



ADMINISTRATIVE DESIGN REVIEW Design Standard Checklist

GRAHAM COMMUNITY PLAN AREA

APPLICABILITY:

- The completion of this form is required as part of a complete application for:
 - Pre-Development Conference (input on project not requiring a use permit or plat approval);
 - Pre-Filing Meeting (input on project requiring a use permit or plat approval); and
 - Administrative Design Review (project review for compliance with design standards).

- The Administrative Design Review (ADR) process is used when a project fully complies with all the design standards outlined in Title 18J, Development Regulations – Design Standards and Guidelines. Compliance with the design standards is demonstrated through submittal of a Design Standard Checklist. The Site Plan Review (SPR) process may be utilized if an applicant proposes to deviate from the prescribed design standards.

- Civic, Utility, Commercial, Office/Business and Industrial use type design review only applies to new construction greater than \$5,000.00 in building value and remodeling and expansion of existing structures that alters the exterior of the structure when the value of the remodel or expansion is 60 percent of the existing building value or greater. Building values are calculated by the Building Official in accordance with the “Building Valuation Data” table compiled by the International Code Council and published in the Building Safety Journal, or other national standard. A new structure on a site where there are existing buildings will be considered new construction subject to these standards.

- Design review applies to Use Permits only when required by the underlying use (e.g. a commercial use requiring a use permit is subject to the design review types applicable to commercial uses at the time of use permit submittal or cottage industry standards are triggered through application of an Administrative or Conditional Use Permit).

- Parking design standards only applies to creation of new parking lots of 10 spaces or more or existing parking lots that are modified or increased by 10 percent or more of the total parking area.

- Recreation and open space design standards only apply to residential uses.

- Low Impact Development design per Chapter 10 of the Pierce County Stormwater Management and Site Development Manual is required in RSR zones and designated open space corridors (see Section 18J.80.050 N).

- Building design review is not required for mobile home parks.

- Design review does not apply to interior remodels; construction or remodels of detached single-family and accessory structures in the rural area; remodels of existing single-family and accessory structures in the urban area; and portable classrooms structures accessory to a school not exceeding 1,500 square feet. See Section 18J.80.030 for complete list of exempt activities.

INSTRUCTIONS:

- (1) Compliance with Design Standards shall be fully described and graphically illustrated on the site plan, construction drawings, landscaping plans, etc. To expedite the review process, please clearly identify which attached document or plan illustrates each design standard.
- (2) Utilize Section 18J.15.030.B to assist in designing the impervious surface component of the project. Also, refer to Section 18E.50.040.A to determine if more restrictive impervious cover standards apply based on a site's ability to infiltrate water.
- (3) Utilize Section 18J.15.030.C to assist in designing the native vegetation area component of the project. Also, refer to the Pierce County Native Vegetation Retention/Restoration Process Handout for the process of preserving and/or restoring native areas on a site.
- (4) Refer to Chapter 18H.40 for applicable Tree Conservation Standards.
- (5) Portions of Title 18A, Development Regulations – Zoning may also be applicable to meet the design standard requirements outlined in Title 18J (both Chapters 18J.15 and 18J.80).
- (6) Please address all the applicable design elements of the Pierce County Design Standards and Guidelines (Sections 18J.15.020, 18J.15.030, 18J.15.050, and Chapter 18J.80).
- (7) For single family and two family building design review on lots of record and in subdivisions that are beyond five years from the date of final recording of the plat the applicant may be requested to submit photographs of adjacent homes on either side of the lot and on the lot directly across the street from the proposed home.
- (8) There are six types of regulated activities:

Regulated Activities
1. Site Development Activities
2. Detached Single-Family and Two-Family within Urban Growth Areas
3. Attached Single Family, Multi-Family, Mobile Home Parks, Nursing Homes, Senior Housing
4. Civic, Utility, Commercial and Industrial Activities
5. Use Permits
6. Land Divisions (includes short plat, formal plats, binding site plans and mobile home parks)

- (9) Please complete the following questions and information. The tables identify which design standards must be addressed in the design, based on the type of regulated activity proposed. If additional space is needed, please use the extra space at the end of this form and/or attach additional sheets. Note: an electronic version of this form is available upon request.

Key for Reviewing Department Codes: E – Development Engineering; P – Planning; and C – Both Development Engineering and Planning

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
SITE INVENTORY AND ANALYSIS: 18J.80.040								
A. Site Inventory. Site plans required under these standards shall provide, through annotated graphic illustration, the following information:								
1. Connection and orientation of the site's elements to the street front and adjacent properties.	X		X	X	X	X		C
2. Surrounding land uses, zoning, and special overlay districts.	X		X	X	X	X		C
3. The location of on-site natural features and critical areas, including, but not limited to soils, vegetation, hydrogeologic and geologically hazardous areas, wetlands, and watercourses.	X		X	X	X	X		C
4. An inventory of all trees located on the site in compliance with the standards set forth in Chapter 18H.40, Tree Conservation.	X		X	X	X	X		C
5. The location of existing and planned roadways, open space and trail systems, parks, sidewalks, utilities, cultural or archeological features, and building placement.	X		X	X	X	X		C
6. View corridors and scenic vistas (e.g. views of Mount Rainier, the Cascade or Olympic Mountain Ranges, lakes, etc.).	X		X	X	X	X		C
7. Micro-climactic factors, such as prevailing wind patterns, sun and shade, inclement weather, etc.	X		X	X	X	X		C
Briefly explain how the proposal will comply with the above standards:								
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B. Composite Site Analysis. Site plans required under these standards shall demonstrate through annotated graphic illustration the following information:								
1. Compliance with the applicable design standards and guidelines contained in this Chapter.	X		X	X	X	X		C
2. The project's provisions for compatibility with adjacent sites conforming to this Chapter.	X		X	X	X	X		C

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	1	2	3	4	5	6		
3. Preservation of natural features and critical areas such as wildlife habitat areas, hydrogeologic and geologically hazardous areas, significant trees or wooded areas, wetlands, watercourses, etc., by incorporating them into overall site design. Applicants shall demonstrate that on-site project elements preserve or enhance the integrity and function of on-site critical areas.	X		X	X	X	X		
4. How the project addresses view corridors and scenic vistas (both on-site and for adjacent sites).			X	X	X	X		C
5. The projects response to micro-climactic factors.	X		X	X	X	X		C
6. Conceptual Stormwater Management Plan. The conceptual stormwater management plan shall contain the following information: a. An analysis of how runoff will functionally relate to the finished project. b. An evaluation of soils on the project site. c. A discussion of the proposed type of stormwater control facility. d. An analysis of existing drainage patterns and existing drainage problems in the vicinity and downstream of the project site. e. When low impact development (LID) is required for a project the conceptual stormwater management plan shall include an approved LID Site Analysis Report and LID Site Agreement.	X		X	X	X	X		C

Briefly explain how the proposal will comply with the above standards:

SITE DESIGN: 18J.80.050

A. Design Objective - Topography. Site development for buildings, roadways or other site improvements should be designed to fit the natural topography with the minimum amount of site disturbance and grade changes.

1. Standards.								
a. Buildings shall be designed to fit natural slopes rather than forcing the slope to fit a particular building design.			X	X	X	X		P
b. Divisions of land shall be designed to fit natural slopes rather than forcing the slope to fit a particular lot design.	X		X	X	X	X		P

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c. Align roads to follow the natural contours of the site.	X		X	X	X	X		C
d. The amount of material removed from one portion of the site shall be equal to the amount of material added to another portion of the site.	X		X	X	X	X		C
e. Finished grades shall promote a smooth transition to adjacent properties.	X		X	X	X	X		C
f. Elevation changes at property boundaries necessitating the need for retaining walls or similar structural controls are to be avoided. When retaining walls or similar structures are necessary to address grade changes, terracing shall be used such that no individual wall exceeds eight feet in height. Individual terraces shall be landscaped to better integrate the retaining walls into the environment. All retaining walls in excess of four feet in height will be screened with landscaping meeting Landscape Level 1 buffer requirements as set forth in Section 18A.35.030.	X		X	X	X	X		C

Briefly explain how the proposal will comply with the above standards:

B. Design Objective - Site Clearing and Drainage. When sites are proposed for development, clearing and grading should be conducted in a manner that prevents erosion and wholesale clearing of native vegetation and removal/compaction of underlying soils and maintains natural drainage and infiltration systems.

1. Standards.								
a. Clearing, grading, filling and vegetation removal shall not be commenced until erosion control and stormwater drainage and site development plans have been approved and erosion control measures have been installed.	X		X	X	X	X		C

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
b. Clearing, grading, filling and vegetation removal in residential developments shall be prohibited until building permits are issued, except for the minimum amount necessary for construction of roads and utilities and to clear building pad and driveway footprints. This standard shall not limit tree removal or vegetation clearing by homeowners on individual lots when clearing is conducted in accordance with all applicable development regulations and building permits.	X		X	X	X	X		C
c. All vegetation removal within required critical areas and their associated buffers and setbacks is prohibited.	X		X	X	X	X		C
d. Low impact development is required in all Rural Sensitive Resource zones and within designated open space corridors. Designs for low impact development (LID) shall meet the standards outlined in the Pierce County Stormwater and Site Development Manual, Chapter 10 – Low Impact Development. In addition, all low impact development projects will require approval of both a LID Site Analysis Report and a LID Site Agreement prior to submitting conceptual stormwater plan.	X		X	X	X	X		C

Briefly explain how the proposal will comply with the above standards:

C. Design Objective – Impervious Surface Limitation and Native Vegetation and Tree Retention.
The overall amount of impervious surface on a site should be limited. Areas of good quality existing native vegetation and stands of trees or significant trees should be preserved and integrated within proposed developments as site amenities. To accomplish this objective, the standards and guidelines outlined in Section 18J.15.030 Urban and Rural Impervious Surfaces and Native Vegetation Retention Standards and Guidelines and Chapter 18H.40 Tree Conservation shall be followed.

Please refer to Section 18J.15.030	X		X	X	X	X		C
Please refer to Chapter 18H.40	X		X	X	X	X		P

Briefly explain how the proposal will comply with the above standards: :

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<p>D. Design Objective – On-Site Storm Drainage Systems. On-site storm drainage systems in residential projects should be constructed in a manner that provides an asset to the community. Storm drainage systems, which may include retention/detention ponds and bioswales, should be either graded or landscaped to blend with the natural landscape or serve as multipurpose playfields or passive recreation areas. On-site storm drainage for commercial, office/business, civic, utility and industrial uses may be located in underground vaults to conserve land in more intensive use areas.</p>								
1. Standards.								
<p>a. To blend storm drainage facilities with the natural landscape the following elements shall be incorporated into the design:</p> <p>(1) Incorporate low maintenance, native plant materials that would occur in natural wetland or riparian systems.</p> <p>(2) Provide gentle side slopes, no greater than 4 to 1 ratio and a curvilinear (non-rectangular or square) shape.</p> <p>(3) Maintain current flow path lengths in natural drainage patterns and integrate into the storm drainage facility.</p> <p>(4) Integrate various small, dispersed bioretention areas to capture, store and infiltrate stormwater on-site. Use bioswales to connect these areas.</p>	X		X	X	X	X		E
<p>b. To create storm drainage facilities that serve as a multipurpose playfield or passive recreation the following elements shall be incorporated into the design:</p> <p>(1) Provide gentle side slopes, no greater than 6 to 1 ratio.</p> <p>(2) Grade the bottom of the facility level or undulating with small, low berms and plant native grasses that are easy to mow and maintain.</p> <p>(3) The storm drainage facility should be sized to meet the Washington State Department of Ecology’s Stormwater Management Manual for Western Washington’s continuous simulation model to accommodate a 50-year storm event and to be dry for 90 percent of the year.</p> <p>(4) The facility shall be designed to hold no greater than 18 inches in water depth.</p>	X		X	X	X	X		E

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<p>c. Allow underground vaults for storm drainage to serve commercial, office/business, civic, utility and industrial uses provided:</p> <p>(1) Underground vault facilities shall not be placed under roadways.</p> <p>(2) Underground vault facilities are strongly discouraged in the travel way and encouraged within landscape areas with adequate access for maintenance activities.</p> <p>(3) Underground vault facilities that are placed under a travel way shall be designed to a minimum of HS-25 standard.</p> <p>(4) The location of an underground vault shall be shown on the site plan.</p>	X			X	X	X		E
<p>Briefly explain how the proposal will comply with the above standards:</p> <hr/> <hr/>								
<p>E. Design Objective – Vehicular Connections. Provide an interconnected system of transportation corridors and streetscapes that are visually attractive and functional.</p>								
<p>1. Standards.</p> <p>a. Provide adequate vehicular access and interconnectivity in residential subdivisions and developments.</p> <p>(1) Developers of residential subdivisions and developments shall provide roadway connections to all County roadways that abut their property, except where it is necessary to limit the number of access points along main roads or where shared accesses better facilitate traffic flow.</p> <p>(2) If access is provided to only one County roadway, then at least one stub road shall be built within the development to the property line of an abutting parcel to provide for potential future connection(s), unless critical areas preclude such connection.</p> <p>(3) Priority shall be given to connecting to existing stub roads, existing platted right-of-ways, and/or future improvement projects as defined in County plans and programs.</p> <p>(4) Interior circulation systems in residential subdivisions and development shall be interconnected to provide multiple access points (i.e. looping rather than a system of dead-end cul-de-sacs).</p>	X		X		X	X		C

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<p>b. Provide multiple vehicle access points (ingress/egress) into commercial centers (MUD and RAC).</p> <p>(1) Provide an access from each public right-of-way (e.g. back and side streets).</p> <p>(2) Establish frontage roads and/or parking access roads around commercial centers (MUD and RAC).</p> <p>(3) Limit access points to commercial developments from major roads (e.g. arterial or highways).</p>	X			X	X	X		C
c. Install infrastructure to ensure that vehicular connectivity between project phases and adjacent sites occurs.	X		X	X	X	X		C
d. Internal roadways shall be public when the development abuts property that may provide a future connection between neighborhoods and Pierce County requires such connections. Private roads shall be allowed when developments cannot be connected to surrounding properties.	X		X	X	X	X		C
e. Provide minor street connections between major arterials (i.e. minor streets shall be connected to major arterials, when possible).	X		X	X	X	X		C
f. Gated communities shall be prohibited.	X		X		X	X		C

Briefly explain how the proposal will comply with the above standards:

F. Design Objective – Residential Parking Requirements. Establish adequate parking standards for urban residential development that foster efficient traffic flow, promote safe pedestrian movement and access, create visually/aesthetically pleasing environments, and mitigate storm drainage impacts.

1. Standards.								
<p>a. New residential developments in urban areas are required to provide either on-street parking or shared off-street parking. In order to accomplish this, the following standards shall be applied:</p> <p>(1) A total of three parking spaces shall be provided in the urban area for each new single-family home or dwelling unit.</p> <p>(2) Within urban residential developments, a minimum of one on-street parking space or off-street shared parking space per dwelling unit, dispersed in convenient locations</p>	X		X		X	X		C

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<p>throughout the development, shall be provided for guest parking. The parking stalls shall be located within 150 feet of the residences being served and may be clustered to serve multiple dwelling units. Urban residential streets that are internal to the development shall conform to the Pierce County Road Standard for Local Road Minor with Parking, Cement Concrete Traffic Curb and Gutter and Sidewalk Closed Drainage Option 1 or Option 2.</p> <p>(3) Off-street parking for urban residential development shall provide for at least two vehicles per dwelling unit. Garage areas shall not be included in the required off-street parking area (i.e. the garage area shall be in addition to the two required off-street parking spaces).</p> <p>(4) Driveways shall be at least 24 feet in length as measured from the face of the garage to the back of the sidewalk to prevent larger and longer vehicles, when parked, from protruding into the traveled way.</p> <p>(5) On-street parking and off-street shared parking areas shall be constructed of pervious materials in conformance with the standards outlined in the Pierce County Stormwater Manual, Chapter 10 Low Impact Development.</p> <p>(6) On-street parking spaces and off-street parking spaces shall be at least 22 feet in length. On-street parking space width shall be as outlined in the Pierce County Road Standard for Local Road Minor with Parking, Cement Concrete Traffic Curb and Gutter and Sidewalk Closed Drainage Option 1 or Option 2. Off-street shared parking spaces shall be at least eight feet in width.</p> <p>(7) For developments with a private road system, the homeowner's covenants shall require the employment of a security service or towing service to monitor the project on at least a twice daily basis and tow vehicles that are parked in the traveled way.</p>								

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
<p>b. Parking areas for multi-family and nursing home development shall be designed to provide efficient traffic flow and to promote compatibility with surrounding residential neighborhoods.</p> <p>(1) Parking areas shall be located at the rear or on the sides of buildings and shall not be placed between the building and the road right-of-way.</p> <p>(2) Provide clear indicators for internal intersections to maintain safety, including yield signs, stop lines/bars and other methods to help direct traffic flow within parking areas.</p> <p>(3) Integrate pedestrian walkways into parking lot design to enable safe movement from parking lots to buildings.</p> <p>(a) Adequately identify pedestrian access areas between parking and structures through the use of raised or covered walkways, change in pathway materials or texture, landscaping, and lighting. Also see subsection H. below for more details about pedestrian walkway standards.</p> <p>(b) Parking lots shall be divided into smaller segments, interspersed with connected walkways.</p> <p>(4) The width of parking lot entrances shall be limited to 24 feet in width for 2-lane driveways and 34 feet in width for 3-lane driveways so that sidewalks and other pedestrian facilities along the streets are not interrupted by expansive driveways.</p> <p>(5) Parking spaces shall be divided into an interconnected series of smaller, dispersed courts and located adjacent to landscape areas.</p>	X		X	X	X	X		C
<p>c. Provide bicycle racks in multi-family developments.</p> <p>(1) One bicycle parking space shall be provided for every 5 dwelling units or one per building structure, whichever is greater.</p> <p>(2) Bicycle racks shall be located within 50 feet of the primary building entrance and shall be placed under some type of covered shelter.</p> <p>(3) Bicycle parking areas shall not block pedestrian use of walkways or vehicle parking areas.</p>			X		X			P

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<p>d. Each dwelling unit shall be assigned a parking or garage space.</p> <p>(1) Attached or detached garages are allowed.</p> <p>(2) Detached garages shall not be located further than 160 feet from any dwelling unit to which it is assigned.</p> <p>(3) Shared detached garages shall not exceed 44 feet in width and shall maintain an eight foot separation from any dwelling units.</p> <p>(4) All garages shall reflect the architectural style of the primary residential structure.</p>			X		X	X		P
<p>e. On-street residential parking is prohibited in rural areas.</p>	X		X		X	X		P
<p>Briefly explain how the proposal will comply with the above standards:</p> <hr/> <hr/>								
<p>G. Design Objective – Civic, Office/Business, Commercial and Industrial Use Parking Requirements. Provide parking areas for civic, office/business, commercial and industrial uses that foster efficient traffic flow, promote safe pedestrian movement and access, create visually/aesthetically pleasing environments, and mitigate storm drainage impacts.</p>								
<p>1. Standards.</p>								
<p>a. Provide parking facilities that minimize conflicts between automobiles and pedestrians.</p> <p>(1) Provide clear indicators for internal intersections to maintain safety, including yield signs, stop lines/bars and other methods to help direct traffic flow within parking areas.</p> <p>(2) Integrate pedestrian walkways into parking lot design to enable safe movement from parking lots to buildings.</p> <p>(a) Adequately identify pedestrian access areas between parking and structures through the use of raised or covered walkways, change in pathway materials or texture, landscaping, and lighting. Also see subsection H. below for more details about pedestrian walkway standards.</p> <p>(b) Parking lots may be divided into smaller segments, interspersed with connected walkways.</p>	X			X	X	X		C
<p>b. Parking lot orientation and layout shall provide adequate parking for businesses and the public and be designed to minimize visual and traffic impacts on public rights-of-way.</p>	X			X	X	X		P

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<p>(1) Section 18A.35.040 contains the minimum number of parking spaces required for commercial, office/business, civic and industrial uses. These standards shall be utilized except the more restrictive standards contained in this chapter shall govern.</p> <p>(2) Up to 90 percent of the required parking for a development shall consist of parking stalls that are 9 feet wide by 20 feet long. The development shall also dedicate 10 percent of the parking area to oversized parking spaces (10 feet wide and 24 feet long) in order to accommodate the longer and wider vehicles common in the rural areas.</p> <p>(3) Driving aisles shall be a minimum width of 24 feet where providing access to parking spaces configured at right angles and 20 feet in width where parking spaces are configured at angles less than 60 degrees to the aisle.</p> <p>(4) Schools shall provide adequate on-site parking for school event situations. One parking space for each student (per total projected student capacity) plus one parking space per projected staff shall be provided. A portion of this parking may be located in multi-purpose, overflow parking areas. A minimum of 50% of this parking area must be made of pervious surface materials such as engineered grass, grasscrete, pervious pavers, or pervious concrete.</p> <p>(5) Parking lots shall be located at the side or rear of the building, thus promoting more of the building fronting on the street.</p> <p>(6) Parking shall not be allowed directly in front of a building entrance.</p>								
<p>(7) The width of parking lot entrances shall be limited to 24 feet in width for 2-lane driveways and 34 feet in width for 3-lane driveways so that sidewalks and other pedestrian facilities along the streets are not interrupted by expansive driveways.</p>	X			X	X	X		C
<p>(8) Parking spaces shall be divided into an interconnected series of smaller, dispersed courts and located adjacent to landscape areas.</p>	X			X	X	X		P

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c. Commercial, office/business, industrial, and civic uses shall provide vehicle connections to adjacent non-residential or non-industrial properties through the use of cross access easements, common entryways, shared internal roadways and parking lots, and similar techniques. Individual driveway ingress/egress points, where shared access is feasible, shall be prohibited.	X			X	X	X		C
d. Bicycle parking shall be provided within commercial, office/business, and civic uses. (1) Five bicycle parking spaces shall be provided for every one building structure or two spaces per 50 vehicle parking spaces, whichever is greater. (2) Bicycle racks shall be located within 50 feet of the primary building entrance for individual sites. Shopping centers and sites with multiple uses may share bicycle parking at a common location provided the location is within 100 feet of at least one storefront or building served. Bicycle parking areas shall be placed under some type of covered shelter. (3) Bicycle parking areas shall not block pedestrian use of walkways or vehicle parking areas.				X	X			P
Briefly explain how the proposal will comply with the above standards:								
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H. Design Objective – Pedestrian Circulation and Connections. Ensure that pedestrian movement is adequately provided for within the community.								
1. Standards.								
a. All residential, commercial, office/business, civic and industrial development within the urban area shall provide for pedestrian circulation as follows: (1) Cement concrete sidewalks shall be provided along the full length of the development's frontage on exterior public and private roadways. At least one connection from the interior sidewalk system to the exterior sidewalk system shall be provided for every 500 lineal feet of exterior street frontage.	X		X	X	X	X		C

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<p>(2) The exterior sidewalk system shall be connected to other adjoining sidewalk systems if present. If no adjoining sidewalks exist, the exterior sidewalk system shall be designed to connect with the road shoulder at the sidewalk's terminuses.</p> <p>(3) Exterior sidewalks shall be connected to existing or proposed transit stops.</p> <p>(4) All sidewalks and pathways shall be constructed to the standards set forth in Title 17B and sized to provide safe and convenient pedestrian movement as follows:</p> <p>(a) Walkways shall be a minimum of five feet in width except where a greater minimum width is required elsewhere by this Chapter.</p> <p>(b) All walkways located adjacent to parking stalls shall have a minimum width of six feet in order to accommodate the opening of car doors or overhanging car bumpers.</p> <p>(c) All walkways along buildings shall have a minimum width of six feet without encroachments from displays.</p> <p>(5) Exterior sidewalks and pathways shall be separated from adjacent arterial roadways by a shoulder, curb, or other facility and a minimum of a 5-foot wide grass buffer strip or grass-lined open ditch, as appropriate per Title 17B.</p> <p>(6) When abutting vacant, undeveloped land, new development shall provide for the opportunity for future connection to its interior sidewalk or pathway network through the use of easements or other acceptable mechanisms. The proposed location of future pedestrian connections shall be reviewed in conjunction with the development approval.</p> <p>(7) When adjacent to or within a critical area, methods to minimize the impacts of sidewalk and pedestrian pathway construction shall be employed and may include bridges, crushed rock paths, pervious pavement, or re-routing of the sidewalk.</p> <p>(8) Requirements for exterior sidewalk and pathway construction shall be waived by the Department whenever a transportation improvement project providing this infrastructure is included within Pierce</p>								

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County's Six Year Transportation Improvement Program and is fully funded for construction. (9) Trails, paths, and sidewalks shall be made of porous/pervious materials such as pervious pavers or pervious concrete that meet ADA requirements.								
b. Single- and two-family residential development in the urban area shall also provide cement concrete sidewalks, barrier curb, and gutter along both sides of all interior roadways.	X		X		X	X		E
c. Multi-family residential development shall provide for additional pedestrian circulation facilities as follows: (1) An internal sidewalk or pathway system shall be provided. Public sidewalks may be considered part of this internal sidewalk system if the building(s) being served by the system are located within 35 feet of the street right-of-way and the sidewalks provide convenient movement between the buildings and the right-of-way. (2) Sidewalks and pathways within multi-family developments shall be clearly marked through on-site parking, between buildings, and adjacent properties and streets with the use of pavers, concrete, or painted striping.	X			X	X	X		C
d. Commercial, office/business, civic and industrial development within urban areas and Rural Activity Centers shall provide for additional pedestrian circulation facilities as follows: (1) Walkways shall be provided between buildings, within parking lots, and connecting to the street right-of-way. Pedestrian routes shall be clearly marked through the use of pavers, concrete or other similar delineation method and shall be configured to promote separation of pedestrian movement from motorized traffic. (2) Walkways shall not be used for parking. However, the ramp or loading area of a handicapped parking space may be part of the walkway, subject to ADA requirements.	X			X	X	X		C

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<p>(3) Buildings shall be linked to adjacent public rights-of-way by a walkway system. Where a parking lot separates a building entrance from a sidewalk in the public right-of-way, a pedestrian walkway shall be provided to link the building entrance to the sidewalk. If the proposed development will front more than one street, a walkway shall connect each street to the buildings sidewalks.</p> <p>(4) Walkways shall be provided within 100 feet from all parking spaces.</p>								
<p>e. Pedestrian circulation facilities for residential development in the rural area shall be provided as follows:</p> <p>(1) Single- and two-family residential development in the rural area shall provide a 6-foot width of crushed gravel on the roadway shoulder. Where right-of-way exists, a gravel pathway shall be constructed that is separated from the road by the drainage way or other buffer.</p> <p>(2) Rural pathways for schools shall be provided in conformance with the provisions set forth in Section 18J.15.070.</p>	X		X		X	X	C	
<p>f. The County shall, where feasible, provide facilities for pedestrians when reconstructing or building new roadways. In urban areas, the improvement will consist of a sidewalk on at least one side of the roadway. In rural areas, a 6-foot width of crushed gravel on shoulder of both sides of roadway will be provided. Where adequate right-of-way exists, a pedestrian pathway that is separated from the road by the drainage way or other buffer shall be installed.</p>	X		X	X	X	X	C	
<p>g. New residential development shall provide nonmotorized trail connections to adjacent undeveloped or underdeveloped properties, parks and trails.</p> <p>(1) Walking paths, sidewalks or trails shall be installed that connect new residential developments to any dedicated mini-park, neighborhood park, community park, regional park or trail system within or adjacent to a development. Such paths, sidewalks, or trails shall not cross arterial roadways and will be at least five feet in width.</p>	X		X		X	X	P	

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
<p>(2) A network of paved nonmotorized trail connections shall be incorporated into the design of residential projects. Mandatory dedications shall be required when the site contains a trail. When a site is located along a proposed trail route, then a linear section of land shall be dedicated and developed as a condition of approval. Such portion of land shall be credited towards any required park land dedication. When a site is not located along a proposed trail route, then a fee-in-lieu-of land dedication shall be required to contribute towards the regional trail system.</p> <p>(3) The fee-in-lieu-of land dedication for minor trails shall be based upon the LOS standard described in Facilities and Services Element and for major (regional) trails based upon the LOS standard described in the Comprehensive Plan.</p>								

Briefly explain how the proposal will comply with the above standards:

I. Design Objective – Transit Connections. Create opportunities for transit service and school bus service within the community.

1. Standards.							
<p>a. Bus shelters and related facilities/elements (lighting, signage, etc.) shall be provided by the developer for transit stops and school bus stops.</p> <p>(1) The developer shall either provide the facilities to the transit agency's specifications or pay to the transit agency the costs of providing and installing such facilities. Evidence of compliance with these requirements shall be provided to Planning and Land Services prior to issuance of a certificate of occupancy.</p> <p>(2) The exact location of transit stops and school bus stops shall be identified and coordinated with the local transit agency and school district.</p> <p>(3) Transit stops may be required on each side of the street to provide for passengers traveling in both directions along the corridor.</p>			X	X		X	P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
(4) At a minimum, transit stops should include a sheltered seating area. (5) Residential developments shall include sheltered school bus stops.								
b. Where a transit stop exists or a future transit stop is identified by the transit agency, clear pedestrian walkways should be provided between the transit stop and a building entry. Walkways should be clearly identified by a change of material or color or texture. For example, in an asphalt-paved parking lot, pedestrian walkways shall utilize concrete, pavers or similar treatment.			X	X		X		P
c. Integrate transit and bus stops with bus pull out areas to facilitate a smooth flow of traffic.			X	X		X		P
Briefly explain how the proposal will comply with the above standards:								
<hr/> <hr/>								
J. Design Objective – Lighting. Provide lighting within development sites that enhance visibility and security, minimize impacts on adjacent properties and public streets, is compatible with surrounding development and community character and compliments the architectural style of the associated buildings.								
1. Standards.								
a. Ornamental pole lamps that reflect a historical character shall be used. (1) On-site parking area or street light standards shall not exceed a height of 16 feet. (2) Off-site street light standards shall not exceed a height of 24 feet. (3) Light standards shall be of a traditional design and consistent color. (a) Pole lighting shall be made with a powder coated black finish.			X	X	X	X		P
b. Orient lighting in a manner that will accent buildings and landscape features while minimizing glare. (1) All lights, other than street lights, shall be shielded from the sky and adjacent properties and structure, either through cut-off or downward directional lighting, or optics within the fixture. (2) All building mounted floodlights shall be shielded from above in such a manner that the bottom edge of the shield shall be at or below the light source.			X	X	X	X		P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
<p>(3) All indirect lighting shall use cut-off lighting fixtures to conceal the light source from view.</p> <p>(4) Light fixtures that are not affixed to the building used to illuminate the building or signs shall be screened or hidden from view with plant materials.</p> <p>(5) Exterior lighting used to highlight building elements shall be of an indirect source.</p> <p>(6) Lighting fixtures shall be directed in such a manner so as not to cause glare onto neighboring properties, public streets and open spaces, or environmentally sensitive areas (i.e. wetlands or fish and wildlife habitat areas).</p>								
<p>c. Illuminate large areas with multiple, low-intensity light sources rather than single, high-intensity light sources</p> <p>(1) Adequate lighting shall be provided in all pedestrian areas, including building entries, along walkways, parking areas, and other public areas.</p> <p>(a) Illumination shall not exceed an average of 1.2 foot candles along street frontages.</p> <p>(b) Illumination shall not exceed an average of 1.0 foot candles within parking facilities.</p> <p>(c) Illumination shall not exceed an average of 0.6 foot candles within pedestrian areas such as walkways, building entries and other public areas.</p> <p>(2) Outdoor building lighting is limited to one 60-watt bulb (or equivalent incandescent tube) per every 10 feet of building façade length, except that more intense lighting is allowed at building entrances.</p> <p>(3) Utilize softer colored or diffused lighting instead of bright fluorescent lighting.</p>			X	X	X	X		P
<p>d. The design and placement of exterior lighting shall be integrated with the architectural design of the building.</p> <p>(1) Lighting may be used to accent a building but shall not be used to denote corporate or commercial image except on allowed signage as set forth in Chapter 18B.180.</p> <p>(2) Translucent panels (excluding soft light emitted from windows) and awnings illuminated from behind are prohibited.</p>			X	X	X	X		P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
(3) Colored lighting is limited to temporary holiday lighting only. (4) Light fixtures shall be of a design that matches the architectural style of the building. (5) Light fixtures shall be of a traditional design and colors. Appropriate colors and materials include cast iron, copper, bronze, patina, satin nickel, or powder coated in a black finish. Contemporary design light fixtures are prohibited.								
Briefly explain how the proposal will comply with the above standards: <hr/> <hr/>								
K. Design Objective – Landscaping. Provide landscaping within new development to create a pleasing transition between the natural setting and the built environment, promote compatibility between adjacent uses, increase privacy, enhance the visual quality of the streetscape, and help attenuate stormwater runoff. The following standards are intended to supplement the landscape standards contained in Section 18A.35.030.								
1. Standards.								
a. Perimeter buffers of native vegetation shall be provided in new residential developments. (1) Perimeter buffers shall be a minimum of 50 feet in width, unless a greater distance is noted elsewhere in this Chapter or another applicable development regulation. (2) Perimeter buffers shall be 100 feet in width along SR 161 and SR 7. (3) Perimeter buffers shall consist of native trees and understory vegetation. (a) Where the perimeter buffer area has been cleared of trees for pasture or agricultural uses in a rural residential zone then this buffer area may remain in this state. (b) Where the perimeter buffer area has been cleared of trees in an urban residential zone the buffer area will be replanted with a minimum of a Level 3 landscaping planting requirement (per Section 18A.35.030) and this area will be the first priority for replanting pursuant to the native vegetation (Section 18J.15.030) and tree conservation (Chapter 18H.40) requirements.			X	X	X	X		P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
b. Provide for a physical, visual and noise buffer and transition between land uses of varying compatibilities. A landscape Level 3 buffer and F1 fence (per Section 18A.35.030) shall be installed or maintained where commercial, office/business, civic, utility or industrial use type is proposed on a site abutting a residential use, or vacant property designated for a residential use or within a residential zone.				X	X	X		P
c. Enhance commercial, office/business, utility and civic areas by providing for minimal perimeter buffers between adjacent properties that are not part of a consolidated or phased development. A landscape Level 1 buffer (per Section 18A.35.030) shall be installed or maintained where commercial, office/business, civic, utility or industrial use type is proposed on a site abutting another non-residential use or non-residential zoned property. Landscape perimeter buffer areas may be interrupted by shared internal access lanes.				X	X	X		P
d. Minimize visual, aesthetic and temperature impacts of parking lots through the use of landscape islands and buffers. (1) Perimeter landscaping shall be installed to soften the visual impact of the parking lot on adjacent properties and from the street. (a) Any portion of the parking lot within 20 feet of a street shall comply with the perimeter parking lot landscaping requirements set forth in Section 18A.35.030 D., except that planting beds shall be a minimum of eight feet in width and meet the landscape Level 2 requirements (per Section 18A.35.030) and trees shall be planted no more than every 20 feet apart. (b) All parking lots of 10 or more spaces shall be required to install interior parking lot landscaping islands as follows: (i) Interior landscaping shall be provided at the rate of 25 square feet per stall or 10 percent of the total parking area (parking area includes the parking stalls, aisles, entryways), whichever is greater.			X	X	X	X		P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
(ii) Planting islands and areas shall be a minimum of six feet in width and contain a minimum of 64 total square feet. (iii) One tree shall be provided for every 2 parking spaces and spaced at distances not to exceed 20 feet apart. (iv) Trees shall be of a variety and mature height to provide shading within the parking lot area during the summer months. (2) Interior landscape area shall be distributed evenly throughout the parking lot area, however clustering of landscaping may be allowed to accommodate preservation of existing native trees and vegetation. (3) Drive-through windows and stacking lanes shall be visually screened from public rights-of-way, external sidewalks and adjacent properties by a Level 3 landscaping (per Section 18A.35.030) and/or architectural elements that provide complete visual screening.								
e. Utilize bioretention areas within parking lot design to help attenuate stormwater. (1) Required parking lot planting areas shall be constructed to retain, infiltrate, and cleanse stormwater generated from the parking lot area as either bioretention areas or bioswales. (2) The berm requirements outlined in Section 18A.35.030 shall be waived and replaced with bioretention areas designed in accordance with the provisions set forth in Chapter 10 of the Pierce County Stormwater Management and Site Development Manual.	X		X	X	X	X		C
f. Also refer to Section 18J.80.070.B for other standards related to drive-through windows and stacking lanes and service areas.				X	X	X		P

Briefly explain how the proposal will comply with the above standards:

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
L. Design Objective – Passive Recreation and Open Space Areas. Provide common, passive recreation and open space areas as a site amenity within urban residential developments. Common areas for open space shall be provided within all new residential developments and mobile home parks of five or more dwelling units located in urban areas.								
1. Standards.								
a. Passive open space areas shall be provided at a ratio no less than 342 square feet per lot or dwelling unit.			X		X	X		P
b. Areas associated for the protection of critical areas, native vegetation retention and tree conservation may be counted toward the required passive open space requirement.			X		X	X		P
c. Where present, common passive recreation and open space areas shall incorporate individual or stands of significant trees.			X		X	X		P
d. Allowable uses within open space areas are limited to those set forth in Section 18A.35.050. All open space shall be protected from the development of further open space uses unless the proposed open space development activities were clearly prescribed in the land use decision that created the area.			X		X	X		P
e. Easements or tracts that bind the open space areas shall indicate that they are to remain as such in perpetuity.			X		X	X		P
f. If more than one owner is involved, an effective long-term management/maintenance entity such as a home owners association or land trust shall be designated for open space areas.			X		X	X		P
g. To receive credit for stormwater retention/detention areas towards passive recreation/open space requirements, storm features shall meet the site amenity standards listed in 18J.80.050 D.	X		X		X	X		C
Briefly explain how the proposal will comply with the above standards:								
<hr/> <hr/> <hr/>								
M. Design Objective – On-Site Active Recreation. On-site active recreation shall be provided in all new residential developments and mobile home parks of five or more dwelling units located in urban areas.								
1. Standards.								
a. Active recreation areas shall be provided at a ratio no less than 342 square feet of usable area per lot or dwelling unit.			X		X	X		P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
b. The minimum required dedication of land within a residential development for an active recreation area shall be 5,000 contiguous square feet.			X		X	X		P
c. No lot or dwelling unit shall be further than 1,200 feet from the closest recreation area.			X		X	X		P
d. Each active recreation area shall be improved with a recreational amenity such as a playground, sports court, tot lot, picnic facility, or gazebo. Each recreation area facility should include associated landscaping and any necessary infrastructure (e.g., irrigation, drainage, power, etc.).			X		X	X		P
e. In lieu of specific recreational improvements by the developer, a bond for active recreational improvements may be established at a value of no less than 125 percent of the proposed improvement. The homeowners association shall determine the specific active recreational improvements to be installed at a later date.			X		X	X		P
f. Active recreation areas must have a cross slope not exceeding a maximum of 3 percent and may not contain critical areas.			X		X	X		P
g. Active recreation areas shall not be created in a manner that harms adjacent critical areas.			X		X	X		P
Briefly explain how the proposal will comply with the above standards:								
<hr/> <hr/> <hr/>								
N. Design Objective – Environmentally Sensitive Design within Open Space Corridors and Rural Sensitive Resource (RSR) Zone. Protect open space corridors and lands within the Rural Sensitive Resource (RSR) zone by utilizing low impact development standards and other environmentally sensitive design standards and techniques and best management practices.								
1. Standards.								
a. Proposed development, except single-family and two-family residential, within designated open space corridors and RSR zone shall utilize Low Impact Development as set forth in the Pierce County Stormwater Management and Site Development Manual, Chapter 10.	X		X	X	X	X		P
b. Vehicle parking facilities shall be integrated in such a manner that critical areas and open space areas are not impacted and stormwater impacts are mitigated.	X		X	X	X	X		P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
c. Lawn areas, driveways, and roads should be limited and located in a manner that will result in the least disruption to the open space tract(s) or corridors.	X		X	X	X	X		P
d. Buildings and other structures such as fencing shall be located in a manner that provides connectivity of open space (i.e. open space areas are linked from property to property). Individual structures shall not be placed where damage to the integrity of the open space tract(s) and overall open space corridor and system is likely.	X		X	X	X	X		P
e. Open space tracts shall be clearly marked and identified as a protected area through the use of fencing (when appropriate) and signage.	X		X	X	X	X		P
f. Allowable uses within open space tracts shall be limited to those set forth in Section 18A.35.050.	X		X	X	X	X		P
g. Open space tracts shall be protected through a conservation easement or other acceptable conservation mechanism as outlined in Section 18A.35.050 E.	X		X	X	X	X		P
h. Accessory structures such as benches, railings, fences, steps, etc. shall be made of wood or stone.	X		X	X	X	X		P
i. Stormwater detention and retention facilities shall be designed to integrate into and mimic the natural environment.	X		X	X	X	X		C
j. Critical areas and wildlife movement corridors shall be incorporated into open space areas.	X		X	X	X	X		P

Briefly explain how the proposal will comply with the above standards:

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
P. Design Objective – Viewsheds. Proposed residential development, except individual single family and two-family structures, shall be sited in a manner that protects existing view corridors and nestled into the landscape in clusters with pockets of open space that preserve rural character.								
1. Standards.								
a. Lots and roads should be oriented to preserve territorial views of significant environmental features such as Mount Rainier, the Cascade Mountain and Olympic Mountain Ranges, lakes, valleys and rivers. (1) Where view corridors and territorial views exist, developments shall minimize obstruction of views from nearby properties through appropriate landscape design, building placement, height and setbacks. (2) Orient streets in such a manner so as to take advantage of distant views.			X		X	X		P
b. Building structures in rural areas shall be grounded “or nestled” into the landscape and clustered in pockets with open space (native vegetation, pastures or agricultural land) situated towards any major road to preserve the rural character. (1) Cluster development in a manner to maximize visually significant, unfragmented open space. (2) Nestle structures behind natural vegetative screens and within the folds of hills. Where natural vegetation and topography do not allow for “hiding” development, locate structures such that they are buffered from any major roadways.			X		X	X		P
Briefly explain how the proposal will comply with the above standards: <hr/> <hr/> <hr/>								
Q. Design Objective – Utility Placement and Design. Create aesthetically pleasing urban residential developments by minimizing the visual impact of utilities and garbage pickup service.								
1. Standards.								
a. Utility boxes shall be placed in alleyways or located away from public gathering spaces and shall be screened from view with landscaping or berms.			X		X	X		P
b. Utility boxes shall be placed where public utility agencies can gain easy access.			X		X	X		P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
<p>c. Locate trash and recycling containers so there are minimal impacts on residents within the development.</p> <p>(1) Containers shall be kept within garages or a screened enclosure.</p> <p>(2) Containers shall not be stored within front yards.</p> <p>(3) Trash and recycle container enclosures shall be located to minimize odor to habitable areas, as well as invisible to the public realm.</p>			X		X	X		P

Briefly explain how the proposal will comply with the above standards:

R. Design Objective – Mailbox Placement. Provide safe, accessible, and weather- protected mailbox areas in urban residential development.

1. Standards.								
a. Mailboxes within new urban residential developments shall be clustered and lockable consistent with U.S. Postal Service standards.			X		X	X		P
b. Mailboxes clusters shall be designed in a manner that is complementary with other design elements in the development. Cluster mailboxes shall be constructed of, or faced with, materials and colors similar to the primary structures within the development.			X		X	X		P
c. Cluster mailboxes shall have weather protection elements such as a roof structure.			X		X	X		P
d. Cluster mailbox structures shall be located in an area that will not cause traffic congestion or pose safety issues within the vehicular travel way.			X		X	X		P

Briefly explain how the proposal will comply with the above standards:

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.	
	1	2	3	4	5	6			
RESIDENTIAL DESIGN STANDARD REQUIREMENTS: 18J.80.060									
A. Design Objective – Architectural Design Standards for Urban Single Family and Two-Family Residential Development. Design urban residential neighborhoods that allow for a diverse range of architectural styles that compliment the rural character of the plan area and convey a variety of housing styles creating a unified community image.									
1. Standards.									
a. Provide a varied residential street scene and eliminate the reuse of identical or substantially similar residential structures in close proximity to each other. (1) The street front facades of structures located within subdivisions should be varied within the same block. Structural variation shall include differences in: (a) Building mass (i.e., outline of the structure as determined by the height, width and depth). (b) Building form (i.e., the style of the home such as one story, one and a half story, two-story, tri-level, etc.). (c) Roof types (e.g., hip, gable, shed, or gambrel). (d) Exterior surface materials (e.g., brick, stone, siding, and variations in siding types) and colors. (e) Building articulation (i.e., variation in the primary building façade through the use of porches, tip-outs, dormers, etc.) (f) Architectural style (e.g., Tudor, Craftsman, Ranch, Bungalow, Farmhouse, Victorian, etc.) (2) Identical or similar structures shall not be repeated more frequently than every sixth house along the same side of the street or within the same block (i.e. homes on either side of a street that face each other).		X	X		X	X*		P	
b. Homes shall be designed with architectural features typical of a rural setting, including porches and verandas, which contribute to the country feeling of the plan area and with a variety of materials appropriate to the architectural style of the structure. (1) Appropriate architectural styles include but are not limited to: Shingle, Craftsman, Rustic, Heavy Timber/Log, Victorian, Turn-of-the-Century, Farmhouse, Northwest Cascadian, Prairie.		X	X		X				P
* Only applies to Short Plats, Large Lots, and Formal Plats.									

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
<p>(2) Changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners no less than 24 inches. The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney. Material transition shall not occur at an exterior corner.</p> <p>(3) Transition in material on a wall surface, such as shingle to lap siding, will be required to have a material separation, such as a trim band board.</p> <p>(4) Exterior wall material may be of wood, cement fiberboard, stucco, standard-sized brick (3-1/2 x 7-1/2 inches or 3-5/8 x 7-5/8 inches), or stone. Wood, stone or simulated stone, cement fiberboard (e.g., simulated wood shingles) or brick may be used to detail homes. Trim may be wood, cement fiberboard, stucco, or stone materials.</p>								
<p>c. Reduce the monotony of color and tone to create a more diverse palette and streetscape that reflects a rural character.</p> <p>(1) Provide multiple colors on buildings to reflect material changes and individuality of the residence.</p> <p>(a) Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors.</p> <p>(b) Although grey and beige are not excluded, the use of these colors shall not be the dominant color used on homes or other structures within the development.</p> <p>(c) Color palettes for all new structures, coded to the home elevations, shall be submitted for approval.</p> <p>(2) Major architectural trim or details shall complement the main building's base color. Color is normally applied to major architectural trim and details such as window trim, corner siding trim, doors and door frames, knee bracing, and columns.</p> <p>(3) The base color of the main building or a complementary major accent color shall be used for roof materials.</p>		X	X		X		P	
<p>d. Provide a variety of roof forms and profiles that add character and relief to the streetscape.</p>		X	X		X		P	

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
<p>(1) Primary roof pitches shall be a minimum of 6:12.</p> <p>(2) Roof pitches for gable forms on the public sides of the buildings shall be a minimum of 8:12.</p> <p>(3) Roof overhangs shall be a minimum of 12 inches (excluding gutter) and a maximum of 24 inches, including gutter, downspouts, and any other ornamental features.</p> <p>(4) Mansard, butterfly, dome and flat roofs are not allowed.</p>								
<p>e. Design main entrances that become a focal point of the home and that allow space for social interaction.</p> <p>(1) Porches or stoops are required on all homes.</p> <p>(2) Stoops and porches shall be raised above the grade except where accessibility (ADA) is a priority. An accessible route may also be taken from a front driveway.</p> <p>(3) All porches and stoops must take access from and face a street, park, common green, pocket park, pedestrian easement, or open space.</p> <p>(4) Porch and stoop sizes shall be:</p> <p>(a) Stoops. Minimum Width: 4 feet Minimum Depth: 4 feet Minimum Height: 12 inches above grade</p> <p>(b) Porches (Minimum 60 square feet) Minimum Width: 10 feet Minimum Depth: 6 feet Minimum Height: 12 inches above grade</p>		X	X		X		P	
<p>f. Use front doors that are integral to the architectural style of the home and that reflect a rural character</p> <p>(1) Front doors shall face a street or public right-of-way.</p> <p>(2) Doors shall be made of wood, fiberglass, or metal.</p> <p>(3) Front doors shall be paneled or have inset windows. Flat doors are prohibited.</p> <p>(4) Sliding glass doors are not permitted along frontage elevation or an elevation facing a pedestrian easement.</p> <p>(5) Four-inch minimum head and jamb trim is required around all doors.</p>		X	X		X		P	

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
g. Use windows that are integral to the architectural style of the home.		X	X		X			P
h. Design columns, trim work, and corner boards to add visual detail to the house. (1) Columns. Character columns shall be round, fluted, or strongly related to the home's architectural style. Exposed 4 x 4 and 6 x 6-inch posts are prohibited. (2) Corners. Use corner boards at corners where siding is used. Corner boards shall be a minimum of 2-1/2 inches in width. (3) Window and Door Trim. (a) Trim is required around all doors and windows and be used on all elevations. (b) Trim must be appropriate to the architectural character of the home. (c) Trim shall be a minimum of 3-1/2 inches wide. i. Minimize the visual impacts of garages through the use of alleyways, recessed garage doors (front loaded) and the emphasis of the porch and front door. (1) Attached garages shall be set back a minimum of 10 feet from the front building façade or 7 feet from the back of porch or stoop. (2) Detached garages shall maintain an eight foot separation from any dwelling. (3) All garages shall be located in an area to minimize the presence of the automobile.		X	X		X			P
j. Two-family (duplex) structures shall be designed to be similar in appearance to detached single family structures and compatible with surrounding single family neighborhoods. (1) Duplex structures located on corner lots shall be designed so that each entry can be perceived as a single family unit from either street. (2) Garages and carports shall be located behind the structure or on different sides of the structure whenever possible to minimize the appearance of carports from the street. (3) Garages that are located on the front of a duplex shall be recessed within the same structure and subordinate to the primary entrance point and main façade.		X	X		X			P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
k. Create a sense of privacy through the following: (1) Locate windows so residents from one dwelling unit can not look directly into another adjacent dwelling unit. (2) Orient and locate dwelling units to maximize privacy. (3) Use landscaping and architectural features like trellises to block views of adjacent dwelling units.		X	X		X			P
l. Carports are prohibited.		X	X		X			P
Briefly explain how the proposal will comply with the above standards:								
<hr/> <hr/> <hr/>								
B. Design Objective – Architectural Design Standards for Multi-Family (Three or more Attached Dwelling Units), Senior Housing and Nursing Home Residential Development. Reduce the scale of multi-family, senior housing and nursing home structures and incorporate architectural design features to increase compatibility with single-family uses and add visual interest.								
1. Standards.								
a. Any portion of a site that abuts an existing single-family residence shall not exceed 35 feet in height for the first 30 feet adjacent to the property boundary. Thereafter, heights may be increased by one additional foot for each additional foot of setback from the property boundary (e.g., heights may be increased to 45 feet in height at a distance of 45 feet).			X		X			P
b. Building facades visible from public rights-of-way shall be articulated with porches, balconies, bays, changes in color, eaves or parapets, or changes in siding materials to break up long blank walls and add visual interest.			X		X			P
c. Provide horizontal shifts for wall planes that exceed 80 feet in length. The width of the shift shall be a minimum of 20 percent of the wall plane length.			X		X			P
d. Roofline variation shall be provided to break up the appearance of lengthy or monotonous roof forms. This may be accomplished by stepping back the building on upper floors, or			X		X			P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
<p>use of dormers, gables, chimneys, or balconies. Where single runs of ridge, cornice, or fascia exceed 50 feet, the following standards shall be met:</p> <p>(1) The maximum roof length without variation shall be 50 feet.</p> <p>(2) The minimum horizontal or vertical offset shall be four feet.</p> <p>(3) The minimum variation length shall be eight feet.</p> <p>(4) Use of one of the following techniques to add visual interest to the roofline and minimize the perceived mass of the structure:</p> <p>(a) Vertical off-set in ridge line.</p> <p>(b) Horizontal off-set in ridge line.</p> <p>(c) Variations of roof pitch.</p> <p>(d) Gables.</p> <p>(e) False façades.</p> <p>(5) Mansard, butterfly, dome and flat roofs are not allowed.</p>								
e. Planting beds of a minimum of 320 square feet in area and 8 feet wide shall be planted within 20 feet of the building.			X		X			P
f. Create a sense of privacy through the following:			X		X			P
(1) Locate windows so residents from one unit to the next can not look directly into another unit.								
(2) Orient and locate units to maximize privacy.								
(3) Use landscaping and architectural features like trellises to block views of adjacent units.								
g. Emphasize the entrance of a building and make it more distinct by using pavement materials and landscaping to direct pedestrians to the entrance.			X		X			P
h. Senior housing and nursing homes shall be designed to convey a residential, rather than an institutional appearance through the use of architecture, landscaping and building materials.			X		X			P
i. Colors and materials shall be harmonious and provide continuity and complement the style and colors in the surrounding neighborhood.			X		X			P
Briefly explain how the proposal will comply with the above standards:								
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Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
C. Design Objective – Residential Fire Protection Standards. Design urban residential developments to allow fire and rescue equipment and personnel adequate access to conduct operations and to protect homes in rural wildfire prone areas.								
1. Standards.								
a. Structures within urban residential developments that are located closer (at any point) than five feet to the property line or that have less than 10 feet of unobstructed separation space between structures shall be constructed with: (1) Fire resistive materials with a minimum of a one-hour fire rating on the exterior (including walls, eaves and roofing); and (2) Sprinkler systems that, at a minimum, meet NFPA 13D specifications.		X	X		X			P
b. No portion of the building, including decks, tip outs, bay windows and rooflines, shall project into the building setback when homes have been allowed a variance or Planned Unit Development exception to build closer than the 10 foot side yard setback requirement.		X	X		X			P
c. Privacy fencing shall contain an emergency gate access into the backyard space to allow access by fire and rescue personnel.		X	X		X			P
d. Exit access for a third floor must face a public right-of-way for emergency access.		X	X		X			P
Briefly explain how the proposal will comply with the above standards: _____ _____								
D. Design Objective – Cottage Industries. Provide compatibility between Cottage Industries, as allowed in 18A.35.060, and adjacent residential uses.								
1. Standards.								
a. Screen outside material and vehicle storage from neighboring residential dwellings with a Level 3 landscaping buffer and F1 fencing (per Section 18A.35.030). b. Provide perimeter Level 3 landscaping buffers (per Section 18A.35.030) between cottage industries and neighboring residential dwellings.		X	X		X			P
Briefly explain how the proposal will comply with the above standards _____ _____								

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
COMMERCIAL, CIVIC, UTILITY AND INDUSTRIAL DESIGN STANDARD REQUIREMENTS: 18J.80.070								
A. Design Objective – Compatibility of Non-Residential Uses in Residential Zones. Provide architectural design standards for allowed non-residential uses in Single-Family (SF), Moderate High Density Residential (MHR), and Rural Residential (R10, R20 and RSR) Zones to provide compatibility with surrounding residential neighborhoods.								
1. Standards.								
a. Reduce the apparent scale of commercial, civic, utility, or industrial structures located adjacent to residential development through the use of techniques such as building placement, facades, window treatments, design, and modulation of roof heights and scale. (1) The height limit of structures shall not exceed that which is allowed in the surrounding residential zones. (2) All setbacks for developments shall be the same as that which is allowed for residential uses. (3) Lighting shall be directed away from any residential uses and shall be located so as to not cause glare or projection onto adjacent properties.				X	X			P
b. Screen utility and mechanical equipment from adjacent residential uses.				X	X			P
c. Entrances shall incorporate one of the following building elements: (1) Dormers. (2) Porches. (3) Porticos.				X	X			P
Briefly explain how the proposal will comply with the above standards: _____ _____ _____								
B. Design Objective – Architectural Design Standards for Commercial, Office/Business, Civic, Utility and Industrial Uses. Design commercial, office/business, civic, utility and industrial structures with design elements such as facades, roof forms, building mass and scale modulation, porches, natural materials and architectural details that exemplify a historic and rural character.								
1. Standards.								
a. Diversify the scale and mass of proposed buildings through the use of architectural details such as covered entryways, overhangs, and projections, building modulation, etc.				X	X			P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
(1) Break up large buildings with façade modulation. (a) Entrances shall be either recessed at least 4 feet from the building façade or be covered by a porch structure. (b) The use of long blank walls is prohibited. The maximum allowable length of an uninterrupted building elevation is 50 feet. Visual interruptions to the planes of exterior walls may be achieved through one of the following methods: (i) Modulating the building facades at a depth of at least 4 feet and a width of at least 8 feet. (ii) Covered porches. (iii) Porticos. (2) Avoid building large, monolithic structures. (a) Buildings shall be comprised of a complex of smaller buildings or parts that manifest their own internal interactions. (b) Large box styles of buildings are prohibited.								
b. Employ architectural designs that evoke a rural feeling including the use of natural materials such as wood or stone, natural colors, appropriate scaling and bulk limitations. (1) Wood, shake, stone, brick, cedar shingle or timber materials shall be used for façades. Examples of appropriate wood exterior siding styles include: board and baton, horizontal clapboard, beveled planks, and cedar shingle. A complementary combination of these styles is preferred. (2) Raised seam metal, shake, architectural shingles, slate, or unglazed tile shall be used for roof materials. The use of Spanish red clay roof tiles is prohibited. (3) Provide variety in roof forms that compliment a rural or historical architectural style. (a) Roof lines shall be interrupted every 50 feet with gable, hip, or dormer roof forms or a vertical shift of at least 5 feet and roof planes shall be varied by using gable ends and/or dormers, unless a false front is used. (b) Buildings shall be designed with gable, gambrel, or hip roof forms with a minimum of a 6:12 roof pitch. False fronts, giving the appearance of a flat roof, may also be used.				X	X			P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
<p>(c) The use of flat, mansard, dome or butterfly roof forms is prohibited.</p> <p>(4) Historical or rural architectural detailing shall be incorporated into the building design. At least one element from each of the following categories shall be included in the design:</p> <p>(a) Cornice details.</p> <p>(b) Trim details.</p> <p>(c) Timber details.</p> <p>(d) Knee bracing.</p> <p>(e) Columns.</p> <p>(5) Use windows that emphasize the first floor of the structure and complement the architectural style of the structure.</p> <p>(a) Window patterns shall be characterized by vertical proportions with horizontally oriented rectangular forms prohibited.</p> <p>(b) The area of first story windows on street front elevations shall be at least twice the area of second story windows along the same side of the building.</p> <p>(c) One of the following window treatments shall be used:</p> <p>(i) Storefront windows;</p> <p>(ii) Bay windows;</p> <p>(iii) Stained glass;</p> <p>(iv) Multi-paned windows, or the appearance of multi-paned windows, in one over one, two over two, or four over four patterns.</p> <p>(d) Windows sills shall be situated at least 2 feet above the interior finished floor.</p> <p>(e) The use of reflective or mirrored windows is prohibited.</p> <p>(f) Window trim shall be used that complements the architectural style of the building. Trim shall be a minimum of 3-1/2 inches wide.</p> <p>(g) All windows must be true windows that let in light to occupied space or to large attic areas that provide at least limited standing room. Faux windows are prohibited.</p> <p>(h) Windows shall be included on upper stories of multiple-storied buildings to avoid large, blank wall space.</p> <p>(6) Awnings and architectural anomalies (materials or details that are not integrated into or reflect the overall design of the building design) are prohibited.</p>								

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
<p>c. Utilize muted natural colors and avoid unrelated color schemes within a structure or throughout a multi-structure complex.</p> <p>(1) The use of muted natural earth tone colors or historical turn-of-the-century colors will be the predominant color palette for the primary façade of the structure. Bold, primary colors are prohibited.</p> <p>(2) The color on major architectural trim or details shall complement the main building's base color. Color is normally applied to major architectural trim and details such as window trim, corner siding trim, doors and door frames, knee bracing, and columns.</p> <p>(3) Minor architectural details may be highlighted with minor accent color that complements base and major trim color. Minor accent color is normally applied to window sash, doors, storefront frames and small architectural elements.</p> <p>(4) Earth tone colors shall be used for masonry or stone building materials.</p> <p>(5) The base color of the main building or a complementary major accent color shall be used for roofing materials.</p>				X	X			P
<p>d. Utilize similar, compatible and complimentary architectural style, scale, form, color, use of materials, and detailing for all structures on a development site.</p> <p>(1) Accessory structures shall be designed of the same building materials, roof forms, and colors as the primary building structures.</p> <p>(2) Building materials used for site features such as fences and screen walls shall compliment the primary building structures.</p>				X	X			P
<p>e. The use of standard corporate architectural designs that do not reflect a rural character is prohibited.</p>				X	X			P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
<p>f. Locate or screen all mechanical or HVAC equipment, utility meters, electrical conduit, and any other exterior equipment and service areas (such as loading docks and garbage/recycling containment areas) to minimize visibility from public streets, building approaches, and adjacent properties.</p> <p>(1) Service and delivery bays shall not be oriented to the main street or residential areas.</p> <p>(2) Visual and noise impacts of service areas shall be mitigated by screening them from adjacent sites, secondary accesses and alleys through the use of one of the following:</p> <p>(a) Structural enclosures around the service area in an architectural style compatible with the primary structure.</p> <p>(b) Fence level 1 screening (per Section 18A.35.030) around the service area.</p> <p>(c) Landscape level 3 screening (per Section 18A.35.030) around the service area.</p> <p>(3) Service areas shall be setback from the property lines either a minimum of 15 feet or the building setback as identified in the Pierce County Zoning Code, whichever is greater.</p> <p>(4) Mechanical equipment shall be screened by either a parapet or a stepped or sloped roof form that is a part of the architecture of the building and is at least as high as the equipment being screened. Fencing is not acceptable.</p> <p>(5) All utility meters, electrical conduit, and other utility equipment shall be screened by walls or landscaping to minimize visibility from the street.</p> <p>(6) Screening for noise impacts shall be required for all mechanical equipment.</p>				X	X			P
<p>g. Where building elevations are visible, architectural details and features shall not be abruptly ended and shall transition a distance equivalent to at least 20 percent of the adjacent building elevation.</p>				X	X			P
<p>h. Facilities utilizing drive-through windows and stacking lanes shall be oriented and designed to minimize impacts on adjacent properties.</p>				X	X			P

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
(1) Drive-through windows and stacking lanes are not permitted along the primary building façade, adjacent to a public right-of-way, or adjacent to an existing residential use or residential zone (SF, MHR, R10, R20, RSR). (2) The stacking lane shall be physically separated from the parking lot area, internal walkways, and pedestrian areas through landscaping beds at least five feet wide and meeting a Level 1 landscape requirement (per Section 18A.35.030). Painted lanes are not an acceptable means of meeting this standard. (3) Drive-through speakers shall not be audible off site. (4) Drive-through facilities shall be oriented away from existing residential uses or residential zones.								

Briefly explain how the proposal will comply with the above standards:

C. Design Objective – Pedestrian Amenities. Improve the quality of development by instituting standards for street furniture and other pedestrian amenities that will enhance the pedestrian experience.

1. Standards.								
a. Utilize pedestrian-scale lighting, signage, covered areas and other amenities.				X	X			P
b. Provide outdoor furniture, benches, tables, and trash receptacles that reflect a historic and rural character.				X	X			P
(1) All outdoor pedestrian amenities shall be located outside the public right-of-way.								
(2) Outdoor pedestrian amenities shall be a commercial grade designed for heavy public use.								
(3) All new commercial and civic development shall incorporate at least one outdoor seating area, in any combination, as follows:								
(a) One bench per business with one additional bench for every 10,000 square feet of total floor area;								
(b) Six feet of seating wall per business with one additional six feet of seating wall for every 10,000 square feet of total floor area; or								

Design Objective and Design Standards	Regulated Activities						Complies with Design Standard (Y/N)	Reviewing Dept.
	1	2	3	4	5	6		
(c) One table with a minimum of four seating spaces (bench or chairs) per table per business with one additional table and four seating spaces for every 10,000 square feet of total floor area. (4) All new commercial and civic development shall provide at least one trash receptacle. Trash receptacles shall be made of wood or metal painted with a black, powder coated finish.								
c. Provide public restroom facilities for every business.				X	X			P

Briefly explain how the proposal will comply with the above standards:

Additional Comments:

ADR No. _____

Approved by:

Signature of Planner

Date