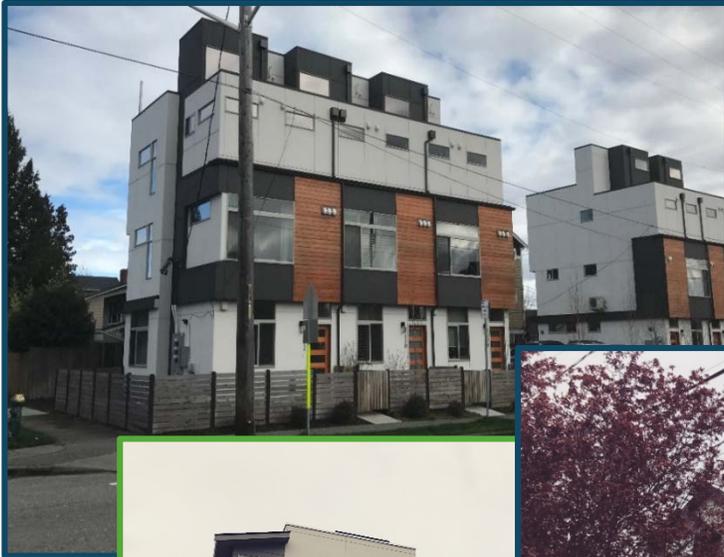


Updating Urban Residential Development Regulations

Planning & Community Development Committee
September 5, 2017

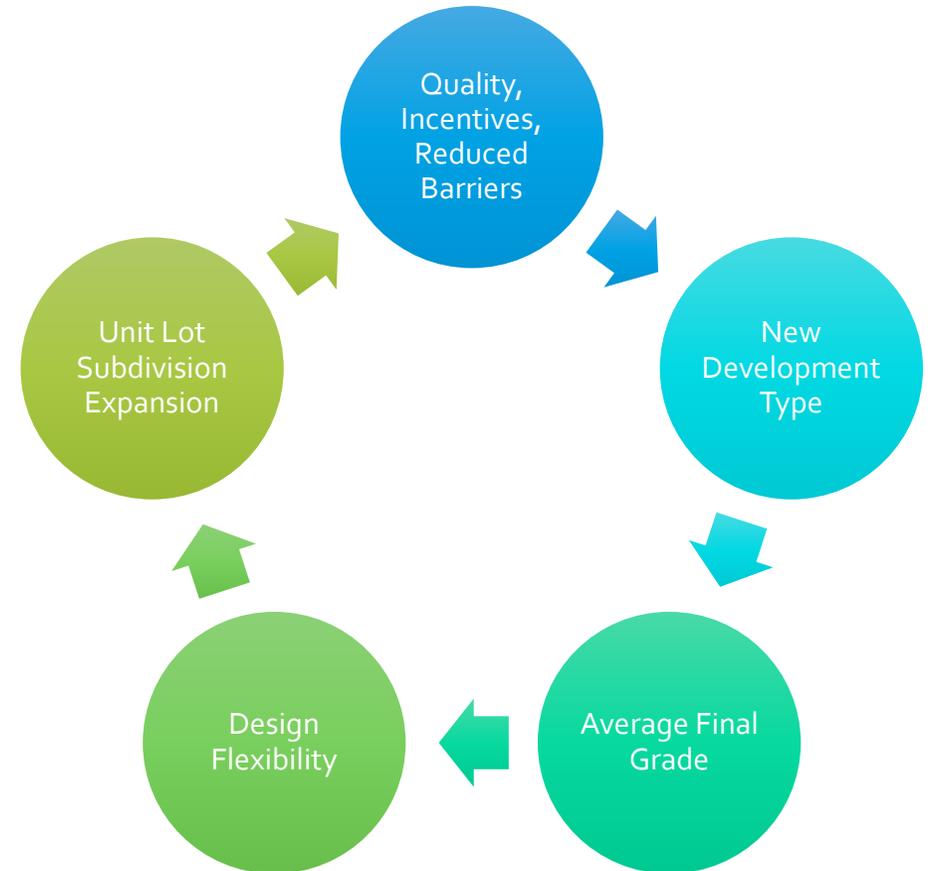


Snohomish County
Department of Planning & Development Services 

Urban Residential Development Overview

Proposed ordinance addresses five key areas:

1. Reduced barriers, added incentivizes, and enhanced quality of townhouse development
2. Flexibility in design of urban residential developments
3. New residential development type (“mixed townhouse”)
4. Expanded unit lot subdivision provisions for mixed townhouse developments
5. Revised approach to average final grade to recognize unique attributes of urban residential development



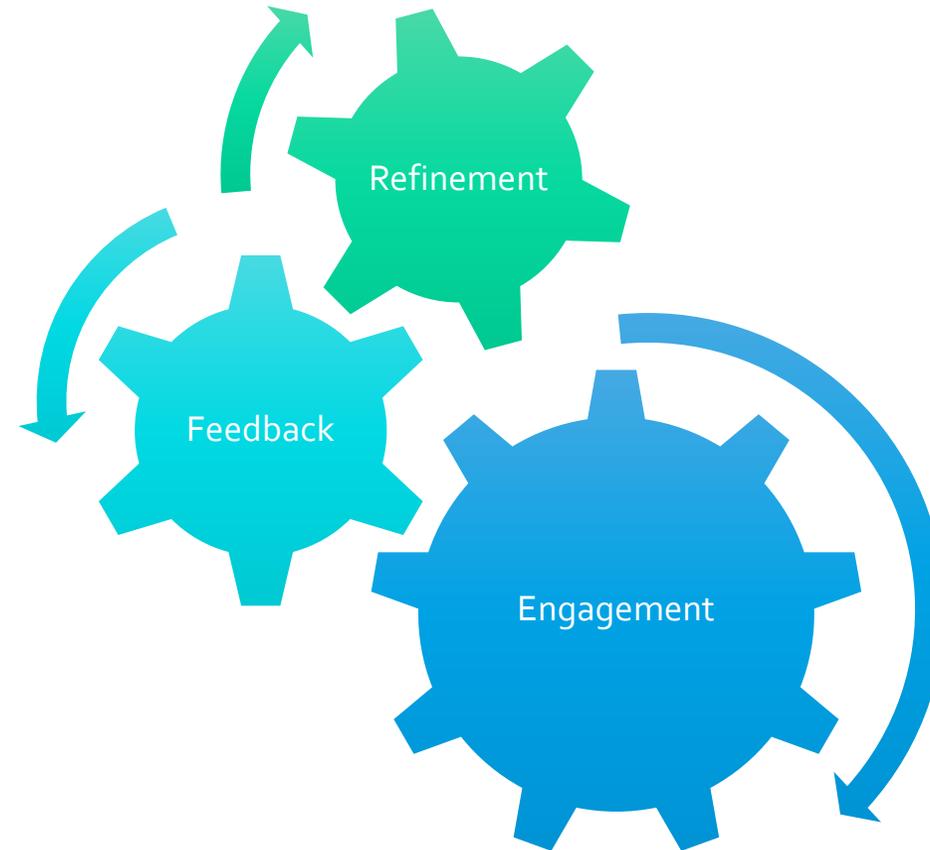
Urban Residential Development Planning Commission & Stakeholders

Planning Commission:

- Briefing on May 23rd
- Public Hearing on June 27th
- 8-0 recommendation in favor

Stakeholders:

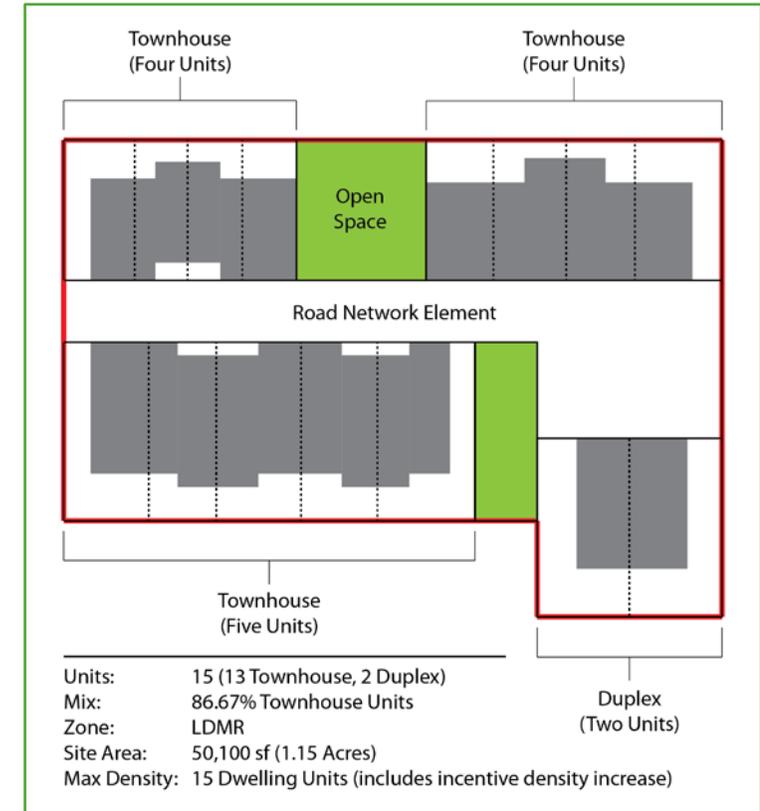
- Pilchuck Audubon
- Private Individuals
- Public Agencies
- Master Builders Association
- Land Use Consultants / Other Builders



Urban Residential Development

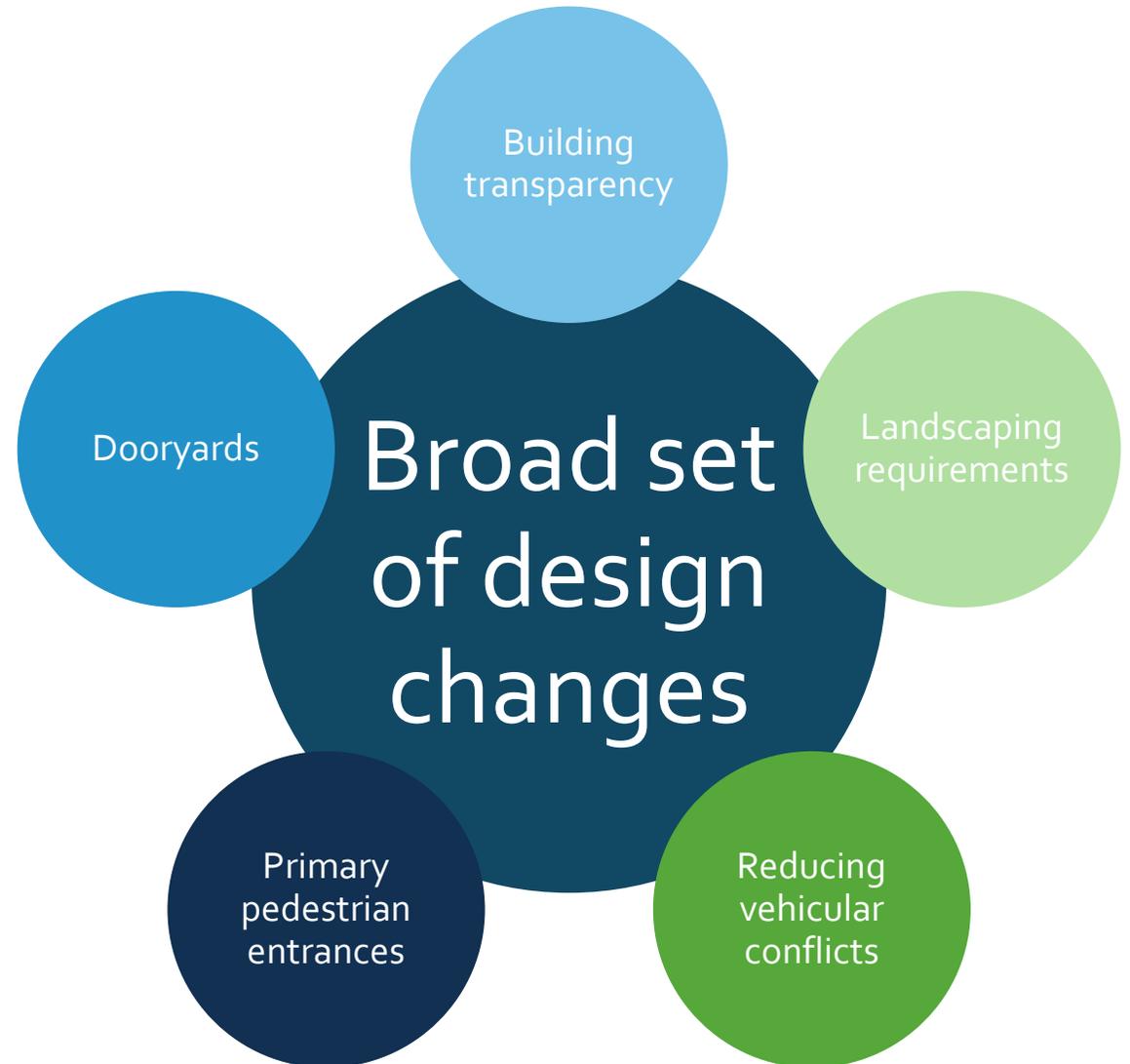
Mixed Townhouse Development

Regulations	Standard
Unit mixture	Townhouse: at least 70% of units
	Other single-family¹: up to 30% of units
	Exception: sites with development capacity for 5 dwelling units must have at least 3 townhouse units
Development standards	Applicable standards: subject to URDS, townhouse standards (SCC 30.23A.050), and other standards (e.g., parking, landscaping, and bulk regulations)
Ownership / development options	Types allowed: single ownership, condominium ownership, and fee simple unit lot ownership
Location	Allowed zones: R-7,200, T, LDMR, and MR
Other	Townhouse provisions: New setback, density, and lot coverage provisions generally apply to mixed townhouse
1. Any mix of single-family detached, duplex, or single-family attached	



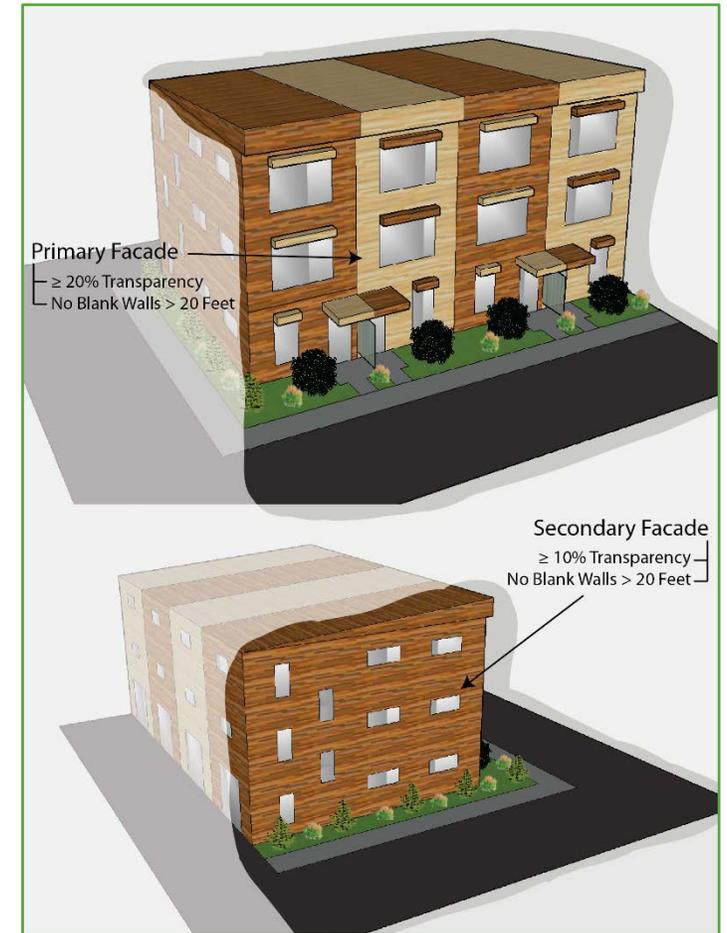
Urban Residential Development Enhancing Design

- New design standards generally only apply townhouse and mixed townhouse development
- Revised building orientation standards, which is optional for all development subject to URDS



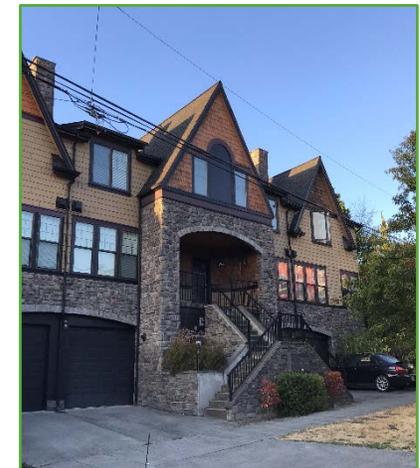
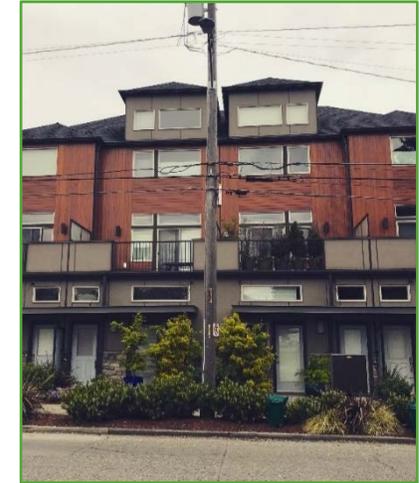
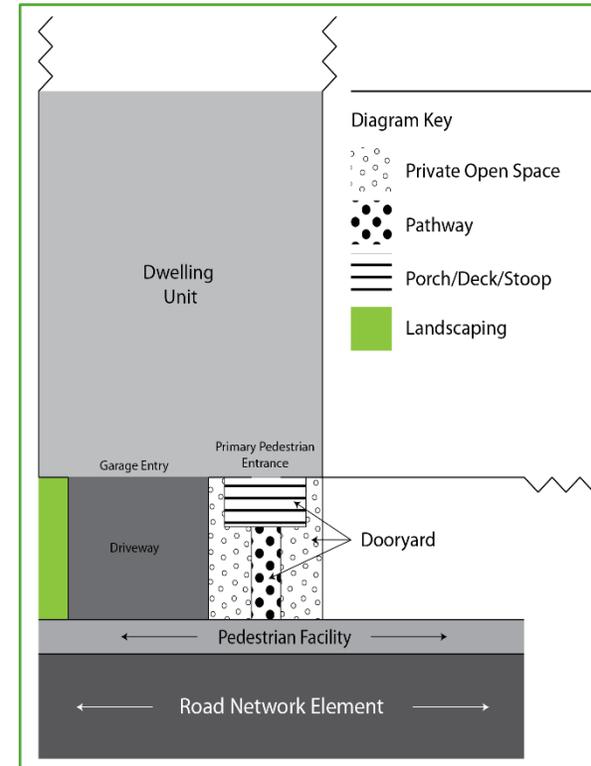
Urban Residential Development Enhancing Design

Regulations	Standard
Building transparency	<p>Amount: 20% primary facade, 10% secondary facade</p> <hr/> <p>Features: qualifying features include windows and doors</p> <p>Blank walls: no greater than 20 feet in length (windows, doors, and other certain architectural features may break up blank walls)</p>
Landscaping	<p>Additional landscaping: general requirement for front and side yard areas may be satisfied with non-landscaping features; driveways for attached front-, side-, and rear-loaded garages may require adjacent landscaping</p>
Covered parking entrances	<p>Location restriction: cannot be located between 9 and 19 feet from abutting road network element</p>
Parking	<p>Location: clarifies where parking is encouraged, such as shared parking garages, on-street in drive aisles, on driveways, and in units</p>



Urban Residential Development Enhancing Design

Regulations	Standard
Primary pedestrian entrances	<p>Location: must be located according to SCC 30.23A.070</p> <p>Design: must be visually prominent, provide overhead weather protection, and may use special setback exceptions for porches, stoops, decks, and staircases</p> <p>Dooryards: a dooryard must be associated with each primary pedestrian entrance</p>
Dooryard size	Dimensions: 50 square feet per unit, all dimensions at least 6 feet in length
Dooryard design	At least two features: landscaping, usable private open space, semi-transparent fences / trellises, decorative bulkheads / retaining walls, and hedgerows
Variety	Mixture: modest variation requirements



Urban Residential Development Enhancing Design – Optional Site Layout

- Revised URDS primary pedestrian entrance orientation provisions (SCC 30.23A.070):
 - Clarifies an option (not mandated) to orient toward common open spaces and internal pedestrian facilities
 - Provides urban design standards for the option
 - Other technical/housekeeping changes to SCC 30.23A.070



Urban Residential Development Increasing Flexibility

Development Type	Change
Townhouse / mixed townhouse ¹	Maximum lot coverage: increase to 40% in LDMR and 50% in MR zones
	Maximum density: additional 20% density in zones allowed
	Setbacks²: reduced to 5 feet from public and private road, 0 feet from drive aisle, alley, and shared courts
Townhouse	Perimeter landscaping³: reduced to 10-foot Type B (R-9,600 & R-8,400 zones), 5-foot Type B (R-7,200 zone), 15-foot Type A (most rural/ag zones)
<p>1. MR bulk regulation changes for townhouse development would apply to urban commercial zones, except Urban Center</p> <p>2. Covered parking structure entrances have different setback requirements</p> <p>3. Perimeter landscaping applies to abutting properties with the indicated zoning in parenthesis</p>	

Urban Residential Development Increasing Flexibility

Development Type	Change
Mixed townhouse	Tandem parking: 100% tandem parking allowed, consistent with townhouse development
Urban residential, except single-family detached	Setbacks: For residential structures over two stories, an additional 3-foot setback from roads may be applied as an upper-story stepback
Urban residential subject to URDS and cottage housing chapters	Building height: Restriction on average final grade modification by fill would not apply to these development types

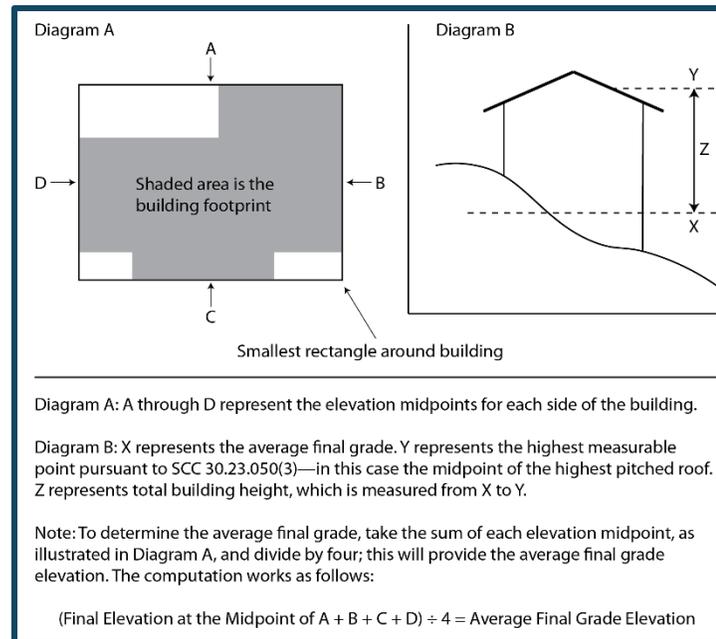


Urban Residential Development

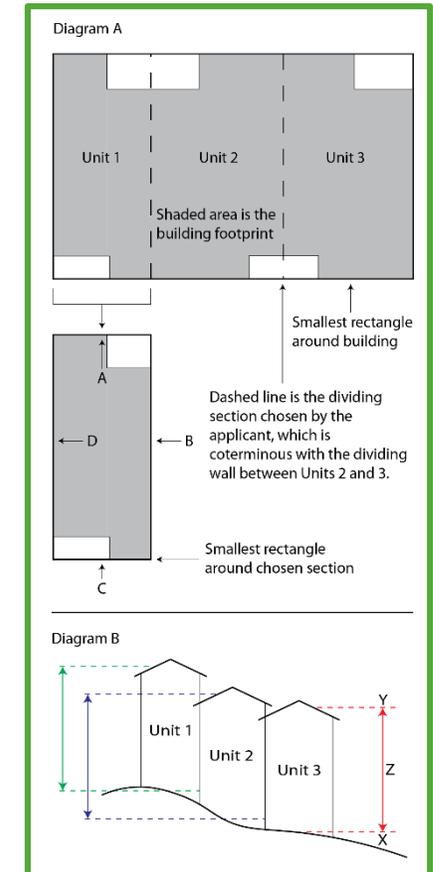
Increasing Flexibility – Average Final Grade

- Average final grade calculation method is adjusted
 - Allows optional method for attached single-family structures (e.g., townhouses and duplexes)
 - Optional method calculates average final grade on an individual unit basis
- Existing method is retained for all other building types

Existing Method



Proposed Method



Urban Residential Development Increasing Flexibility – Average Final Grade

- Result of revised approach is stair-stepping of structures
- Benefits include:
 - Added visual interest
 - Reduced building bulk
 - Following natural topography
 - Reduced grading and need for walls
 - Better use of existing development capacity



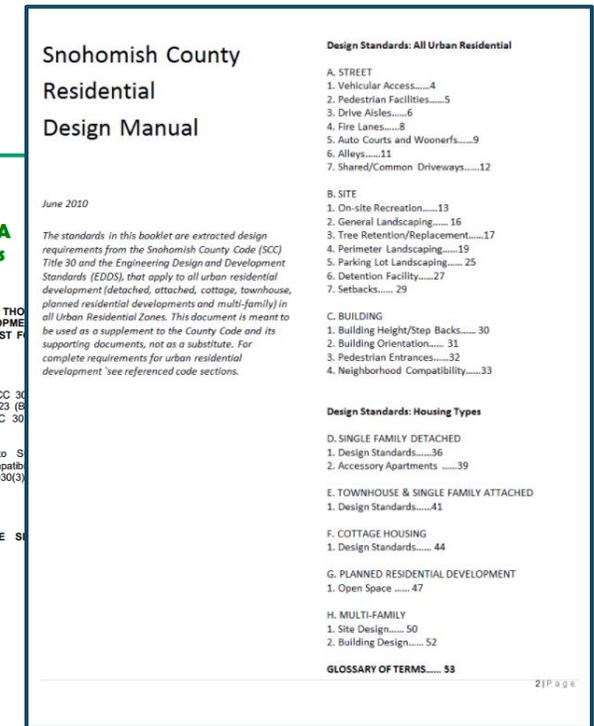
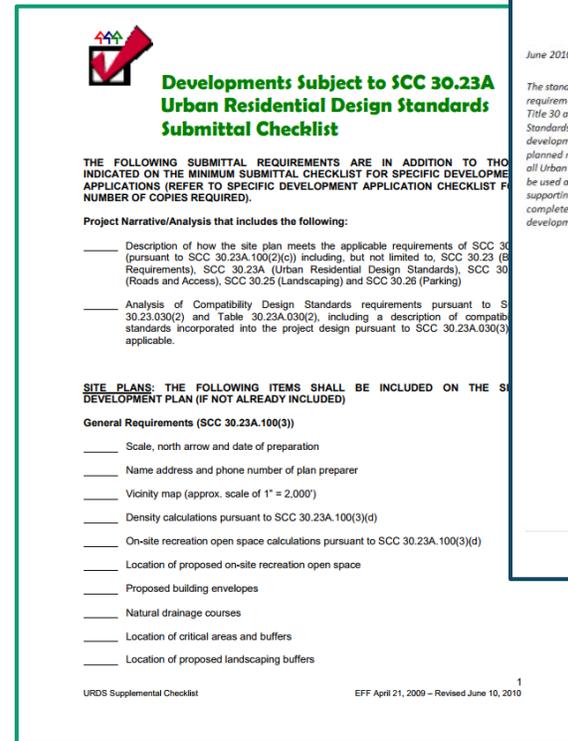
Urban Residential Development Other Changes

Type	Change
Definitions	New: “mixed townhouse development” and “Snohomish County Design Manual”
	Revised: “covered parking structure” and “townhouse dwelling”
Application processing	Minor and major revisions: Adding mixed townhouse development eligibility for minor and major revisions under SCC 30.70.210 and 30.70.220
Uses allowed	Revised exception: Expanded exception for multiple townhouse, mixed townhouse, and cottage housing units on a single lot (when not to be subdivided)—this relates to the limitation for one single-family dwelling on a lot in certain zones



Urban Residential Development Implementation

- The ordinance has a 60-day delayed effective date to allow PDS time to train staff and modify any forms/checklists
- Companion changes would be made to the Snohomish County Residential Design Manual—a guidance document—which was last updated in June 2010 as part of URDS





QUESTIONS

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