

Chapter 19.03 DESIGN STANDARDS FOR COMMERCIAL AND MULTIFAMILY ZONES

Sections:

- [19.03.010 Street Type Site planning.](#)
- [19.03.020 Street Frontages and Site LayoutSite design elements.](#)
- [19.03.030 Side and Rear Yard DesignBuilding design.](#)
- [19.03.040 Multiple Building/Large Lot Development](#)
- [19.03.050 Internal Vehicular Circulation and Driveways.](#)
- [19.03.060 Site design elements.](#)
- [19.03.070 Sidewalks and Pedestrian Circulation.](#)
- [19.03.080 Pedestrian Amenities.](#)
- [19.03.090 Service Elements and Mechanical Equipment.](#)
- [19.03.100 Lighting.](#)
- [19.03.110 Building design.](#)
- [19.03.120 Architectural Vision.](#)
- [19.03.130 Architectural Scale/Massing.](#)
- [19.03.140 Building Corners – Applicability.](#)
- [19.03.150 Building Details.](#)
- [19.03.160 Building Materials – Applicability.](#)
- [19.03.170 Blank Walls.](#)

19.03.010 Street Type Site planning.

The relationship of buildings, parking lots, and landscaping elements to the town's streets depends upon the type of street a site fronts onto. Eatonville's commercial and multifamily zones feature a hierarchy of four different types of streets – illustrated in Figure 1 below.

Storefront streets, which are intended to be lined with *storefronts*; mixed-use streets, which are intended to allow for *storefronts* or a combination of retail, office, civic, and/or residential uses with a landscaped setback; gateway street, which refers to Center Street E and is unique enough to deserve its own set of standards; and landscaped streets (not highlighted in Figure 1), which refers to streets where landscaped setbacks are required.

Designations for new streets in applicable zones shall be made by the town and designated on the plat or other applicable plans. The standards in this chapter (and in other chapters) thus refer to these particular types of streets.

Figure 1. ~~Street Type Map of street types for the purpose of determining street frontage and site layout standards in commercial and multifamily zones.~~

19.03.020 A. Street Frontages and Site Layout.

1. Intent.

- a. To create an active and safe pedestrian environment by encouraging development to orient towards the street.
- b. To strengthen and reinforce the pedestrian-oriented character of Eatonville's downtown, neighborhoods, and corridors.
- c. To enhance the visual character of Eatonville's streets.

2. *Storefront* Streets. (See Figure 1 for applicable streets.)

a. Building location and design. Buildings must be located adjacent to the sidewalk and feature a *pedestrian-oriented facade* (see Figure 2). Such facades must include:

- i. Primary building entrance must face the street and must be open to the public during all business operating hours. For street corner properties, entries shall be placed along both facades or directly at the street corner.
- ii. The facade must include transparent windows and/or doors along 75 percent of the ground floor at heights between two to eight feet above the ground. Glazed windows and doors that limit clear visibility into the building shall not count as "transparent." For sloping sites, the transparent windows must be positioned between three to eight feet above the ground on average.
- iii. The facade must include weather protection at least six feet wide along at least 75 percent of the facade.

Exception: Buildings may be set back from the sidewalk where *pedestrian-oriented space* is included between the sidewalk and the building.

DEPARTURES: Public and institutional (e.g., churches, hospitals) buildings and buildings housing permitted assembly uses are eligible for departures to the items in subsections (A)(2)(ii) and (iii) of this section provided the design treatment meets the intent of the standards.

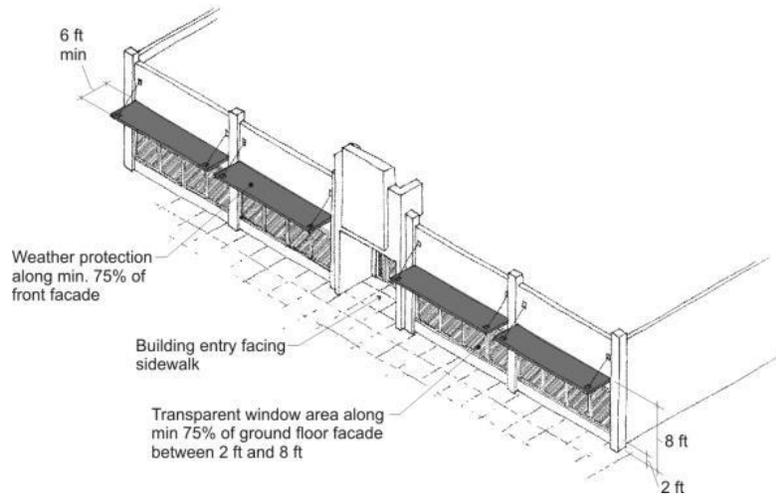


Figure 2. Pedestrian-oriented facade requirements.

b. Parking Lot Location. Parking lots must be located behind buildings and away from *storefront* streets. New parking lots adjacent to a pedestrian-oriented street are prohibited. [\(See Figure 3.\)](#)

DEPARTURES may be considered by the town provided the development configuration and treatment to screen the parking lot meets the intent of the standards. In all such departures, no more than 60 feet of frontage may be occupied by parking and design features must be included to define the street edge along the sidewalk. An example includes a low wall or planter with a landscaped *trellis* on top. Such features shall be designed to provide eye level views into the parking lot (generally from heights between three and eight feet above grade).

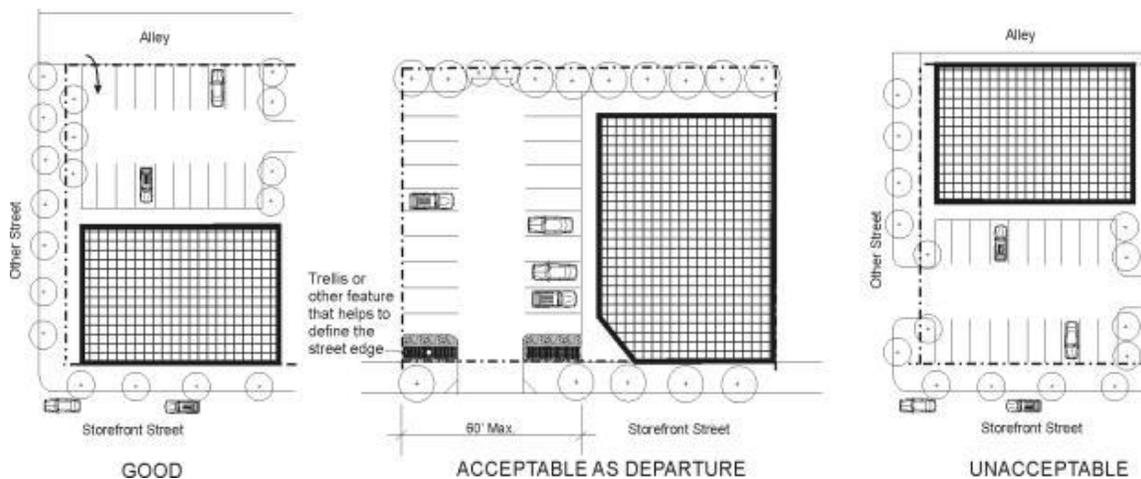


Figure 3. Parking location standards.

c. Structured Parking. Structured parking facilities shall be located below, above, or behind *storefronts*. Structures incorporating above-ground parking facilities must comply with building design standards in EMC [19.03.030](#).

3. Mixed-Use Streets. (See Figure 1 for applicable streets.)

a. Buildings featuring non-residential uses on the ground floor may be placed up to the edge of the sidewalk (unless otherwise noted) only if they feature a *pedestrian-oriented facade*, as defined.

b. All other developments must feature at least 10 feet of landscaping or *pedestrian-oriented space* between the sidewalk or front property line and any building, parking area, storage, or service area.

Landscaping between the sidewalk and any parking area shall include:

i. Trees, as approved by the planning director, shall be planted at a rate of one tree per 300 square feet of landscaped area. Choose tree, location, and trimming method to maximize visibility between windows and the street for safety.

ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between three and four feet.

iii. Ground cover shall be planted in sufficient quantities to provide 100 percent coverage of the landscaped area within three years of installation.

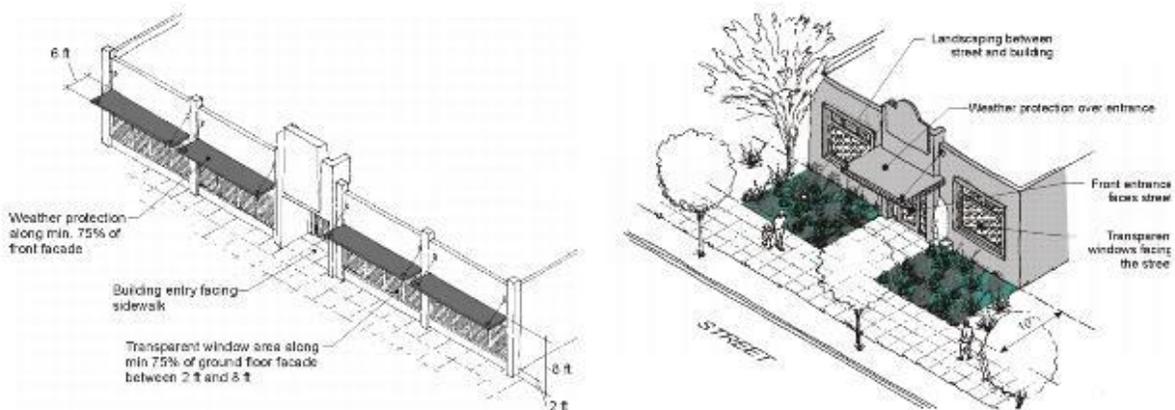


Figure 4. Development fronting on mixed-use streets may feature either a pedestrian-oriented facade or a landscaped setback.

DEPARTURES: Reduced width planting strips and/or alternative landscaping designs will be considered by the town where the applicant can successfully demonstrate that the streetfront design creates an attractive, safe, and comfortable pedestrian environment that is consistent with the goals and objectives of the downtown plan. Such proposals must include design elements that clearly go beyond minimum requirements. For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk, extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale. For reduced setbacks for residential uses, the town may require that the ground floor be elevated at least three feet above the level of the sidewalk to increase privacy for the streetfront residential units.

c. Building Entrances. Buildings must feature pedestrian entrances that face the streets (see Figure 4).

Exceptions: Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street.

d. Facade Transparency. Transparent windows and/or doors shall cover at least 25 percent of the ground floor facade of non-residential uses between four and eight feet above the sidewalk. For residential facades, this transparency requirement shall be 15 percent for the entire facade (all vertical surfaces facing the street).

DEPARTURE: Reduced transparency proposals will be considered by the town provided alternative design treatments maintain some visibility between the inside of the building and the street. Example treatments (in addition to transparent window areas) could include, but are not limited to, a vertical *trellis* with vine plants, a mural, a series of terraced planting beds between the facade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A *blank wall* with no windows and a simple evergreen planting screen will not be enough to meet the intent of the standards.

e. Parking Lot Location. Parking lots must be located to the side or rear of buildings and may not be located adjacent to intersections. For multi-building developments, no more than 50 percent of the street frontage may be occupied by parking lots and vehicle access areas. [\(See figure 5.\)](#)

DEPARTURE: The town may grant flexibility to the 50 percent requirement for one street frontage where a property fronts on more than one mixed-use street or corridor and there are no other reasonable alternatives.

Depending on width and visibility of frontage, additional design features may be required to mitigate impacts of parking lots on the pedestrian environment and define the street edge. Examples could include a *trellis* system with vines and/or a decorative low wall that incorporates landscaping. Such treatments shall maintain adequate eye level visibility into the site from the street for safety.

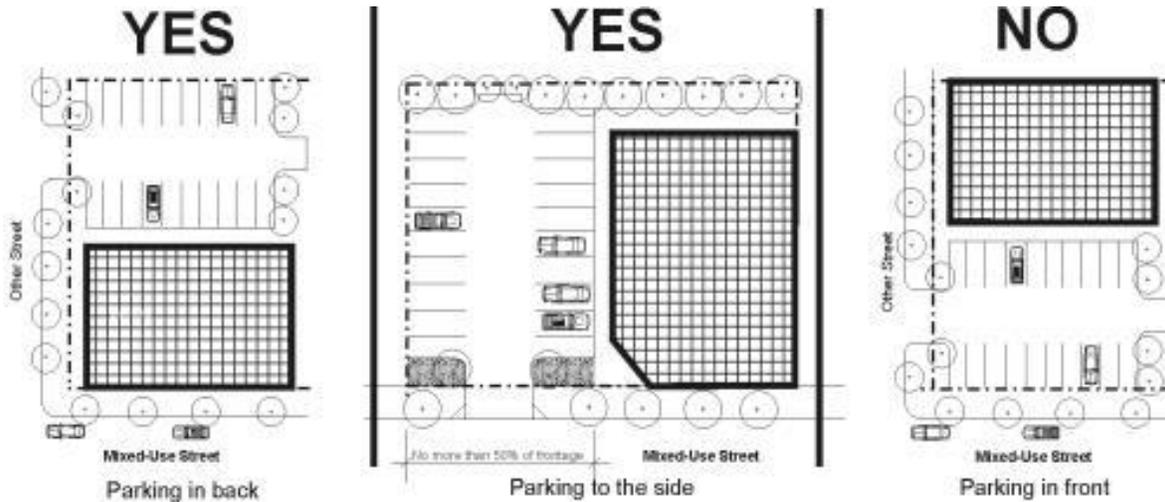


Figure 5. Parking location standards for properties fronting mixed-use streets.

f. Structured parking configurations should locate parking areas below, above, or behind uses. Structures incorporating above-ground parking facilities must comply with building design standards in EMC [19.03.030](#).

4. Gateway Streets. (See Figure 1 for applicable streets.)

a. Landscaping Along Sidewalk. All new developments and ~~Level III~~major remodels shall provide a planting strip between the sidewalk and any building, parking lot, service, or storage area. The minimum width of planting strips shall be 10 feet adjacent to applicable portions of Center Street and 25 feet adjacent to SR-161 along commercially zoned sites in Ohop Valley. The planting strip shall meet the landscaping standards specified in Figure 6 below. Trees and shrubs shall be maintained to maximize eye and car-level views into the site (shrubs at a maximum of three feet in height and trees limbed up to eight feet or higher if possible) for safety and business visibility.

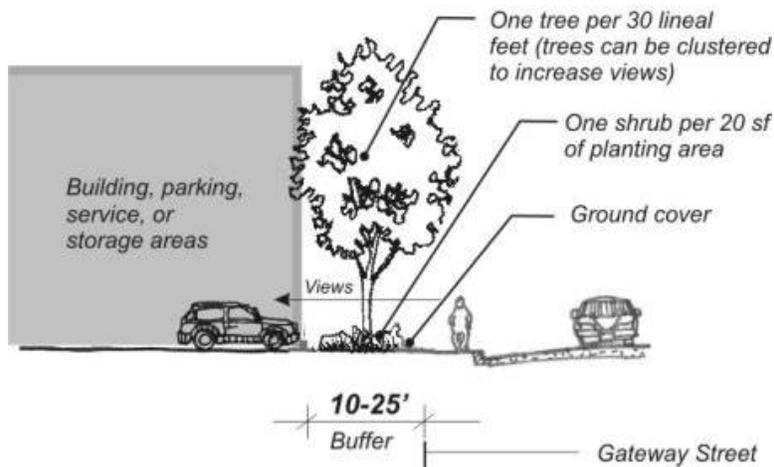


Figure 6. Landscaping standards for planting strips along gateway streets.

b. Building Location. Buildings are encouraged to be located towards the street and adjacent to the front planting strip required above. However, buildings placed in other locations are acceptable provided they meet pedestrian access and transparency requirements herein.

c. Pedestrian Access. All buildings must have clear pedestrian access between the sidewalk and all buildings. 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.

d. Facade Transparency. Transparent windows and/or doors shall cover at least 25 percent of the ground floor facade of non-residential uses between four and eight feet above the sidewalk. For residential facades, this transparency requirement shall be 15 percent for the entire facade (all vertical surfaces facing the street).

DEPARTURE: Reduced transparency proposals will be considered by the town provided alternative design treatments maintain some visibility between the inside of the building and the street. Example treatments (in addition to transparent window areas) could include, but are not limited to, a vertical *trellis* with vine plants, a mural, a series of terraced planting beds between the facade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A *blank wall* with no windows and a simple evergreen planting screen will not be enough to meet the intent of the standards.

5. Landscaped Streets. (See Figure 1 for applicable streets.)

a. Landscaping Along Sidewalk. Landscaped setbacks at least 10 feet in width are required between the back of the sidewalk and any building or parking area. Landscaping between the sidewalk and any parking area shall include:

i. Trees, as approved by the planning director, shall be planted at a rate of one tree per 400 square feet of landscaped area.

ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between two and four feet. Lawn area may be used in place of up to 50 percent of the shrubs.

iii. Ground cover shall be planted in sufficient quantities to provide 100 percent coverage of the landscaped area within two years of installation.

Landscaping (plant types and maintenance) between the sidewalk and residential units shall maintain visual access between the dwelling units and the street.



Figure 7. Desirable building configuration along a landscaped street.

DEPARTURES: Reduced width planting strips and/or alternative landscaping designs will be considered by the town where the applicant can successfully demonstrate that the streetfront design creates an attractive, safe, and comfortable pedestrian environment. Such proposals must include design elements that clearly go beyond minimum requirements. For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk, extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale. For reduced setbacks for

residential uses, the town may require that the ground floor be elevated at least three feet above the level of the sidewalk to increase privacy for the streetfront residential units.

b. Parking Location. Parking lots shall be located to the side or rear of buildings. Parking lots may not be located adjacent to street corners.

c. Building Entries. All buildings must provide entries facing the street. For example, townhouses fronting on the street must all have individual entries accessible from the street. Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street. Configurations where enclosed rear yards back up the street are prohibited.

d. Facade Transparency. At least 15 percent of the building facades (for all uses) must be transparent. All vertical surfaces facing the street shall be considered part of the facade. Openings in parking garages may not be used to meet this requirement, except when designed with *fenestration* and detailing techniques that make the garage appear to be a habitable part of the structure.



Figure 8. Development examples along a landscaped street.

19.03.030B. Side and Rear Yard Design.

1. Intent.

a. To provide for compatibility between developments.

b. To provide side and rear yard design options that enhance the area's pedestrian environment and the setting for development.

2. Side/Rear Yard Design Options. Project applicants shall incorporate one or more of the following design options into the site's design:

- a. Provide a zero-lot line fire wall for commercial or mixed-use developments fronting on *storefront* or mixed-use streets. This configuration provides for the maximum use of property. Developments are encouraged to consider the design implications to the adjacent property.
- b. Provide a shared internal drive or public street/alley along the property line. This configuration may be required by the town for large sites where there is a strong need for internal connectivity. Depending on the status of the adjacent property, this may be partial roadway along the property line or a complete roadway entirely within the subject property. This determination will be made by the planning director. Where the roadway is constructed entirely within the subject property, at least five feet of Type I, II or III landscaping shall be provided between the road and the property line.
- c. Provide a trail or other internal pathway along the property line. Trails that span the property line require written approval from the adjacent property owner. Other trails require at least five feet of Type I, II or III landscaping between the trail and the property line.
- d. Retain existing native or desirable mature vegetation along the side or back property line.
- e. Provide a six-foot-tall wood or masonry fence and/or at least five feet of Type I or II landscaping along the side and/or rear property line(s). These options may be used only where options in subsection (B)(2)(a), (b), (c) or (d) of this section are not viable as determined by the planning director.
- f. A *rain garden* or other *low-impact development* measure may be incorporated as part of the treatments above.

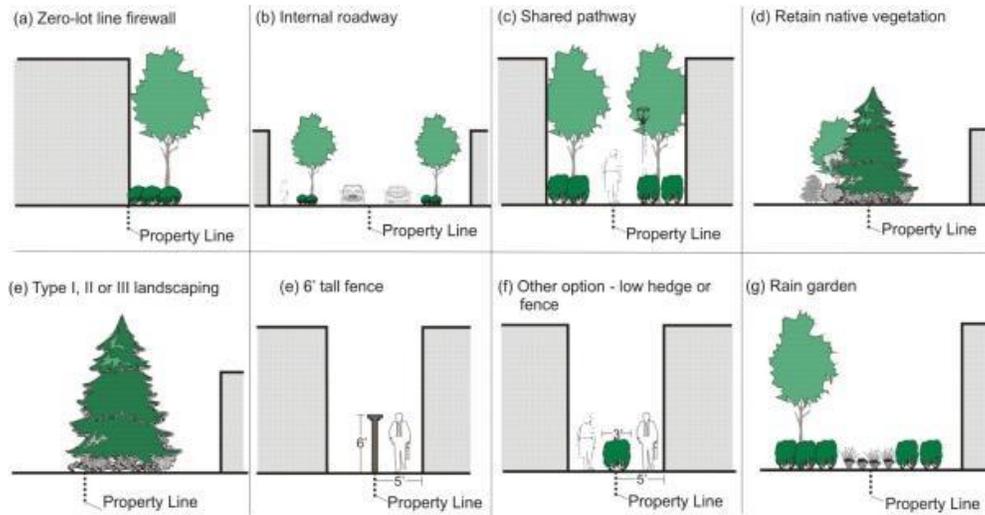


Figure 9. Side and rear yard design treatment options.

3. Solar Access and Privacy Along Side/Rear Yards.

- a. Buildings or portions thereof containing multifamily dwelling units whose solar access is only from the applicable side of the building (facing towards the side property line) shall be set back from the applicable side or rear property lines at least 15 feet. See Figure 11.
- b. *Balconies* or rooftop decks within 15 horizontal feet of a side property line must utilize opaque guard rails to minimize privacy impacts to adjacent properties.

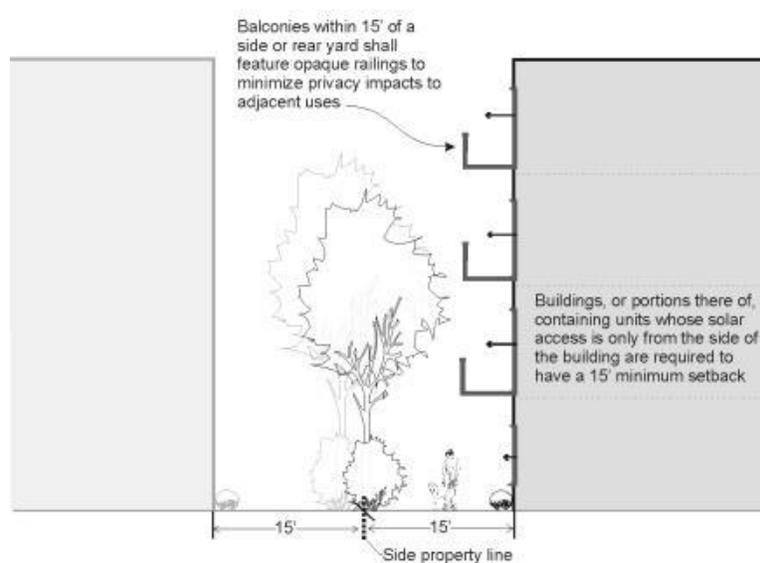


Figure 10. Solar access and privacy standards for multifamily residential buildings along side/rear yards.

19.03.040C Multiple Building/Large Lot Development.

1. Intent.

- a. To reduce impacts on adjacent uses.
- b. To take advantage of special opportunities to create a composition of buildings and landscaped features.
- c. To enhance pedestrian and vehicular circulation.
- d. To enhance the visual character of the community.

2. Large Site Design Criteria. All development permit applications for sites over two acres or with multiple buildings must demonstrate how the project meets all of the following criteria:

- a. Incorporates open space and landscaping as a unifying element. For example, the site plan in Figure 11 shows a focal point open space with connecting pathways, and consistent landscaping elements. The use of consistent palette of attractive landscaping materials will help to unify the development.
- b. Incorporate screening, utilities, and drainage as positive design elements of the site (example: create a “natural” open space or wet pond as a site feature to accommodate surface water runoff).
- c. Provides pedestrian paths or walkways connecting all businesses and the entries of multiple buildings. Again, see Figure 11 as a good example.
- d. Incorporates *low-impact development* stormwater management systems as part of the site plan. Participating in a multi-property stormwater facility or system will also satisfy this requirement.
- e. Building entrances must not be focused around a central parking lot but be connected by a sidewalk/pathway system and/or open space(s). Again, see Figure 11 as a good site layout example.

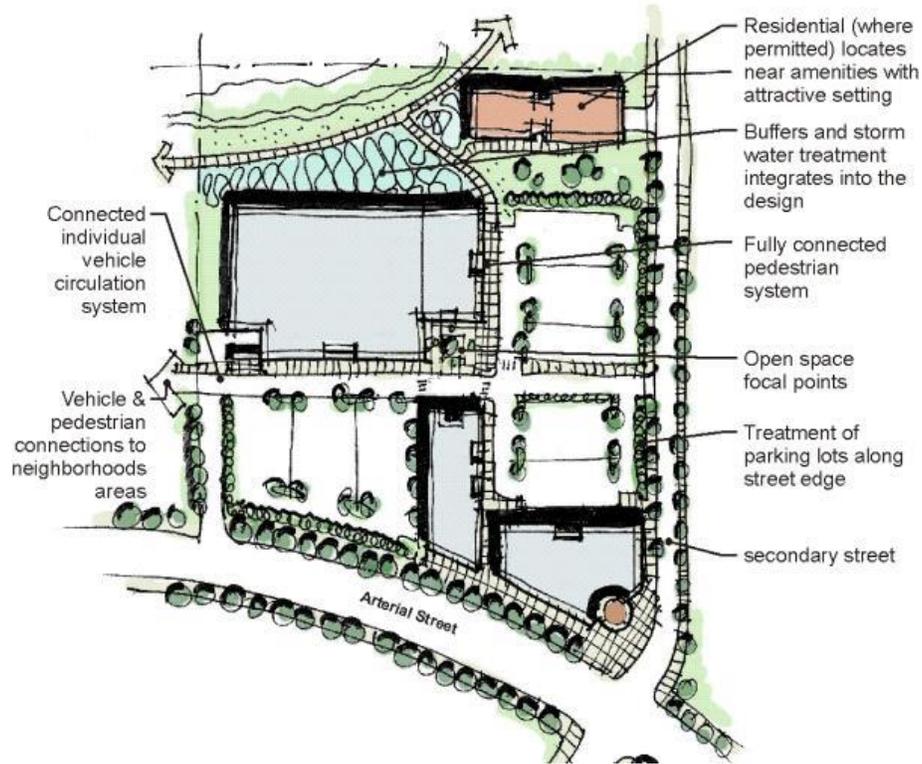


Figure 11. Illustrating large site development design criteria.

3. Mill Site Design Criteria. In addition to the design criteria set forth in subsection (C)(2) of this section, development proposals on the former mill site shall demonstrate how the proposal meets the following criteria:

- a. The natural areas adjacent to the Mashell River shall be preserved and utilized as a major site amenity. Native vegetation along the river's edges shall be retained in a natural state.
- b. Incorporates features of the historic mill (per historical records/photos) into the architecture and site design of the development.

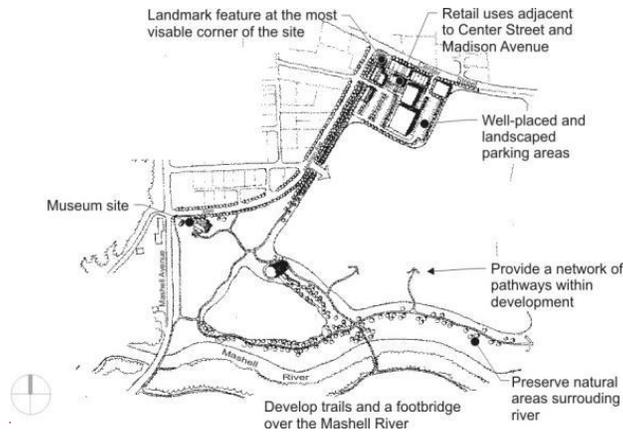


Figure 12. Key mill-site development features.

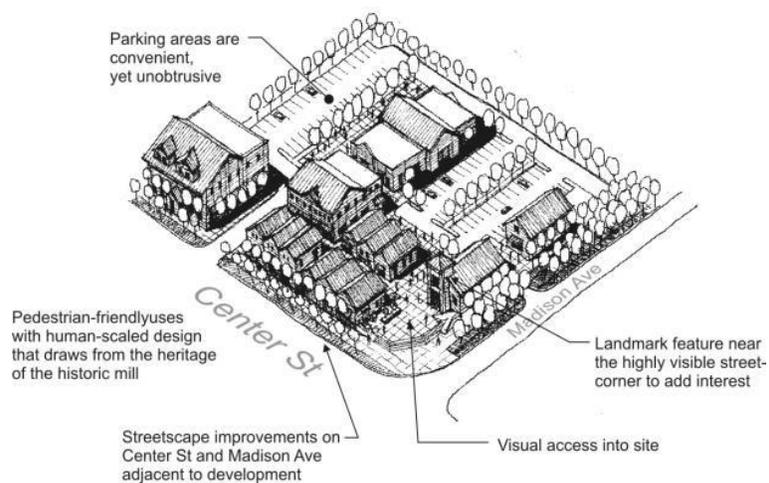
c. A decorative entry feature shall be developed at the Center Street/Madison Avenue intersection. This feature is intended to announce the site and welcome visitors. Physical and visual access into the site is strongly encouraged. The illustration in Figure 13 provides an example as to how this can be accomplished.

d. A network of on-site pathways shall be provided throughout the development, connecting all uses on the site. Specifically:

i. Develop a trail along the north side of the Mashell River.

ii. Provide pedestrian connections that lead to these and other trails.

Depending on the nature of the site and adjacent uses, the type of pathway can range from a wide-paved multi-purpose pathway to a nature trail.



~~Figure 13. A desirable development example for the northwest corner of the mill site.~~

~~19.03.050D~~, Internal Vehicular Circulation and Driveways.

1. Intent.

a. To provide safe, convenient access to commercial sites without diminishing quality pedestrian walking or visual experiences.

b. To enhance the safety and function of public streets.

2. Internal Vehicular Circulation. Developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and should provide the opportunities for future connections to adjacent parcels. For example, large sites (at least two acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale similar to most pedestrian-oriented downtowns.

3. Driveway Standards.

a. Projects adjacent to SR-161 shall comply with the state's access management regulations.

b. Limit Number of Driveways. ~~In order to promote the retention of on-street parking, P~~parking lot entrances, driveways, and other vehicle access routes onto private property from a street shall be restricted to no more than one point of access (including one entrance lane and one exit lane; excluding ally access) ~~per 300 linear feet of property as measured horizontally along the street face, except as may be approved by the Town Engineer/Public Works Director.~~

c. Encourage Shared Driveways. ~~Properties with less than 300 linear feet of street frontage~~New projects without existing access should~~shall~~ make a genuine effort to negotiate shared access with adjoining property owners.

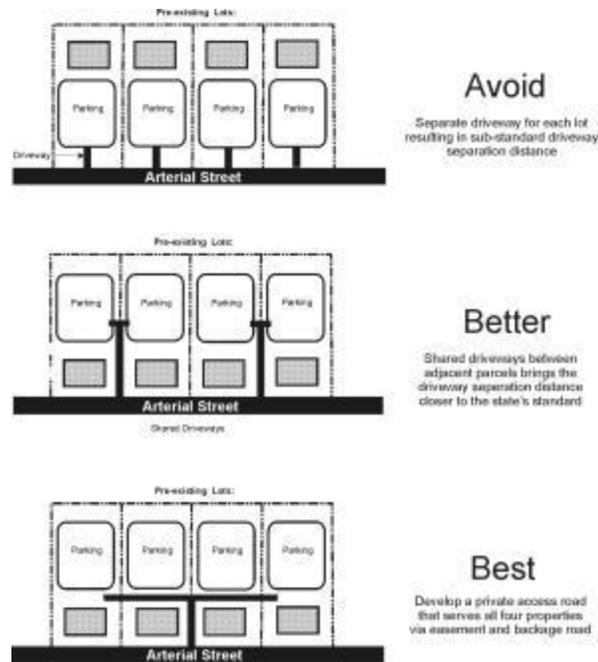


Figure 14. Encourage shared driveways.

d. Driveways for Corner Lots. Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.

Exception: Corner lots may have one entrance per street provided the owner provides evidence acceptable to the planning director that they are unable to arrange joint access with an abutting property.

4. Parking Garage Entrances. Parking garage entries (both individual private and shared parking garages) must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road. Specific standards and guidelines:

a. Townhouse developments featuring two-car garages facing a public or private drive (where the primary pedestrian entry is off the same drive) are required to employ tandem garages on at least 50 percent of the units to minimize the garage's negative visual impact on the street and visual environment. Garages facing alleys are exempt from this standard.

b. Townhomes and all other multifamily dwelling units with private exterior ground floor entries must provide at least 20 square feet of landscaping adjacent to the entry. This is particularly

important for units where the primary entrance is next to private garages off of an interior access road. Such landscaping areas soften the appearance of the building and highlight individual entries.



Figure 15. Acceptable (top) and unacceptable (bottom) townhouse parking garage entrance examples.

E. High Visibility Street Corners. In small gateway towns such as Eatonville, street corners are particularly important as they represent the most visible sites in town. The design of these corner sites and buildings sited on them warrant special design consideration.

1. Intent.

a. To enhance the character and identity of Eatonville.

b. To accentuate highly visible street corners.

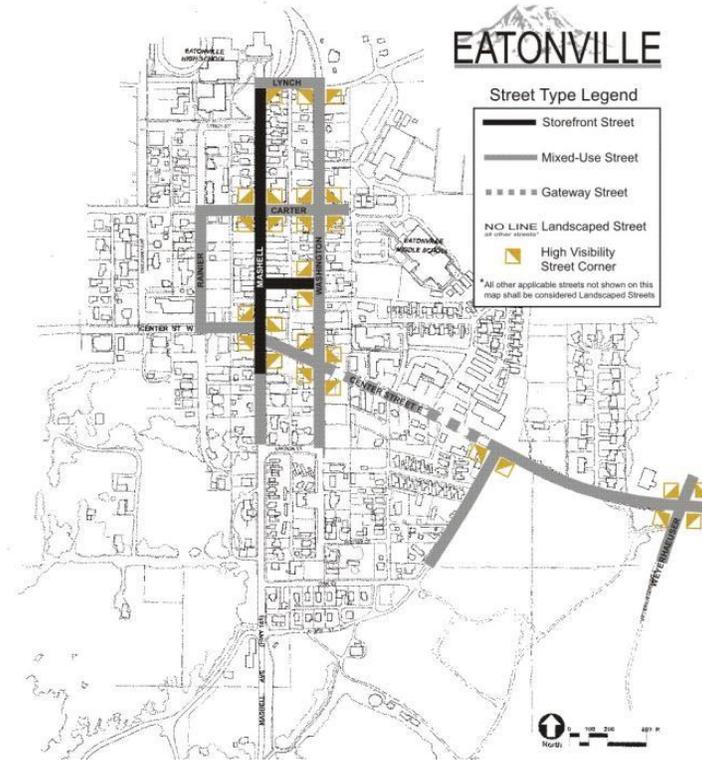


Figure 16. Map of designated high-visibility street corners.

~~2. Design Options. All development proposals located at designated high-visibility street corner (see Figure 16 on the previous page) sites shall include at least one of the design treatments described below (in order of preference):~~

- ~~a. Locate a building towards the street corner (within 15 feet of the corner property line). All such buildings shall comply with building corner standards in EMC 19.03.030.~~
- ~~b. Provide pedestrian-oriented space at the corner leading directly to a building entry or entries.~~
- ~~c. Install substantial landscaping (at least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and or ground cover). In addition to the landscaping, the space shall include a special architectural element, such as a trellis, decorative monument sign, or clock tower, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses).~~

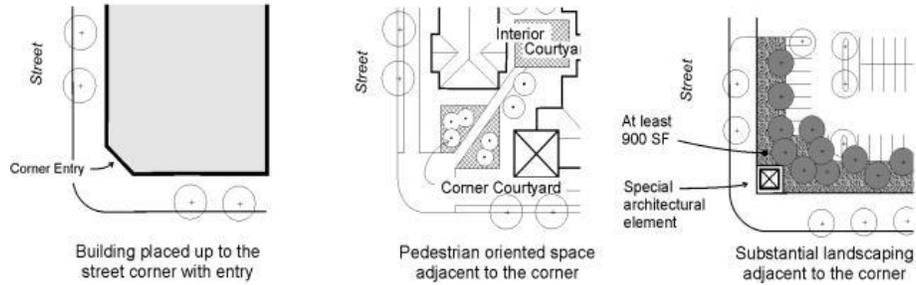


Figure 17. Acceptable street corner examples.

(Ord. 2010-09 § 1, 2010).

19.03.060-19.03.020 Site design elements.

This section addresses standards for site design elements found in 19.03.060 thru 19.03.100, such as sidewalks, internal pathways, pedestrian amenities, on-site open space, service element location and design, and lighting.

19.03.070A. Sidewalks and Pedestrian Circulation.

1. Intent. To improve the pedestrian environment by making it easier, safer, and more comfortable to walk to and between businesses, along streets, and through parking lots.

2. Sidewalk Design. Developments shall utilize appropriate sidewalk widths, materials, designs, and construction standards and guidelines to enhance pedestrian access and complement town life. Specifically:

a. Sidewalks shall be constructed per the town’s engineering design and development standards (EDDS), unless otherwise directed by these design standards and guidelines.

b. Sidewalk standards by street:

Table 1. Basic Sidewalk Types Defined [STAFF TO PROPOSE TABLE AMENDMENT]

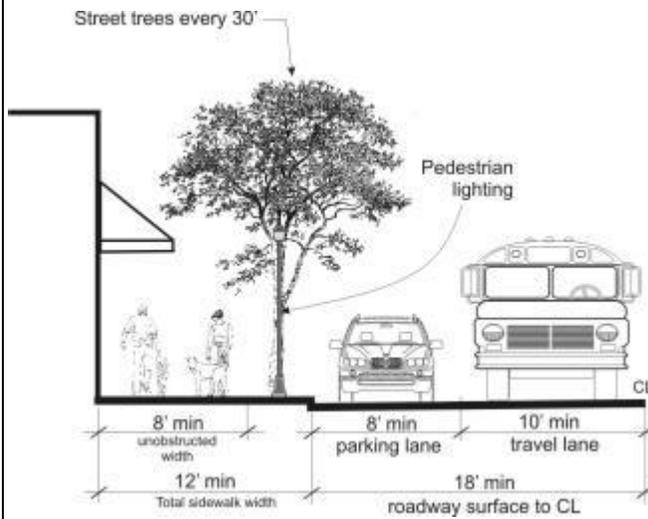
Storefront Street Standards.
(See Figure 1 for applicable streets.)

12' min. sidewalks with trees every 30' in grates and 8' min. unobstructed sidewalk width
(Exception: No trees on Mashell

- from Center to Carter)

Wider sidewalks encouraged to provide outdoor seating area and/or

- outdoor display area



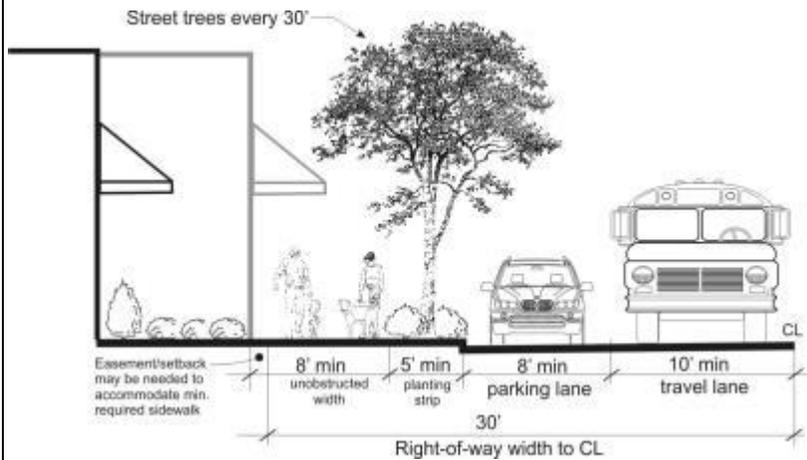
Mixed-Use Street Standards.
(See Figure 1 for applicable streets.)

8' min. sidewalks with 5' min.

- planting strips trees every 30'

Wider sidewalks encouraged to provide outdoor seating area and/or

- outdoor display area



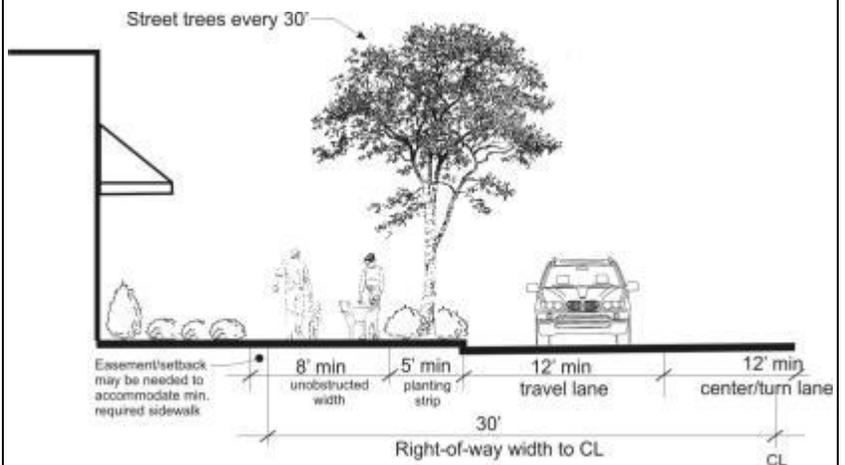
Center Street E and Ohop Valley Street Standards.

8' min. sidewalks with 5' min.

- planting strips trees every 30'

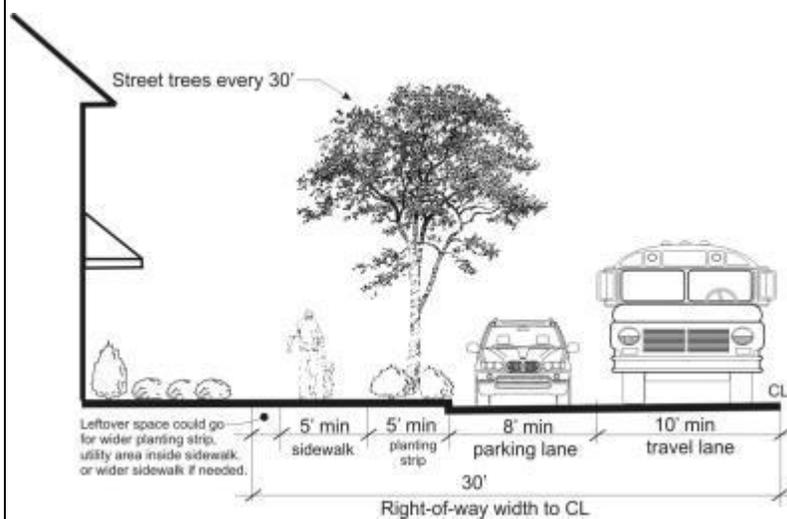
Wider sidewalks encouraged to provide outdoor seating area and/or

- outdoor display area



Landscaped Street Standards.
(See Figure 1 for applicable streets.)

- 5' min. sidewalks with 5' min. planting strips trees every 30'
- Wider sidewalks encouraged to provide outdoor seating area and/or outdoor display area



c. No business activities are allowed in the minimum required sidewalk width.

3. Internal Pedestrian Circulation.

a. 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, preferably from both streets. Buildings with entries not facing the street should have a clear and obvious pedestrian access way from the street to the entry.

b. 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.

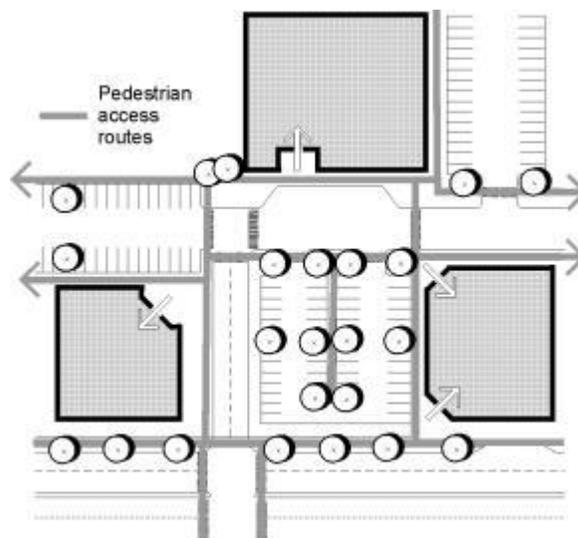


Figure 18. Good internal pedestrian circulation. Note connections from the street, between buildings and through parking lots.

c. Parking Lot Pathways. 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 a distance of 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. Trees and pedestrian-scaled lighting (maximum 15 feet in height) shall be used to clearly define pedestrian walkways or other pedestrian areas within the parking area.

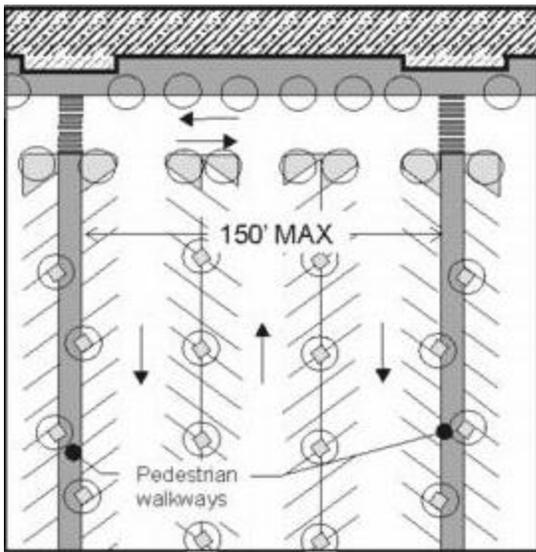


Figure 19. Parking lot pathway standards and example.

4. Internal Walkway Widths and Design.

a. Internal pathways along the front facade of mixed-use and retail buildings 100 feet or more in length (measured along the facade) that are not located adjacent to a street must be at least 12 feet wide with eight feet minimum unobstructed width and include the following:

- i. A minimum of one street tree per every 60 lineal feet of building facade must be provided. The street trees should be placed an average of 30 feet on-center and placed in grates (except where trees are placed in planting strips). Breaks in the tree coverage

will be allowed near major building entries to enhance visibility. However, no less than one tree per 60 lineal feet of building facade must be provided.

ii. Planting strips with a pathway of at least eight feet in width (with a combined pathway and planting strip of at least 14 feet in width) must be provided between any vehicular access or parking area and the pathway.



Figure 20. Internal walkway standards and an example along retail or mixed-use buildings.

b. 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. See Figure 21 for considerations.

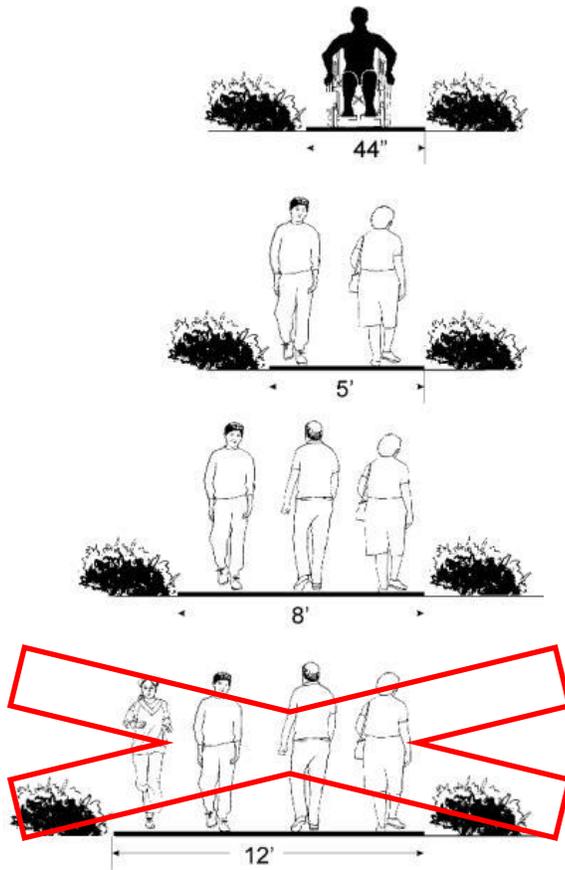


Figure 21. Considerations for pathway walking widths.

c. Pedestrian walks shall be separated from structures by at least three feet of landscaping, except where the adjacent building features a *pedestrian-oriented facade*.

DEPARTURES: The town shall consider alternative treatments to provide attractive pathways. Examples include the use of planter boxes and/or vine plants on walls, sculptural, mosaic, bas-relief artwork, or other decorative wall treatments that meet the intent of the standards. See Figure 23 for an example treatment that would meet the departure criteria.

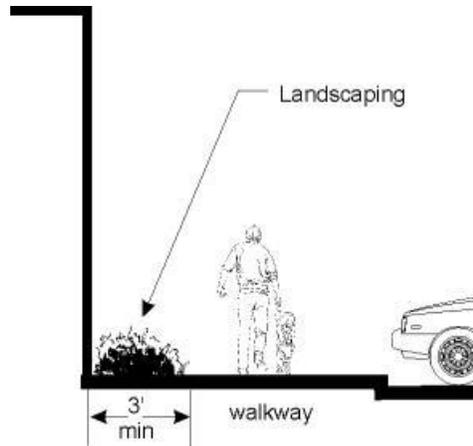


Figure 22. Separate internal pathways from buildings by landscaping.



Figure 23. A good departure example for a walkway along a non-pedestrian-oriented facade.

d. All internal walkways along *pedestrian-oriented facades* and walkways on the edge of parking areas shall feature at least one street tree for every 30 feet of walk. Trees may be spaced to maintain entry sign visibility.

5. Pedestrian Crossings.

- a. Crosswalks are required when a walkway crosses a paved area accessible to vehicles.
- b. Applicants must continue the sidewalk pattern and material across driveways.

19.03.080B- Pedestrian Amenities.

- 1. Intent. To create attractive and comfortable pedestrian environments.

2. Durable Pedestrian Furniture. Pedestrian furniture provided in public spaces shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.

3. Streetscape Amenity Options. Streetscape amenities should be included along all designated *storefront* streets, mixed-use streets, and gateway streets (see Figure 1 for applicable street type designations). For each 100 cumulative lineal feet of *storefront* street frontage, at least four of the desired amenity elements listed below should be included. Along designated mixed-use streets, at least two amenity elements shall be included. The type, location, and design of chosen amenities shall contribute to a well-balanced mix of features on the street, as determined by the planning director. Desired amenities include:

a. Seating. Each six feet of seating area or four individual seats count as one amenity element. Seating areas should generally be located in areas that provide views of pedestrian activity. Seating ledges must be at least 12 inches wide to qualify.

~~b. Trash Receptacles. To qualify as an amenity, at least one trash receptacle is needed per 100 linear feet of sidewalk. For designated pedestrian-oriented streets, this shall be required.~~

c. Permanent landscaping elements including planting beds and other landscaping elements that add visual interest to the sidewalk as determined by the planning director.

d. Special pavement patterns and/or tree grates.

e. Bicycle racks.

f. Informational kiosks (worth two amenity elements).

g. Decorative clocks (count as two amenity elements).

h. Artwork (counts as two amenity elements).

i. Special lighting.

j. Other amenities that meet the intent as determined by the planning director.

~~j. If amenities are located on private property and are immediately adjacent to the right-of-way, such amenity may potentially be counted if determined appropriate by the Planning Director.~~

Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement to less than 5-feet shall not qualify as an amenity to meet this standard.

All features are subject to planning director approval.



Figure 24. Streetscape amenity examples. Image 1 includes benches and several large potted plants; Image 2 includes similar features plus a decorative bench and a permanent planting element; Image 3 is a decorative clock; Image 4 is a historical plaque; Image 5 is an informational kiosk; Image 6 includes decorative paving design/materials.



Figure 25. More streetscape amenity examples. Image 1 includes a decorative tree grate; Image 2 includes decorative artwork/paving related to the character and identity of the area; Image 3 is a decorative bicycle rack; Image 4 includes a rain garden planting strip; Image 5 is a decorative bench; Image 6 includes a sitting ledge incorporating student artwork.

19.03.090C. Service Elements and Mechanical Equipment.

1. Intent.

- a. To minimize the potential negative impacts of service elements.
- b. To encourage thoughtful siting of service elements that balance functional needs with the desire to screen negative impacts.

2. Service Element Location and Design. All developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

a. Service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on- and off-site) residents or other uses, and pedestrian areas.

b. The designated spot for service elements shall be paved with concrete.



Figure 32. Appropriate service area location and enclosure example.

c. Appropriate enclosure of the common trash and recycling elements shall be required, as determined by the planning director. Requirements and considerations:

i. Service areas visible from the street, pathway, *pedestrian-oriented space* or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence at least six feet high. Developments are encouraged to use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block or stone.

ii. The sides and rear of the enclosure must be screened with Type I, II, or III landscaping at least five feet deep in visible locations as determined by the planning director to soften the views of the screening element and add visual interest.

iii. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.

iv. Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.

v. Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.

vi. Preferably, service enclosures are integrated into the building itself.

3. 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, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.



Figure 33. Good and bad utility meter configurations. The examples on the top are consolidated and somewhat screened by landscaping elements, whereas the bottom examples are exposed and degrade the character of these townhomes.

4. Rooftop Mechanical Equipment. All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

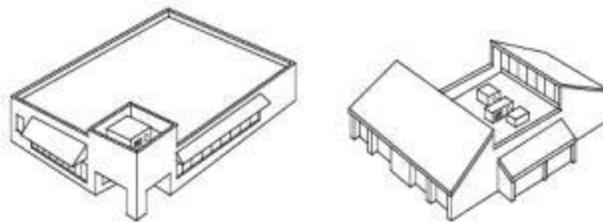


Figure 34. Screening examples of rooftop mechanical equipment.

19.03.100D, Lighting.

1. Intent.

- a. To encourage the judicious use of lighting in conjunction with other security methods to increase site safety.
- b. To encourage the use of lighting as an integral design component to enhance buildings, landscaping, and other site features.
- c. To encourage night sky visibility and to reduce the general illumination of the sky in Eatonville.
- d. To reduce the horizontal glare and vertical light trespass from a development onto adjacent parcels and natural features.
- e. To discourage the use of lighting for advertising purposes.

2. Lighting Standards and Guidelines. Provide appropriate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

- a. All public areas shall be lighted with average minimum and maximum levels as follows:
 - i. Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
 - ii. Moderate (for moderate or high volume pedestrian areas) of one to two foot candles;
and
 - iii. Maximum (for high volume pedestrian areas and building entries) of four foot candles.
- b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
- c. Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher

lighting fixtures may be considered with the approval of the planning director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

d. Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.

e. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

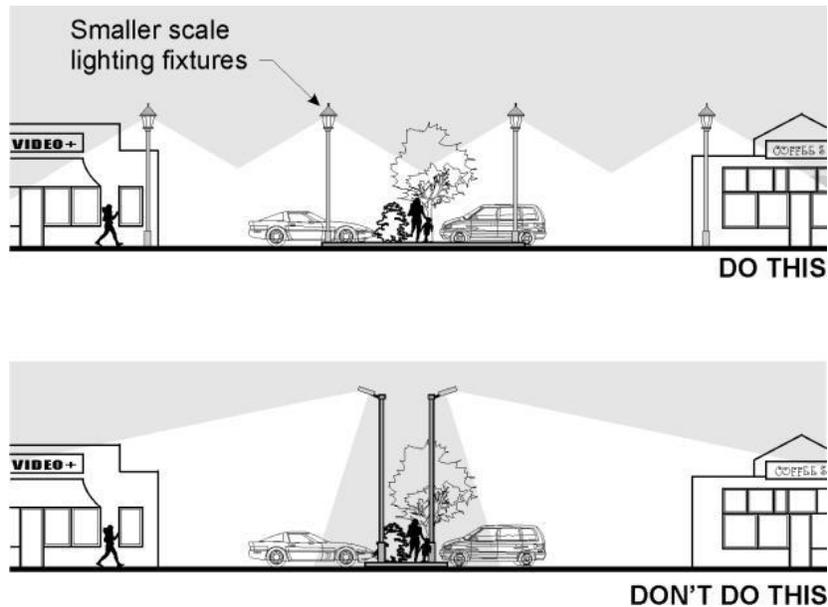


Figure 35. Lighting guidelines.

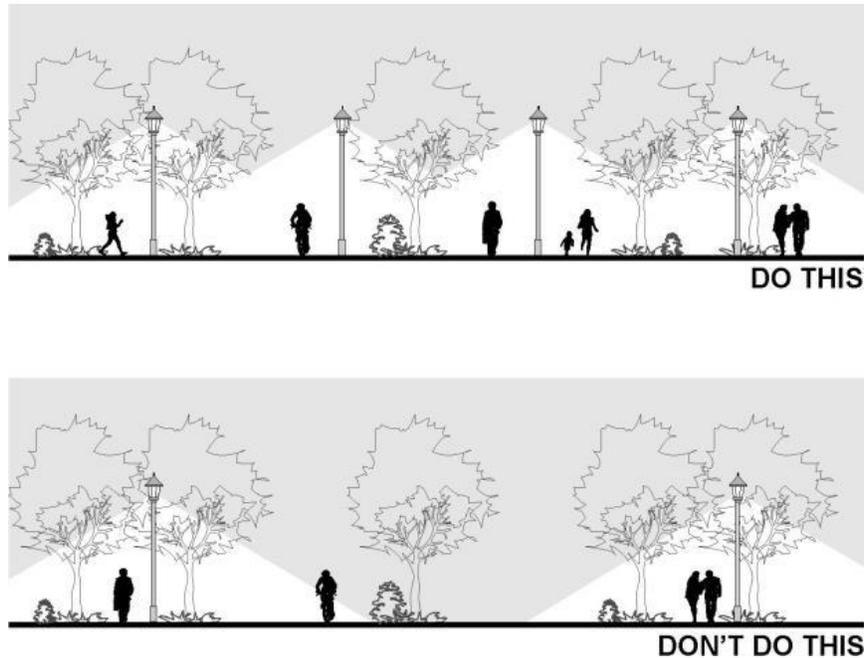


Figure 35 (continued). Lighting guidelines.

(Ord. 2010-09 § 1, 2010).

19.03.110 ~~19.03.030~~ Building design.

This ~~chapter-section~~ addresses standards and guidelines [found in 19.03.110 thru 19.03.170](#) for the design of buildings, including the architectural vision, scale and massing, building corners, building details and materials, and *blank wall* treatments.

19.03.120A. Architectural Vision.

1. Intent.

a. To promote architectural design that reinforces and strengthens Eatonville’s unique small town/historic mill town character/Mt. Rainier gateway location.

2. Architectural Character Standards and Guidelines. The architectural character standards seek to reinforce and strengthen Eatonville’s unique small town/historic mill town/Mt. Rainier gateway character/location by emphasizing the use of natural stone (preferably local), brick (which is evident in many remaining older commercial buildings and was locally produced), the use of heavy timbers, and/or natural wood siding (consistent with the area’s location, history, and setting).

All new non-residential structures shall utilize at least one of the following materials on their primary facade:

- a. Natural stone/rock covering at least 10 percent of the ground floor facade. The use of local materials such as round river rock is encouraged.
- b. Use of brick covering at least 20 percent of the ground floor facade.
- c. Use of exposed heavy timbers to accentuate rooflines, building entries, windows, or weather protection elements.
- d. Use of natural wood siding (stained, but not painted) as the predominant material (other than glass). This includes traditional forms of horizontal wood siding, board and batten, and use of shingles, but does not include T-111 siding or other similar plywood or sheet materials.

For other standards relating to building materials see subsection C of this section.

The images in Figure 36 on the following page exemplify the desired architectural character by integrating one or more of the materials used above.

DEPARTURES. The use/mix of alternative materials may be considered by the town where the applicant can successfully demonstrate that the design meets the intent of the standards.



Figure 36. Desirable architectural character incorporating the use of preferred materials.

3. No Corporate Architecture. Architecture that is defined predominantly by corporate identity features is prohibited. For example, some fast food franchises have very specific architectural features that reinforce their identity. Buildings that act as signs are prohibited.



Figure 37. Franchise fast food restaurants that modified their standard corporate design to fit into desired local design character (these do not necessarily fit Eatonville’s desired character, but they show how the franchises can modify their design if they want to be in a particular community).

19.03.130B- Architectural Scale/Massing.

1. Intent.

- a. To ensure that new buildings are consistent with the character and massing of the town’s existing conforming buildings.
- b. To enhance the visual character of Eatonville.

2. Building *Articulation* – *Storefronts*. All buildings adjacent to *storefront* streets or featuring a *pedestrian-oriented facade* built up to the sidewalk edge. Buildings must include *articulation* features no more than every 40 feet to create a pattern of small *storefronts*. Buildings less than 60 feet wide are exempt from this standard. At least two of the following methods must be employed:

- a. Use of window and/or entries that reinforce the pattern of 40-foot *storefront* spaces.

- b. Use of weather protection features that reinforce 40-foot *storefronts*. For example, for a business that occupies 120 feet of frontage, use three separate awnings to break down the scale of the *storefronts*. Alternating colors of the awnings may be useful as well.
- c. Change of roofline per subsection (B)(6) of this section.
- d. Use of vertical piers that reinforce *storefront* pattern.
- e. Change in building material or siding style.
- f. Other methods that meet the intent of the standards as approved by the planning director.

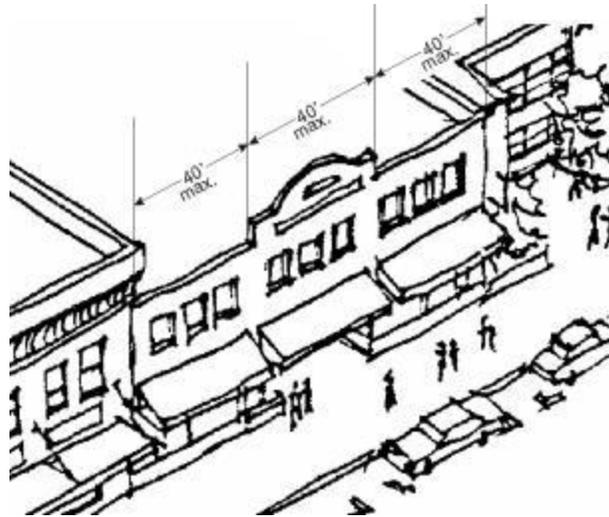


Figure 38. Storefront articulation standards.

DEPARTURES will be considered by the town provided the design meets the intent of the standards. For example, the proposed *articulation* may be longer, but if the building features attractive detailing, materials, interesting roofline treatments, and interesting *storefront* design that helps the design fit into the site's context and contributes to the pedestrian environment and existing/desired character, then perhaps it should be an approved departure.



Figure 39. Facades that meet (top image) and don't meet (bottom image) the storefront articulation standards. The top image uses repeating window/storefront patterns, separate weather protection elements, and vertical piers to successfully articulate the facade. The bottom image uses continuous window and weather protection elements and thus wouldn't comply with the standards.

3. Building *Articulation* – Other Non-Residential/Mixed-Use Buildings. All other buildings featuring non-residential uses on the ground floor (not covered in subsection (B)(2) of this section) shall include at least three of the following *articulation* features along all facades containing the public building entries (alley facades are exempt) at intervals of no more than 60 feet.

- a. Providing vertical building *modulation* of at least two feet in depth and four feet in width if combined with a change in siding materials and/or roofline *modulation* per subsection (B)(6) of this section. Otherwise, the vertical *modulation* shall be at least 10 feet deep and 15 feet wide to qualify.
- b. Providing horizontal *modulation* (upper level setbacks). To qualify for this measure, the minimum upper level setback shall be at least five feet and the treatment shall be used consistently with other *articulation* elements or utilized along at least 75 percent of the facade.
- c. Repeating distinctive window patterns at intervals less than the *articulation interval*.
- d. Providing a covered entry or separate weather protection feature for each *articulation interval*.
- e. Use of vertical piers that reinforce *storefront* pattern. To qualify for this measure, the piers must project at least two inches from the facade and extend from the ground to the roofline.

- f. Change of roofline per subsection (B)(6) of this section.
- g. Changing materials and/or color with a change in building plane.
- h. Providing lighting fixtures, *trellis*, tree, or other landscape feature within each interval.
- i. Other methods that meet the intent of the standards as approved by the planning director.

DEPARTURES will be considered by the town provided the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, design of *storefronts*, and integration with or enhancement of the surrounding context.

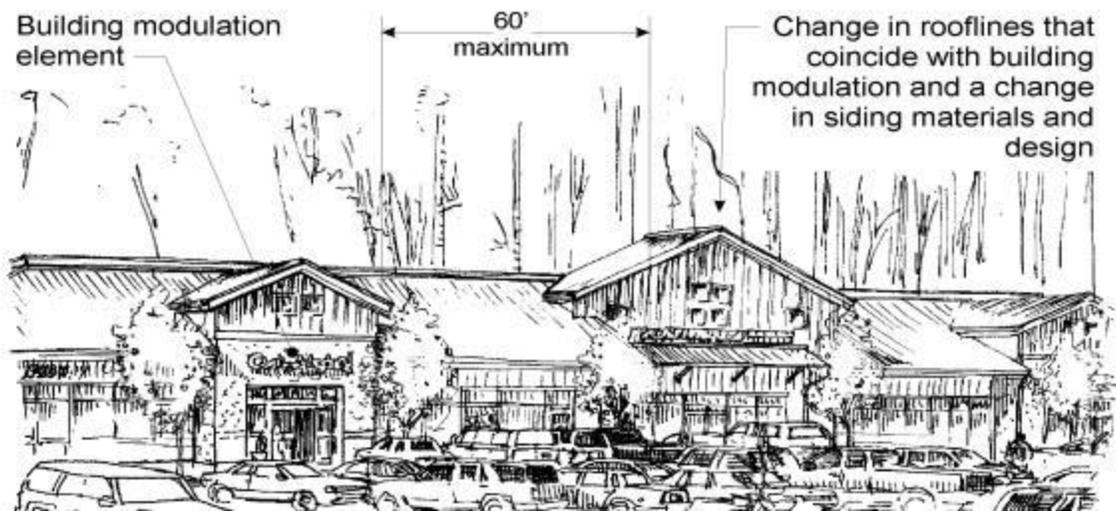


Figure 40. Building articulation example for other non-storefront commercial facades.

4. *Building Articulation* – Multifamily Buildings. All multifamily buildings and residential portions of mixed-use buildings shall include at least three of the following *articulation* features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas:

- a. Repeating distinctive window patterns at intervals less than the required interval.
- b. Providing vertical building *modulation*. Minimum depth and width of *modulation* is 18 inches and four feet (respectively) if tied to a change in color or building material and/or roofline *modulation* as defined in subsection (B)(6) of this section. Otherwise, minimum depth of *modulation* is 10 feet and minimum width for each *modulation* is 15 feet. *Balconies* may not be used to meet the *modulation* option unless they are recessed or projected from the facade and integrated with the building's architecture as determined by the planning director. For

example, “cave” balconies or other balconies that appear to be “tacked on” to the facade will not qualify for this option.

c. Change of roofline per subsection (B)(6) of this section.

d. Providing horizontal *modulation* (upper level stepbacks). To qualify for this measure, the minimum upper level stepback shall be at least five feet and the treatment shall be used consistently with other *articulation* elements or utilized along at least 75 percent of the facade.

e. Articulating of the building’s top, middle, and bottom. This includes a distinctive ground floor or lower floor design, consistent *articulation* of middle floors, and a distinctive roofline (see Figure 41 for an example).

DEPARTURES will be considered by the town provided the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with or enhancement of the surrounding context.



Figure 41. Multifamily facade articulation example. Note roofline changes, use of balconies, and delineation of the facade’s top, middle, and bottom. Changes in materials or siding (noted by use of different shades here) can also be effective in breaking up the scale of the building and adding visual interest.

5. Roofline Design Options. Rooflines visible from a public street, open space or public parking area must meet one of the following design options:

a. Comply with roofline *modulation* provisions per subsection (B)(6) of this section.

b. Provide a *cornice* of two parts with the top projecting at least six inches from the face of the building and the bottom part featuring a concave design or projecting at least two inches from the facade, but extending no less than two inches from the facade than the top part (see Figure 42 for examples). The height of the *cornice* (both parts combined) shall be at least 12

inches for buildings 20 feet or less in height; 18 inches for buildings greater than 20 feet and less than 30 feet in height; and 24 inches for buildings 30 feet and greater in height. *Cornices* shall not project over property lines, except where permitted on property lines abutting public rights-of-way. The *cornice* line must extend along at least 75 percent of the facade.

c. Provide a *cornice* element that projects at least 18 inches from the facade. The *cornice* line must extend along at least 75 percent of the facade.

See Figures 42 and 43 below for acceptable *cornice* examples.

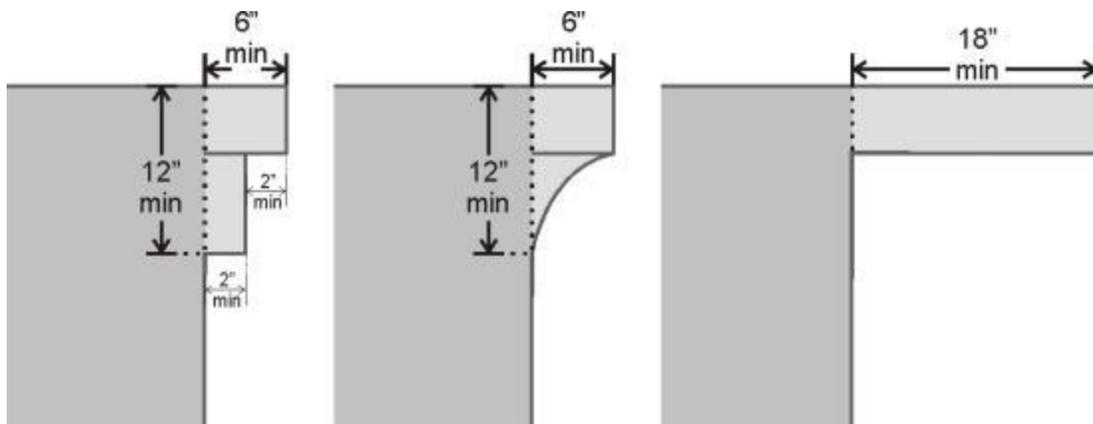


Figure 42. Acceptable cornice design options.



Figure 43. Acceptable cornice examples.

6. Roofline *Modulation*. In order to qualify as a roofline *modulation* treatment in the standards herein, rooflines shall be varied by emphasizing dormers, chimneys, stepped roofs, gables, or a broke or articulated roofline consistent with the required *articulation interval*. *Modulation* shall consist of either:

- a. For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline *modulation* is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building *modulation* techniques described in subsections (B)(2), (B)(3), and (B)(4) of this section. Otherwise, the minimum vertical dimension of roofline *modulation* is the greater of four feet or 0.2 multiplied by the wall height.
- b. A sloped or gabled roofline segment of at least 20 feet in width and a minimum slope of 6:12. The roofline must include modulated segments at no more than the interval required per the applicable standard above.
- c. A combination of the above.

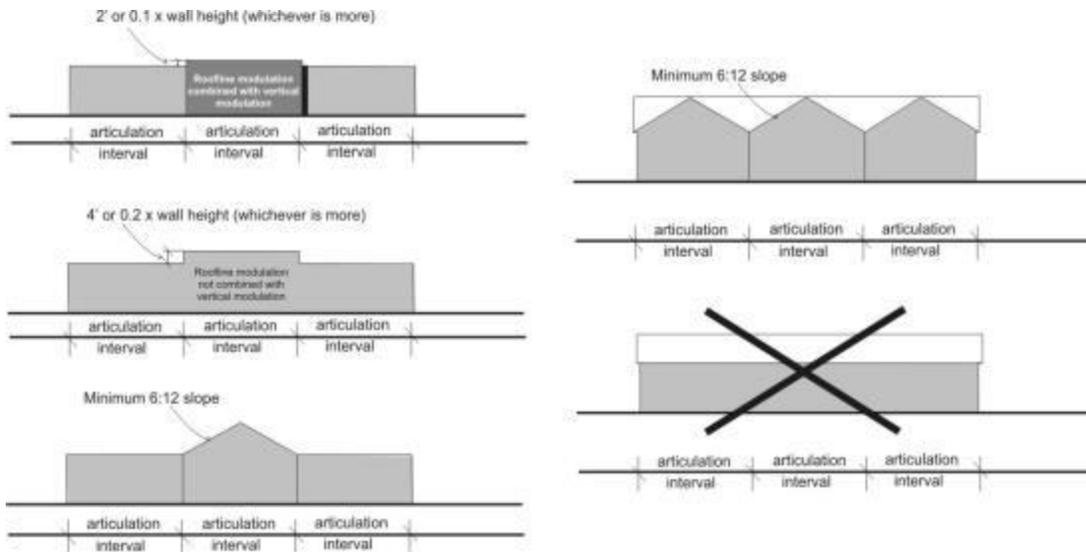


Figure 44. Roofline modulation standards.

7. Maximum Facade Width. The maximum facade width (facades facing the street or customer parking lot) is 100 feet.

Exceptions: Buildings exceeding 100 feet in width shall incorporate significant *modulation* and/or *articulation* features that effectively break up the scale of the building and add visual interest from the street. Such buildings shall incorporate at least one of the following design elements:

a. Provide vertical building *modulation* at least 10 feet deep and 20 feet wide. For multi-story buildings the *modulation* must extend through more than one-half of the building floors.

b. Use of a contrasting vertical modulated design component featuring all of the following:

i. Component extends through all floors above the first floor fronting on the street.

Exception: Upper floors that are stepped back more than 10 feet from the facade are exempt.

ii. Utilizes a change in building materials that effectively contrast from the rest of the facade.

iii. Component is modulated vertically from the rest of the facade by an average of six inches. The planning director may exempt *storefront* buildings from this provision provided all other standards herein are met and the design effectively meets the intent of the standards.

iv. Component is designed to provide roofline *modulation* per subsection (B)(6) of this section.

c. Facade employs building walls with contrasting *articulation* that make it appear like two distinct buildings. To qualify for this option, these contrasting facades must employ both of the following:

i. Different building materials and/or configuration of building materials.

ii. Contrasting window design (sizes or configurations).

DEPARTURES will be considered by the town provided the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, type of articulated features, and integration with or enhancement of the surrounding context (considering views from all publicly observable locations within town).

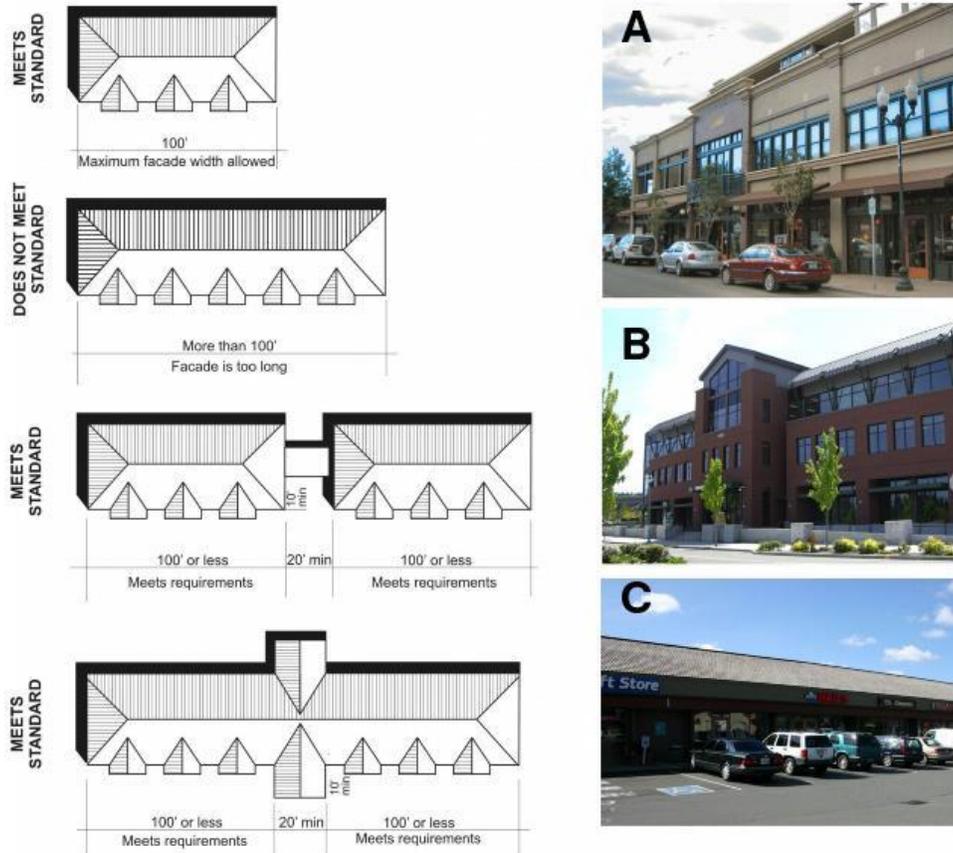


Figure 45. Maximum facade width standards and good/bad examples. Photo example A successfully uses a change in building materials, roofline, and window fenestration. Photo example B, while showing a building somewhat large for Eatonville, shows how a combination of facade and roofline modulation helps to break down the scale of the building and add visual interest. Photo example C does not include any of the optional design elements and thus would not meet the maximum facade width requirements.

19.03.140C. Building Corners – Applicability. The standards herein apply only to buildings located within 30 feet of a designated high visibility street corner per Figure 16.

1. Intent.

a. To promote distinctive building design features at high visibility street corners.

2. High Visibility Street Corner Building Design Options. Applicable street corner buildings shall provide one or more of the elements listed below on both sides of an axis running diagonally through the corner of the building and bisecting the angle formed by the two building facades:

- a. A cropped building corner with corner pedestrian entry.
- b. A *bay window* or *turret*.
- c. *Balconies* above the ground floor.
- d. Sculpture or artwork element; must be a one-of-a-kind design element.
- e. Distinctive use of facade materials.
- f. Other special or unique corner building treatment, other than the use of fabric or vinyl awnings, for pedestrian weather protection at the corner of the building as determined by the planning director.

All corner building design elements must be sized to be proportional to the building and the size of the applicable intersection, as determined by the planning director (for example, larger intersections warrant more substantial design treatments).



Figure 46. Desirable building corner examples.

19.03.150D. Building Details.

- 1. Intent.
 - a. To encourage the incorporation of design details and small-scale elements into building facades to enhance the pedestrian environment.
- 2. Facade Details Toolbox. All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings must employ at least one detail element from each of the three categories below for each facade facing a street or public space. For example, a large

building with multiple *storefronts* will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the standards.

a. Window and/or entry treatment:

- i. Display windows divided into a grid of multiple panes.
- ii. Transom windows.
- iii. Roll-up windows/doors.
- iv. Other distinctive window treatment that meets the intent of the standards.
- v. Recessed entry.
- vi. Decorative door.
- vii. *Arcade*.
- viii. Landscaped *trellises* or other decorative element that incorporates landscaping near the building entry.

b. Building elements and facade details:

- i. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning.
- ii. Decorative, custom hanging sign(s).
- iii. Decorative building-mounted light fixtures.
- iv. *Bay windows, trellises, towers, and similar elements.*

c. Building materials and other facade elements:

- i. Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
- ii. Artwork on building (such as a mural) or bas-relief sculpture.
- iii. Decorative kick-plate, pier, beltcourse, or other similar feature.

iv. Hand-crafted material, such as special wrought iron or carved wood.

“Custom,” “decorative,” or “hand-crafted” elements referenced above must be distinctive or “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship as determined by the planning director.



Figure 47. Acceptable facade detailing examples. The left image includes decorative window and roofline treatment on the corner plus decorative brick and stonework and metal awnings. The right image uses decorative stone and shinglework, decorative windows, and a decorative entry feature.

3. Window Design. Buildings 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.

DEPARTURES will be considered by the town where buildings employ other distinctive window or facade treatment that adds a sense of depth to the facade and/or visual interest to the building.



Figure 48. Acceptable and unacceptable (far right image) window design on upper floors. Note that the two windows on the left are recessed; the image right center shows a window with trim. The image on the right includes no trim or recess/projection.

4. Year of Construction Plaque. All new commercial and mixed-use buildings must note the year of construction of a building by the installation of a plaque attached to the building. Numbers etched

into stone, brick, or concrete may be used in lieu of a plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may be of public interest may be included.

19.03.160E. Building Materials – Applicability. The standards below are in addition to the material standards in subsection A of this section, Architectural Vision.

1. Intent.

- a. To encourage high-quality building materials that reinforce the historic small town character of Eatonville.
- b. To discourage poor materials with high life-cycle costs.
- c. To encourage the use of materials that reduce the visual bulk of large buildings.

2. Metal Siding Standards. Metal siding may be used if it is incorporated with one of the materials required in subsection (E)(1) of this section and it complies with the following:

- a. It features visible corner molding and trim and does not extend lower than two feet above grade. Masonry, concrete, or other durable material must be incorporated between the siding and the ground plane.
- b. Metal siding shall be factory finished, with a matte, non-reflective surface.

3. Concrete Block Standards. Concrete block may be used if it is incorporated with one of the materials required in subsection (E)(1) of this section and it complies with the following:

- a. When used for the primary facade, buildings must incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-facade units with smooth blocks can create distinctive patterns.
- b. Concrete block may comprise no more than 50 percent of a facade facing a public right-of-way or open space.

4. Standards for Stucco or Other Similar Troweled Finishes. Such material/finishes may be used if it is incorporated with one of the materials required in subsection (E)(1) of this section and it complies with the following:

- a. Stucco and similar troweled finishes (including exterior insulation and finish system or “EIFS”) must be trimmed in wood, masonry, or other material and must be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 50 percent of the facade area facing a public right-of-way or open space.
- b. Horizontal surfaces exposed to the weather must be avoided.
- c. Stucco, EIFS, and similar surfaces should not extend below two feet above the ground plane. Concrete, masonry, or other durable material must be used below the two-feet-above-grade line to provide a durable surface where damage is most likely.



Figure 49. Acceptable mixes of building materials. Image A emphasizes brick; Image B mixes stucco, brick, and concrete block with metal weather protection elements; Image C mixes metal siding with heavy timbers; and Image D emphasizes stonework on the building’s corner.

5. Prohibited Materials.

- a. Mirrored glass where used on more than 10 percent of the facade.
- b. T-111 siding and similar processed sheet products.

- c. Chain-link fencing (except for temporary fencing and for parks).
- d. Fiberglass products and similar sheet products.
- e. Back-lit vinyl awnings used as signs.

19.03.170F. Blank Walls.

1. Intent.

- a. To avoid untreated *blank walls*.

2. *Blank Wall* Definition. A wall (including building facades and retaining walls) is considered a *blank wall* if:

- a. A ground floor wall or portion of a ground floor wall over six feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
- b. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

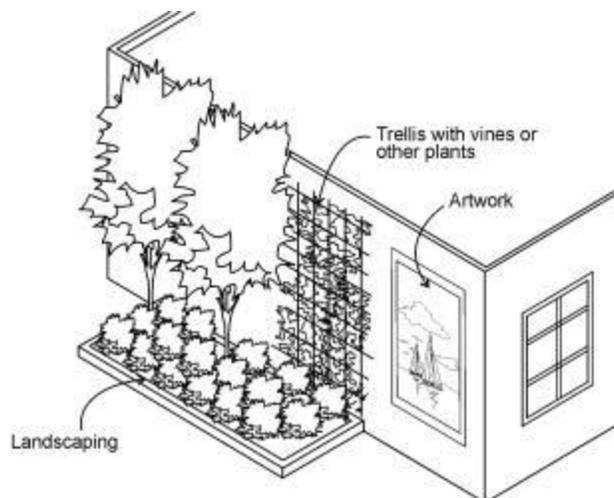
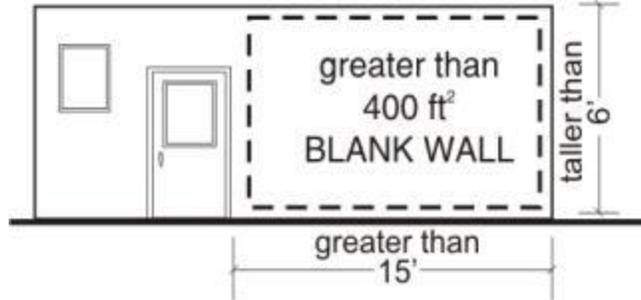


Figure 50. Blank wall definition and treatment examples.

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

- a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a *blank wall* treatment.
- b. Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.
- c. Installing a vertical *trellis* in front of the wall with climbing vines or plant materials.
- d. Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the intent of the standards.

For large visible *blank walls*, a variety of treatments may be required to meet the intent of the standards.



Figure 51. Good and bad blank wall treatment examples. Image A illustrates that heavy landscaping can be very effective in treating a large blank wall. Image B uses a combination of planted trellises and display ads integrated with the building's architecture along a facade facing a drive-through. Image C simply doesn't use enough treatments and the result is a stark and unwelcome streetscape.

(Ord. 2010-09 § 1, 2010).