

DRAFT (4) AMENDMENTS TO Chapter 17.43

Significant changes since Draft #3 are highlighted

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

Sections:

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17.43.010 Purpose.

It is the purpose of this chapter to create open space in residential developments and to encourage imaginative site and building design that exceeds the minimum standards found in the subdivision regulations – Title 16 SWMC – by permitting greater flexibility in zoning requirements than is permitted by other sections of this title. Furthermore, it is the purpose of this section to:

- A. Promote the retention of significant features of the natural environment, including waterways and views;
- B. Encourage a variety of housing types and densities;
- C. Encourage maximum efficiency in the layout of streets, stormwater facilities, utility networks and other public improvements through innovative site layout and the use of clustering;
- D. Create and/or preserve usable open space for the enjoyment of the occupants and the general public-;
- E. Allow development of land with physical constraints while preserving the natural characteristics of the site, including topography, native vegetation, critical areas and other natural amenities of value to the community; and
- F. Encourage infill within areas of the city which are characterized by existing development.

17.43.020 ~~Districts-Zones~~ where permitted.

Planned residential development (PRD) may be permitted in the following districts:

- ~~1A.~~ R-1, Residential 1
- B. R-5, Residential 5;
- ~~2C.~~ R-7, Residential 7;
- ~~3D.~~ R-15, Residential 15.

17.43.030 Permitted uses.

The following uses are allowed in planned residential developments:

- A. Within the R-1, R-5 and R-7 zones, allowable residential uses shall include only single-family residences, townhouses or detached condominiums. Within the R-15 zone, residential development of all types, regardless of the type of building in which such residence is located,

such as single-family residences, duplexes, triplexes, four-plexes, townhouses or apartments; provided that hotels, motels and mobile home parks are prohibited;

B. Accessory uses specifically limited to meet the needs of the residents of the PRD such as garages and recreation facilities, of a noncommercial nature;

C. In planned residential developments of twenty acres or more, commercial uses may be permitted as set forth herein.

D. A variety of housing types are offered; advantage is taken of unusual or significant site features such as views, waterways or other natural characteristics; separation of auto and pedestrian movement; development aspects of the PRD complement the land use policies of the comprehensive plan; and some extraordinary public benefit is derived in exchange for the increased density in the planned residential development.

E. Except as set forth herein, the use restrictions of the underlying zone shall apply.

17.43.040 procedure for determining allowed number of units.

The number of units that may be allowed in any PRD are determined as follows:

~~A. Subtract critical areas and critical area buffers from the gross lot area.~~

~~B. Subtract area to be dedicated as new roads from the gross lot area.~~

~~C. The remaining area after subtracting critical areas, critical area buffers and road dedications is the amount of land that may be developed.~~

~~D. The base density of the underlying zone is divided into the remaining amount of land to determine how many units would be allowed under a typical subdivision.~~

~~E. The open space requirements and density bonus as defined in 17.43.07 is applied to the remaining area.~~

17.43.040-050 Commercial uses.

Commercial uses are permitted in the PRD which satisfy the criteria of this section. Such uses are intended to serve the surrounding neighborhood, be comprised of small-scale buildings that maintain the visual character and architectural style of the residential area, and minimize visual and functional conflicts between residential and non-residential uses within and abutting the PRD. Commercial uses within the PRD shall meet the following criteria:

A. Shall be limited to:

1. Retail businesses serving the local neighborhood; provided, that drive-through businesses and 24-hour establishments are prohibited;
2. Personal or professional services;
3. Public and quasi-public uses;
4. Recreational uses;
5. Residential dwellings located either behind or above an allowed commercial use are permitted;
6. Beauty salons;
7. Day care centers.

B. Bulk restrictions.

1. Maximum building size: five thousand square feet.
2. Minimum setbacks:
 - a. Front: ten;
 - b. Side: ten;
 - c. Rear: ten.
3. Maximum building height:
 - a. Commercial: twenty five feet;

b. Commercial with residential above: thirty five feet.

C. Design Standards.

1. Lot size: Commercial lots shall not exceed twenty thousand square feet in area per twenty acres of land within the PRD. Any increase in commercial area shall be based upon twenty-acre increments of additional land, and proportionate increases shall not be permitted.
2. Landscaping requirement: Shall comply with the landscaping requirements for commercial uses in SWMC 17.50.
3. Signage: Total sign area is limited to one percent of gross floor area utilized by the activity. Monument signs are restricted to no more than six feet high. Internally illuminated signs, flashing signs, mechanically mobile signs, or neon signs are not allowed. All signs must be ground oriented or a facade sign.
4. Parking: Two parking spaces required per one thousand square feet of commercial area. On-street parking which fronts the parcel shall be counted in the overall parking requirement. Off-street parking shall be located at the side or at the rear of the building.
5. The site plan for the commercial area shall comply with the design standards and guidelines of Chapter 15.44. The site plan and commercial designation must be submitted and processed as part of the PRD application.

17.43.050-060 Relationship of design to adjacent areas.

A. The design and layout of a planned residential development shall take into account the relationship of the site to the surrounding areas. The PRD shall be so designed as to minimize any undesirable impact of the PRD on adjacent properties.

B. Setbacks, building heights and lot sizes of the PRD shall be comparable to, or compatible with, those of the existing development of adjacent properties or, if adjacent properties are undeveloped, the type of development which may be permitted.

17.43.060-070 Property development standards.

A. Acreage Minimum. The minimum site for a planned residential development shall be three acres.

B. Minimum Lot Requirements in the R-1, R-5 and R-7 zones.

1. Single family residential lotsLots in the R-5 and R-7 zoneszone may be a variety of sizes; provided, no lot shall be less than six thousand square feet in size.
2. Single family residential lots in the R-7 zone may be a variety of sizes; provided that no lot shall be less than 4,800 square feet in size – except ten percent of the single family lots in a PRD may be as small as 4,000 square feet in size;
3. In the R-5 and R-7 zones, the minimum lot size for all lots created through a PRD process with duplex homes shall be 8,000 square feet if both units comprising a single duplex are located on the same lot.
4. In the R-5 and R-7 zones, the minimum lot size for townhouse style multi-family units on their own platted lot is 2,500 square feet for lots that have a unit on either side and 3,500 square feet for lots at the end of a townhouse row.
25. The averaged lot size in the R-5 zone and R-7 zones shall be reduced by not less than twenty percent of the minimum lot size for that zone.
6. Single family residential lots in the R-1 zone may be a variety of sizes; provided that no lot shall be less than 8,400 square feet in size.

7. In the R-1 zone, the minimum lot size for all lots created through a PRD process with duplex homes shall be 10,500 square feet if both units comprising a single duplex are located on the same lot.

8. In the R-1 zone, the minimum lot size for townhouse style multi-family units on their own platted lot is 4,000 square feet for lots that have a unit on either side and 5,500 square feet for lots at the end of a townhouse row

7. The averaged lot size in the R-1 zone shall be reduced by not less than twenty percent of the minimum lot size for that zone.

C. Unit Distribution. In the R-1, R-5 and R-7 zoning designations, at least 50 percent of the units in the PRD shall be single family lots. Commercial, multifamily, and duplex uses cannot be constructed within any phase until no fewer than two-thirds of the single-family detached residential homes are constructed and have received their final certificates of occupancy.

D. Landscaping. Each lot created through the PRD regulations shall have a minimum of 25% landscaping that shall be approved as a condition of the building permit.

EE. Off-Street Parking. Off-street parking shall be provided in a PRD to the same extent as required in the underlying zone for the same use.

F. On-Street Parking. One on-street parking space shall be provided per every four units. Each single family lot shall count as one unit. On-street parking for multi-family lots and commercial lots where multi-family units are allowed shall be anticipated as part of the street layout before the PRD is approved.

DG. Open Space. Each planned residential development shall provide not less than twenty percent of the gross site area of the PRD for common open space which shall be:

1. Concentrated in large usable areas of at least ~~two-six~~ thousand square feet in area and designed to provide either passive or active recreation;
2. If under one ownership, owned and maintained by the ownership; or
3. Held in common ownership by all the owners of the development by means of a homeowners' or similar association. Such association shall be responsible for maintenance of the common open space;
4. Dedicated for public use, if acceptable to the city and/or other appropriate public agency;
5. Stormwater facilities and utility corridors/easements shall not be counted towards open space calculations, unless they meet the definition of usable open space in subsection (~~FH~~); and.

6. Any amenities in a public right-of-way, such as roads, parking strip landscape areas and sidewalks, in shall not be counted towards open space calculations.

EH. Of the open space required to be provided, fifty percent shall be "usable open space". "Usable open space" includes only open space which is accessible for active or passive recreation purposes, is visually integrated into the design so that is an intentional aspect of the PRD, or is of direct benefit to the PRD residents.

1. That portion of multiuse stormwater facilities which provide significant recreational or aesthetic benefit per 17.48.070(I) may count as usable open space.
2. Only that portion of utility corridors which contain improved walking trails may be counted as usable open space.

3. Only open space which satisfies the requirements of the design standards and guidelines of Ch. 15.44 and the current version of the Sedro-Woolley Design Standards and Guidelines manual may be counted as usable open space.
4. That portion of ~~sensitive areas~~ critical areas and critical area buffers, such as fish and wildlife habitat areas, may be included in the usable open space calculation which are accessible to the residents or public and integrated into the design of the PRD in a manner which results in restoration or enhancement of the functional values of the sensitive area.

I. Stormwater Detention Facilities. Stormwater detention facilities may be included by the city as part of the open space necessary for a density bonus, but not as part of the minimum required open space, subject to Sedro-Woolley Stormwater management regulations (Chapter 13.36 SWMC) and may be one of two types of ponds; dry or wet. (MAY NEED TO CAREFULLY REVIEW OPEN SPACE/RECREATIONAL SPACE CREDIT)

1. Dry ponds for the purposes of this chapter are stormwater facilities that incorporate usable recreation area per the following criteria:

- a. The detention facility does not provide drainage for public facilities including public streets unless all easements and drainage releases are approved.
- b. The detention facility shall be constructed so as to drain fully when precipitation is not occurring (i.e., no standing water shall be left) unless the facility is a pond designed as an aesthetic amenity.
- c. The side slope of the detention facility shall not exceed thirty-three percent, unless such slopes already exist naturally and are covered with vegetation. Where the facility has a hard surface wall or slope, the vertical drop shall not exceed twenty-four inches without a fall barrier (or barriers) appropriate to the site conditions to protect public safety.
- d. If detention facilities are located adjacent to or near a natural, year-round stream or wetland, these systems shall be left in a natural or near natural condition.
- e. The detention area shall be landscaped both in a manner consistent with maintaining high aesthetic standards and is able to withstand the inundation expected.
- f. Use of property set aside as open space area for both detention and recreation purposes shall not be acceptable if the detention area is rendered unsuitable or unavailable for recreation use during dry weather.
- g. In the case of joint use of open space set aside (not dedicated to city) for detention and recreation, the homeowner's association shall be responsible for the maintenance in perpetuity of the facilities in the condition approved under the development contract.

2. Wet ponds contain water year round and may count towards open space if the wet pond is an amenity to the PRD and meets the following criteria:

- a. Contain circulated water that is not brackish;
- b. Be surrounded by a trail or be located adjacent to another active open space.
- c. Children's play structures may not be located closer than 150 feet to a stormwater pond.
- d. The pond must be curvilinear in shape, not rectangular.
- e. Only 30 percent of the circumference of the pond may contain berming.
- f. The inside slope of the pond shall be three to one or flatter.
- g. Gravel and asphalt shall not be used for pond access.
- h. No fencing shall be provided around the pond.

i. The applicant shall place appropriate signage near the pond which says, "This pond is for stormwater detention and/or treatment purposes. Swimming or fishing or other recreational activities are prohibited."

17.43.070-080 Approval—Procedure.

Planned residential development applications shall be processed as subdivisions under SWMC Chapter [16.08](#).

In addition, the following procedure is required for approval of the planned residential development.

A. Documents.

1. Vicinity map showing the location of the site and its relationship to surrounding areas, including the land use and zoning of both the site and the surrounding areas;
2. A map of the site drawn to a scale of not less than one inch representing one hundred feet showing the following:
 - a. Existing site conditions including watercourses, floodplains and unique natural features_{7.1};
 - b. The location and floor area size of all existing and proposed buildings, structures and other improvements including maximum heights, types of dwelling units, density per type, and nonresidential structures, including commercial facilities, if any_{7.1};
 - c. The location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, and similar public or semipublic uses_{7.1};
 - d. The existing and proposed circulation system of streets, including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way_{7.1};
 - e. The existing and proposed pedestrian circulation system_{7.1};
 - f. The existing and proposed utility systems, including sanitary sewers, storm sewers, water, electric, gas and telephone_{7.1} **and**
 - g. The proposed treatment of the perimeter of the PRD, including materials and techniques used such as screens, fences and walls_{7.1};
3. In addition to the graphic illustrations listed in subdivisions 1 and 2 of this subsection, the applicant shall submit a written statement providing the following information:
 - a. Justification for the density bonus, if requested by the applicant. The justification shall include detailed analysis of how the density bonus was determined._{7.1}
 - b. Program for development including staging or timing of development_{7.1};
 - c. Proposed ownership pattern upon completion of the project_{7.1};
 - d. Basic content of any restrictive covenants_{7.1} **and**
 - e. Provisions to assure permanence and maintenance of common open space through a homeowners' association or similar association, condominium development or other means acceptable to the city_{7.1};
4. An application for preliminary plat must be submitted with the PRD application. Fees for the subdivision shall be in addition to those of the PRD application.

B. A PRD application must contain sufficient detail to show compliance with the design standards and guidelines of Ch. 15.44 for the layout, infrastructure, and buildings within the PRD, to allow the reviewing body to incorporate compliance with design standards into its recommendation and final decision. The applicant is expected to submit this information in a format that meets the standards of an architect or design professional. The integration of a

comprehensive, well-planned design into all aspects of the PRD is a required element of the application. The application and approval shall require subsequent construction within the PRD to conform with the approved design elements, at a sufficiently detailed level to ensure subsequent compliance with the approval documents.

C. Filing of Application. Application for approval of the PRD shall be made on forms prescribed by the planning department and which shall be accompanied by a filing fee as required.

D. Public Hearing. A PRD is a ~~Type III~~Type IV land use application under Ch. 2.90. The hearing examiner shall hold a public hearing on the proposed PRD.

E. Hearing Examiner Recommendation. Following the public hearing, the hearing examiner shall make a report of findings and recommendations with respect to the proposed PRD, and shall forward the report to the city council. Such report shall include, but need not be limited to, the following items:

1. Suitability of the site area for the proposed development;
2. Requirements of the subdivision code for the proposed development;
3. Reasons for density bonuses;
4. Time limitations for the entire development and specified stages;
5. Development in accordance with the Sedro-Woolley comprehensive plan;
6. Public purposes have been served by the proposed development;
7. Compliance with the design standards and guidelines.

F. City Council Decision. After receipt of the hearing examiner's findings and recommendations, the city council shall hold a public hearing on the proposed PRD. The city council shall give approval, approval with modifications or disapproval to the proposed PRD. The city council's decision may be appealed to Skagit County Superior Court as allowed in SWMC Chapter [2.90](#).

17.43.090 Approval criteria

In addition to the findings of fact required for approval, the following criteria shall be met for approval of a PRD:

A. Design Criteria. The design of the PRD shall achieve two or more of the following results:

1. High quality architectural design, placement, relationship or orientation of the structures;
2. Achieving the allowable density for the subject property;
3. Improving circulation patterns;
4. Minimizing the use of impervious surfacing materials;
5. Increasing open space or recreational facilities on-site; and
6. Preserving, enhancing or rehabilitating the natural features of the property such as significant woodlands, or critical areas.

B. Perimeter Design. The perimeter of a PRD shall be appropriate in design, character and appearance with the existing or intended character of the development adjacent to the subject property and with the physical characteristics of the property.

C. Streets and Sidewalks. Existing and proposed streets and sidewalks within a PRD shall be suitable to carry the anticipated traffic within the proposed development and the vicinity. The

design of the circulation system shall be consistent with the requirements of Chapter 16.08 SWMC.

17.43.100 Requirement for homeowner's association and restrictive covenants.

To preserve and maintain community facilities and open space, every PRD shall have a homeowner's association and agreements and enforceable covenants to fund and effectively collect funds for such an organization. Such agreements and enforceable covenants shall apply to all property within the PRD shall be recorded and shall run with the land.

A. The restrictive covenants and/or homeowner's association intended to be used by the applicant in a PRD, which purports to restrict the use of land, the location or character of buildings or other structures thereon, set aside open space, and establish provisions for the perpetual maintenance of common grounds, must be reviewed by the technical review committee. The city attorney will make a written report to the planning commission which shall be subject to approval by the city council, before final approval of the PRD application and recording with the county auditor.

B. The homeowner's association authority shall be established in restrictive covenants applicable to all property within the PRD. Such restrictive covenants shall provide, inter alia, for the assessment, collection and enforcement of collection of such homeowner's dues as are necessary for adequate maintenance of open space, common grounds and facilities, any private roads or utilities, and for performance of any other association obligations.

C. The exterior of any non-single family structure and property on which non-single family structures are located shall be maintained uniformly by the homeowner's association. (THIS SUBSECTION MAY NEED TO BE REFINED)

17.43.110 Design evaluation checklist.

Predesign development, pre-application review and the review of final PRD applications shall be guided by the standards contained in the following design evaluation checklist:

<u>PRD DESIGN EVALUATION CRITERIA CHECKLIST</u>		
<u>I: SITE ANALYSIS</u>		
<u>1.1</u>	<u>The project is in conformance with the comprehensive plan and applicable sub-area plan(s).</u>	<u>YES NO N/A</u>
<u>1.2</u>	<u>A pre-application consultation that included the preparation of a site analysis (prepared consistent with this design evaluation checklist) was an integral step in the site plan development process.</u>	<u>YES NO N/A</u>
<u>1.3</u>	<u>The development does not encroach on any identified critical areas or their associated buffers.</u>	<u>YES NO N/A</u>
<u>1.4</u>	<u>Soil conditions are suitable for the proposed development.</u>	<u>YES NO N/A</u>
<u>1.5</u>	<u>The proposed design would avoid or minimize the potential for adverse environmental effects, such as flooding and sedimentation off site. Flood hazard area designations and regulations are identified and complied with, where applicable.</u>	<u>YES NO N/A</u>

1.6	<u>Measures have been taken to minimize stormwater runoff and to detain the increment over the natural rate as close as possible to the point of origin consistent with the city's adopted stormwater ordinance. If located within a floodplain, a flood protection strategy shall be proposed.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>2: SUBDIVISION AND PRD LAYOUT</u>		
<u>2.1 RESPECT FOR NATURAL FEATURES/CONSTRAINTS</u>		
a.	<u>The project design should avoid areas unsuitable for development. Existing elements of the landscape, such as views, trees and natural land contours can enhance the project and should be integrated into the design where possible.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
b.	<u>To the greatest extent practicable, the natural features of the site, such as topographic variation, significant tree cover, and bodies of water are to be preserved and integrated into the site plan to minimize site development costs and provide amenity.</u> <u>A PRD can promote sensitive treatment of natural elements, including vegetation, waterways, and views through greater flexibility in the utilization of land. A PRD project provides flexibility in design, placement, and configuration of buildings, use of open space, circulation facilities, and parking areas to best utilize the potential of sites characterized by special features of geography, topography, size or shape, while at the same time maintaining substantially the same population density and area coverage permitted in traditional developments.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
c.	<u>Landmarks should be incorporated into the site plan.</u> <u>A PRD can allow development while preserving significant natural features or historical character. Landmarks may include unique natural, cultural, or historic features.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
d.	<u>The placement of the building sites should take advantage of sun angles, prevailing winds, tree stands, hills, and other natural conditions to save energy in heating and cooling.</u> <u>Passive strategies that take advantage of natural systems may include building orientation, planting of wind or summer sun blocking trees and other similar approaches.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
e.	<u>Proposed building sites are to be oriented to on- and off-site views. Although not required legally, view blockage from off-site uses should be considered and, when possible, minimized.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
f.	<u>Building sites should be arranged for some apparent purpose (to accommodate site topography, for example).</u> <u>Building site arrangement may be based on a variety of purposes, including: preservation of critical areas or environmentally sensitive land, accommodating topography such as steep slopes, maintaining view corridors, providing adequate vehicular and pedestrian access, or facilitating community interaction and privacy.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
g.	<u>Building sites should be designed in discrete groups to encourage the creation of neighborhoods and promote a sense of community, while protecting privacy. This may be accomplished through pedestrian connection, the provision of common open space and/or amenities, and/or the use of open space to serve as a buffer between focused areas of residential development.</u> <u>PRD projects should promote innovative site and building design and should include architectural and site features that promote community interaction (such as porches, de-emphasized garages, sidewalks and pedestrian walkways, and common open spaces).</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
h.	<u>Building sites may be compactly grouped to provide more usable open space. Compactly grouped single-family detached and/or duplex development without the provision of accompanying open space and/or site amenities shall be prohibited. Lot size may be reduced, to allow for innovative development. However, the reduction in lot size must be accompanied by higher architectural and site design quality and the provision of increased amenities. Proposed PRD applications containing single-family detached lots that are 6,000 square feet in size or smaller shall provide the following additional materials as part of the pre-application process:</u> <u>I. Detailed architectural plans for the house type to be established on the smaller lots. These plans shall include proposed architectural details, building materials, entrance and window orientation and off-street parking areas.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>

	<u>II. Detailed plans for landscaping, open space and recreational amenities serving the proposed lots. Compact development within the PRD shall provide open space for individual owners and/or the general public. The preserved open space shall serve several purposes such as providing recreational areas for the community or preserving a unique natural resource.</u>	
i.	<u>The project site shall be able to accommodate the type of dwelling unit or commercial facilities proposed and provide open space and/or amenities.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
j.	<u>Safe play, sitting, and walking areas shall be provided and conveniently located within the PRD.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
k.	<u>Transition shall be provided between different residential building types within a PRD. Typical transitions include landscaping, open space, common areas and grade separation.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>2.2 SITE AND BUILDING LAYOUT AND DESIGN</u>		
a.	<u>The site plan shall embody a coherent layout that can be easily understood by those who visit and live in the development.</u> <u>A PRD needs several elements to provide visitors and residents with a coherent layout, including, but not limited to, landscaping, architecture, pedestrian and vehicular circulation, and adequate signage.</u> <u>Landscaping must promote a coordinated appearance and break up continuous expanses of building and pavement. All buildings and structures of a site shall share a common architectural theme to ensure internal compatibility. The circulation system shall provide functional and visual links with the buildings of the site and must have linkages to outside development.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
b.	<u>Units shall front on residential access streets and not on arterial roadways. Units that must abut arterial roadways due to site constraints shall be accessed from roadways other than the arterial.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
c.	<u>Units shall overlook open space and not parking or road areas or other units or should be located in close (< 300 feet) proximity and directly connected (via a pedestrian circulation system) to proposed site amenities.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
d.	<u>The proposed site layout shall facilitate trash removal and other similar utility services.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
e.	<u>Utilities shall be placed to make their construction and maintenance economical and efficient.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
f.	<u>Electric and telephone lines located within a project should be placed underground except under exceptional circumstances.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
g.	<u>Electric and gas meters, transformers and other utilities shall be screened or located otherwise out of sight from roadways and public areas.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
h.	<u>Common garbage storage areas shall be located and covered to avoid spreading odors. Garbage storage areas shall be screened (Multifamily only).</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
i.	<u>Outside storage should be provided for bikes, play equipment, lawn furniture, gardening supplies and barbeque equipment (Multifamily only).</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
j.	<u>Each unit entry must have some form of weather protection, such as an overhang or a porch, and a place to set packages down before entering the unit (Multifamily only).</u>	<u>YES</u> <u>NO</u>

		N/A
<u>2.3 PRIVACY/SECURITY</u>		
a.	<u>Residents must have adequate privacy. The design of the site and individual units should promote security consistent with Crime Prevention Through Environmental Design strategies.</u>	YES NO N/A
b.	<u>Units shall be screened or located to avoid glare from automobile headlights and direct street lighting (Multifamily only).</u>	YES NO N/A
c.	<u>Housing units should be buffered from high traffic volumes to minimize the impact of noise and vibrations. In mixed-use development, commercial traffic circulation should incorporate traffic calming techniques to minimize noise and vibration.</u>	YES NO N/A
d.	<u>There should be a minimal number of vehicular and pedestrian entrances to clusters of buildings. These entrances must be well-lit and defined (Multifamily only).</u>	YES NO N/A
e.	<u>Parking areas and the walkways from parking to homes must be well-lit without producing glare (Multifamily only).</u>	YES NO N/A
f.	<u>Units should be clustered in a way that would allow neighbors to observe other homes and aid in crime prevention consistent with Crime Prevention Through Environmental Design strategies.</u>	YES NO N/A
g.	<u>Public spaces located near units should be visible from the units for security purposes and for watching children at play.</u>	YES NO N/A
h.	<u>Each unit must have its own semi-public entrance area, such as a deck, patio, balcony, or yard, for the exclusive use of its residents. It shall be fenced, or otherwise screened for privacy (Multifamily only).</u>	YES NO N/A
<u>3: OPEN SPACE</u>		
3.1	<u>There shall be a network of functional open space integrated into the site plan. Twenty percent of the total gross PRD area shall be maintained for open space and at least 50 percent of the designated open space shall be reserved as usable open space that shall contain amenities such as play structures, benches or covered picnic areas. One of the usable open space areas on every PRD shall be no less than 6,000 s.f. in size. Trail systems must be included in every PRD that connect to existing or future trail systems, parks, or both.</u> <u>Open space within a PRD shall be an integrated part of the project rather than an isolated element of it. Significant environmental elements shall be incorporated into the design of the open space. Open space shall be adequate to provide areas for both active and passive recreational uses, areas of open space as a visual amenity and the use of open space for stormwater management.</u> <u>Usable open space area(s) shall be centrally located with convenient access for residents. They shall be large enough to accommodate both active and passive activities. The overarching objective is to create usable open space that is not fragmented.</u>	YES NO N/A
3.2	<u>The development's open space shall relate to (and where possible) connect to adjacent open space areas. Open space connections may be facilitated through trail corridors and/or contiguous undeveloped areas.</u>	YES NO N/A
3.3	<u>The usable open space must be functional in terms of area, dimensions, and location. Only open space which satisfies the requirements of the design standards and guidelines of Ch. 15.44 and the current version of the Sedro-Woolley Design Standards and Guidelines manual may be counted as usable open space.</u>	YES NO N/A
3.4	<u>Open space areas may be characterized by the presence of protected critical areas and/or significant trees</u>	YES

	<u>or other high-value environmental feature. Consistent with the requirements of SWMC 17.43.070 a portion of the total open space can be environmentally constrained land. Where possible, these environmentally constrained open space areas should be either accessible to pedestrians to the extent practical and/or visually accessible from connected open space areas and/or are interconnected in a manner that enhances environmental values.</u>	<u>NO</u> <u>N/A</u>
<u>3.5</u>	<u>Open spaces shall be interconnected where possible. That portion of multiuse stormwater facilities which provide significant recreational or aesthetic benefit per 17.48.070(G) may count as usable open space.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>3.6</u>	<u>Provisions for the maintenance of common open space areas shall be identified.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>3.7</u>	<u>When connectivity with designated open space and recreational areas is not possible, small sitting areas with recreational equipment and benches should be located in each neighborhood.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>3.8</u>	<u>Larger areas that allow for recreational activities, such as swimming pools or soccer fields with area lighting, shall be carefully located and buffered to reduce any adverse impact on the surrounding area.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>3.9</u>	<u>Parking areas for recreational facilities shall be screened and buffered from surrounding residences, but shall be visible by community members using the recreational facilities to minimize opportunities for crime.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>4.2 STREET TREES</u>		
<u>a.</u>	<u>Street trees shall be provided.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>4.3 BUFFERING</u>		
<u>a.</u>	<u>Buffering shall be provided around the perimeter of the site where necessary to minimize adverse impacts, such as more intensive land uses, noise, lights, or traffic on higher-order streets.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>b.</u>	<u>Parking, garbage collection, utility, and loading and unloading areas associated with site amenities, multifamily residences and/or commercial development shall be provided with buffering.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>c.</u>	<u>Both trees and shrubs shall be provided in buffer areas.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>4.4 PARKING LOTS</u>		
<u>a.</u>	<u>Landscaping shall be provided in parking areas per the S-W Design Standards and Guidelines.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>b.</u>	<u>Plantings must be located so as not to obstruct drivers' vision.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>4.5 WALLS AND FENCES</u>		
<u>a.</u>	<u>Walls and fences can be provided where necessary for privacy, security, screening, climate control, or to highlight a view.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>b.</u>	<u>The design and choice of material should: 1) serve the function for which the wall or fence is intended, 2) complement the character of the site and the type of building, and 3) facilitate easy and cost-efficient</u>	<u>YES</u> <u>NO</u>

	<u>maintenance.</u>	<u>N/A</u>
<u>c.</u>	<u>Privacy screening (fencing, trellis or arbors and/or landscaping) and window offsets shall be required when minimum setbacks are proposed.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>4.6 PAVING AND STREET FURNITURE</u>		
<u>a.</u>	<u>Street furniture as pedestrian amenities shall be located on sidewalks, plazas, and other public spaces within a PRD. Street furniture includes, but is not limited to, benches, bollards, kiosks, drinking fountains, planters, bus shelters, trash receptacles, bike racks, and lighting fixtures. They shall be located where needed, such as benches at street corners and plazas, bollards where necessary to keep out vehicles but to allow pedestrian and bicycle access, bus shelters at major intersections, bike racks by recreational areas, and notice boards at public plazas and parks.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>b.</u>	<u>The design of street furniture must be coordinated with the character and style of the proposed architecture. The elements should be compatible with each other in form, material and finish.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>c.</u>	<u>The items selected must be durable and easy to maintain.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>5: LAYOUT OF THE CIRCULATION SYSTEM</u>		
<u>5.1 STREETS</u>		
<u>a.</u>	<u>The road system is to be designed to meet the projected traffic demand and the road network must consist of a hierarchy of roads designed according to function.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>b.</u>	<u>Entry roads into the development shall be clearly visible from major arterial roads. Proper sight distances shall be provided at intersections.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>c.</u>	<u>Through traffic shall be directed around the development or channelized onto a central arterial and avoided on minor residential streets.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>d.</u>	<u>The road system must provide adequate access to building sites for residents, visitors, deliveries, and garbage collection.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>5.2 PEDESTRIAN AND BIKE PATHS</u>		
<u>a.</u>	<u>Pedestrian and bicycle paths should be clearly separated from traffic.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>b.</u>	<u>Pedestrian and bicycle paths should be located to take advantage of topography, views, and the natural features of the site. Paths should connect with adjacent off-site paths when possible. Path networks as described in the Parks and Recreation element of the comprehensive plan shall be facilitated when possible.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>c.</u>	<u>The pedestrian path system shall link building sites with parking areas (multifamily only), entrances to the development, open space, and recreational and other community facilities.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>d.</u>	<u>Paths shall be ramped and graded to facilitate the use of strollers, bicycles, and wheelchairs.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>5.3 PARKING AREAS (MULTIFAMILY AND COMMERCIAL ONLY)</u>		

a.	<u>The number of parking spaces must be sufficient to serve proposed buildings.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
b.	<u>There must be sufficient distance between the entrance to the parking lot and the parking stalls.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
c.	<u>The parking spaces shall be the appropriate size and within convenient walking distance of the buildings they are to serve.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
d.	<u>Parking spaces and aisles must be angled and sized for convenient maneuvering.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
e.	<u>Parking bays shall be provided with turnarounds so that cars can leave if the bay is filled.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
f.	<u>The parking lots shall be broken up into smaller areas through the use of trees and landscaped islands.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
g.	<u>Curbs must be used rather than wheelstops.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
h.	<u>Sidewalks must be wide enough so that the car overhang does not block them. The overhang area shall be hard-landscaped rather than planted.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
i.	<u>The parking lots must be buffered and screened from view. They shall be adequately lighted.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>6: SIGNS AND LIGHTING</u>		
<u>6.1 SIGNS</u>		
a.	<u>Signs must be easy to understand both by visitors and by those who live in the development.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
b.	<u>The design of signs should relate to and complement other elements of the overall site design.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
c.	<u>Signs must be placed where they are needed.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
<u>6.2 LIGHTING</u>		
a.	<u>The lighting shall be appropriate for the purpose required, such as for safety or security. (For safety purposes, sufficient lighting should be provided at intersections and spaced along walkways. For security purposes, lighting should be provided at entryways and between buildings and parking areas.)</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
b.	<u>The spacing of the light standards shall be appropriate for their height. Pedestrian-scale standards shall be used where possible.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>
c.	<u>The standards must be suitable in size and style for the surroundings. (The maximum height should not exceed the maximum building height permitted, or 25 feet, whichever is less.)</u>	<u>YES</u> <u>NO</u>

		<u>N/A</u>
<u>d.</u>	<u>Spotlights, if used, shall be placed on standards pointing toward the buildings without blinding residents, rather than on the buildings and directed outwards which would create dark shadows adjacent to the buildings.</u>	<u>YES</u> <u>NO</u> <u>N/A</u>