHED SINGLE-FAMILY USES
AND DUPLEXES

- 19.04.010 Purpose and applicability.
- 19.04.020 Detached single-family uses.
- 19.04.030 Duplexes.

19.4.10 Purpose and applicability.

A. Purpose.

1. To ensure that developments are compact, pedestrian friendly, and contribute to the character of the town and surrounding neighborhood.
2. To create variety and interest in residential streets.
3. To integrate open space and natural features into developments.
4. To minimize impacts to the natural environment.

B. Applicability. The standards in this chapter shall apply to detached single-family uses, accessory dwelling units, and duplexes in any zone they are built within.

B-C. Requests for Exceptions within Chapter 19.04 shall not exceed three (3).

19.4.20 Detached single-family uses.

A. Garage Placement and Design.

1. Where lots front on a public street and where vehicular access is from the street, garages or carports shall be set back at least five feet behind the front wall of the house or front edge of an unenclosed porch. On corner lots, this standard shall only apply to the designated front yard. Lots within a designated low impact subdivision (see EMC 19.06.030) are exempt from this standard.

Exceptions:

- a. Garages may project up to six feet closer to the street than the front wall of the house or front edge of an unenclosed porch provided it is set back at least 20 feet from the street and incorporates at least two of the design/detail features below. Garages placed flush with the front wall of the house shall incorporate at least one of the design/detail features below:
 - i. A decorative *trellis* over the entire garage.
 - ii. A *balcony* that extends out over the garage and includes columns.
 - iii. Two separate doors for two car garages instead of one large door.
 - iv. Decorative windows on the garage door.

v. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.

vi. A garage door color (other than white) that matches or complements the color of the house.

vii. Other design techniques that effectively deemphasize the garage, as determined by the planning director.

b. Garages may be placed closer to the street than the front wall of the house or front edge of an unenclosed porch provided it faces towards the side yard and features a window facing the street so that it appears to be habitable.

2. The garage face shall occupy no more than 50 percent of the ground-level facade facing the street.

3. Where lots abut an alley, the garage or off-street parking area shall take access from the alley, unless precluded by steep topography.

4. Exceptions:

a. Garages proposed on a lot greater than ½ acre in size; or.

b. Garages proposed on a lot that is less than ½ acre in size and is more than 150 feet from another lot with a garage that does not comply with the Garage Placement and Design standards herein; or.

c. Garages proposed on lots determined by the Director to have a unique configuration, attribute or overall project design element that warrants consideration of an exception. It shall be the applicant's responsibility to successfully demonstrate:

i. The unique and individual circumstances that justify an exception; and.

ii. If granted, how the resulting development will meet the intent of the design standards and be compatible with the existing and/or future development of the neighborhood.

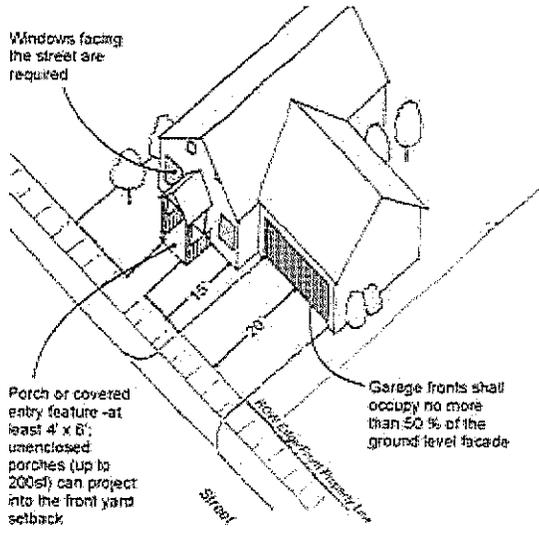


Figure 1. Garage placement/frontage standards and design example.

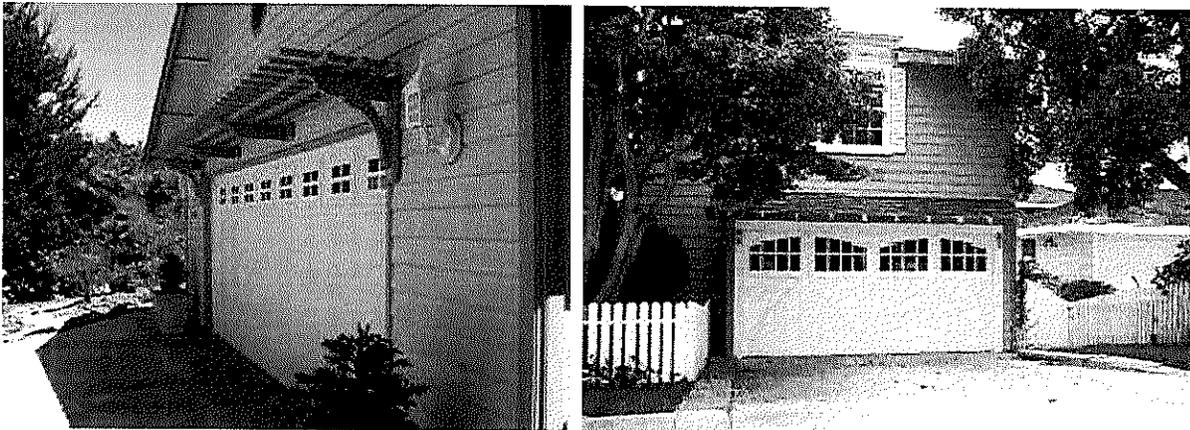


Figure 2. Examples of garage design/detail examples.

Eatonville Municipal Code

B. Vehicular Access and Driveway Standards. All lots with alleys shall take vehicular access from the alley. Standards for all other lots without alleys:

1. No more than one driveway per dwelling unit.
2. Driveways for individual lots 50 feet or wider may be up to 20 feet in width.
3. Driveways for individual lots less than 50 feet wide may be up to 12 feet in width. Tandem parking configurations may be used to accommodate two-car garages.

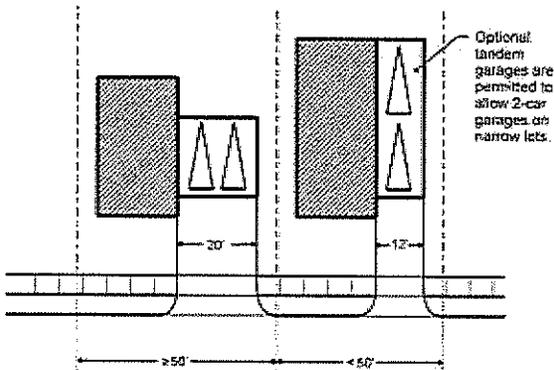


Figure 3. Driveway standards.

4. Exceptions:

a. Vehicular access and driveways proposed on lots that are greater than $\frac{1}{2}$ acre in size and are not less than 100 feet in width along the Lot Frontage, may have a driveway width of up to 24 feet; or,

b. A lot determined by the Director to have a unique configuration or attribute that warrants consideration of an exception, may request an exception to the Vehicular Access and Driveway Standards. It shall be the applicant's responsibility to successfully demonstrate:

- i) The unique and individual circumstances that justify an exception; and,
- ii) If granted, how the resulting development will meet the intent of the design standards and be compatible with the existing and/or future development of the neighborhood.

C. Building Design.

1. Covered Entry. All houses shall provide a covered entry with a minimum dimension of four feet by six feet. Porches up to 200 square feet may project into the required front yard by up to six feet. See Figure 1 for an example.

2. Windows and Transparency.

a. Transparent windows and/or doors facing the street are required. To meet this requirement, at least 10 percent of the facade must be transparent. The facade is measured from the base

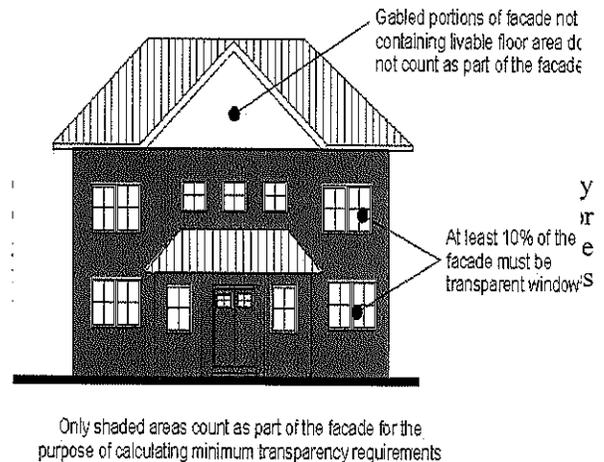


Figure 4. Facade transparency.

b. Building facades visible from a public street shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered where buildings employ other distinctive window or facade treatment that adds depth and visual interest to the building.

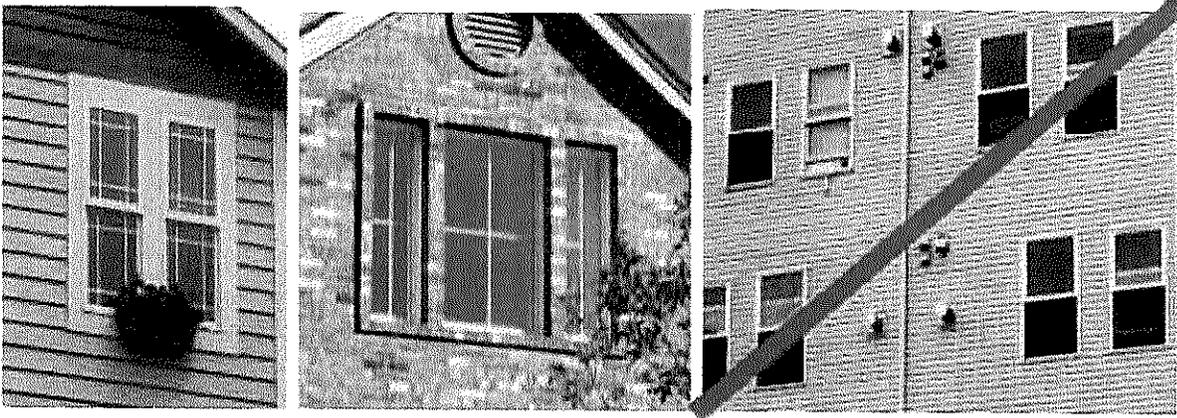


Figure 5. Acceptable (left and middle) and unacceptable (right) window design.

3. Architectural 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 facade of the house:

- a. Decorative porch design, including decorative columns or railings.
- b. *Bay windows* or balconies.
- c. Decorative molding/framing details around all ground floor windows and doors.
- d. Decorative door design including transom and/or side lights or other distinctive feature.

e. Decorative roofline elements including brackets, multiple dormers, and chimneys.

f. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.

g. Landscaped *trellises* or other decorative elements that incorporate landscaping near the building entry.

h. Distinctive paint schemes.

i. Exceptions: Other decorative facade elements or details that meet the intent and standards as determined by the planning director.

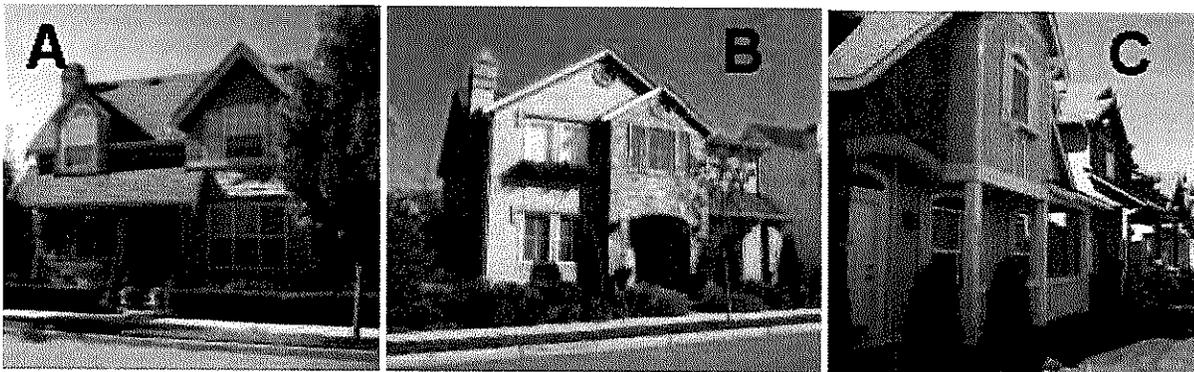


Figure 6. Examples of how houses can meet architectural detail criteria. Image A includes decorative windows, building material treatment, and roofline elements. Image B includes decorative brick use, window treatments, entry design, and ventilation circles. Image C includes decorative building materials, door/entry feature, windows, and roofline elements.

4. 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:

a. Duplicative house designs adjacent to each other are prohibited. Simple reverse configurations of the same house design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted by the planning director in special circumstances where similar architectural consistency provides a distinct character for a cluster of homes surrounding an open space or on a particular street (cottage homes around a common open space are an example).

b. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:

i. Ten to 19 homes, a minimum of four different facade elevations shall be used.

ii. Twenty to 39 homes, a minimum of five different facade elevations shall be used.

iii. Forty to 69 homes, a minimum of six different facade elevations shall be used.

iv. Seventy or more homes, a minimum of seven different facade elevations shall be used.

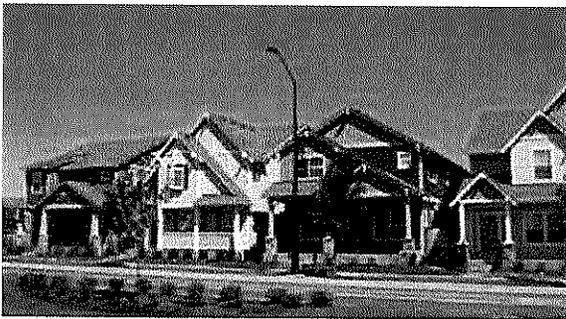


Figure 7. Examples of homes featuring different facade elevations. Notice the different rooflines, entry features, window designs/locations, exterior materials, and colors.

c. In order to qualify as a different facade elevation, dwellings shall have different roofline configurations, different color palettes, and different porch/entry design. In addition, a minimum of two of the following alternatives shall be utilized:

i. Different window openings (location and design).

ii. One and two story houses.

iii. Different exterior materials and finishes.

iv. Different garage location, configuration, and design.

v. Exceptions: Other different design element that helps to distinguish one facade elevation from another as determined by the planning director.

5. Exterior Materials.

a. Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).

b. Stucco and other troweled finishes should be trimmed in masonry or wood.

c. Mirrored glass and exposed concrete block (except for foundation/crawl space walls where not visible from the street) are not in keeping with the historic character of Eatonville and are prohibited.

d. T-111 siding and other plywood types of siding (board and batten is an exception) shall not be used for facades adjacent to or directly viewable from a street.

6. Roof Design. Provide pitched or articulated roof line, or other roof element such as eyebrow roof forms or dormers that emphasize building form and help it to fit in with neighboring structures with prominent roofs. Pitched roofs shall utilize a minimum slope of 4:12. Encourage rooflines along the side yard that maximize solar access to adjacent homes and/or private open space.

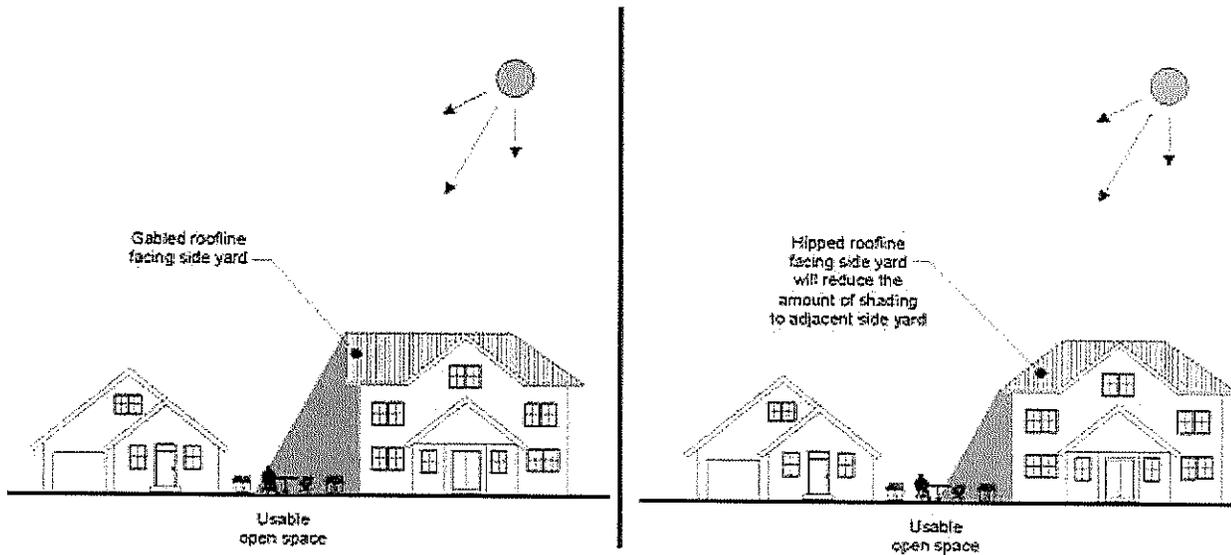


Figure 8. Encourage rooflines along the side yard that maximize solar access to adjacent homes and/or private open space.

7. Accessory Buildings. Accessory buildings (including detached garages) with more than 120 square feet of floor area shall be designed compatible with the house by using consistent materials, detailing, and roofline, as determined by the planning director. (Ord. 2010-09 § 1, 2010).

8. Exceptions:

a. Building designs associated with proposed minor remodeling may request an exception to the Building Design standards. It shall be the applicant's responsibility to successfully demonstrate:

i. If granted, how the resulting development will meet the intent of the design standards and be compatible with the existing and/or future development of the neighborhood; and,

ii. The minor remodel will cost less than \$5,000; and,

iii. The minor remodel costs are calculated at fair market value; and,

iv. Provide three (3) complete project cost estimates (unless waived by the Director); and,

v. Remodel costs associated with approved exceptions shall not exceed \$5,000 every two (2) years.