

Residential Design Guidelines – Small Lots & Planned Residential Developments (PRDs)



Community Development Department
80 Columbia Ave
Marysville, WA 98270



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Purpose

This document is provided as a supplement to the Marysville Municipal Code (MMC) and the requirements established therein. Pursuant to MMC Sections 22C.010.260(2)(a) and 22G.080.050, the Community Development Director is authorized to promulgate guidelines, graphic representations, and examples of designs and methods of construction that do or do not satisfy the intent of these standards.

Objectives

The objectives of these guidelines are to aid in fulfilling the intent of the Small Lot Single-Family Dwelling Development Standards and Planned Residential Development code by providing: a) guidelines; and b) graphic representations and examples which either meet or does not meet these standards.

Intent

This document is designed to assist the public, developers, and city staff. City staff will use these guidelines as a framework for evaluating development proposals.

Applicability

These guidelines apply to the code sections as specified herein.

Discretionary Decision Making

In accordance with the MMC, the City's Community Development Director retains full authority to determine whether a proposal meets or does not meet these standards.

Small Lot Single-Family Dwelling Development Standards MMC Section 22C.010.310

Applicability - The provisions of this section apply to building permits for single-family dwellings on lots having an area less than 5,000 square feet and single-family dwellings when multiple single family dwellings are on a single lot, excluding accessory dwelling units. Review will be done through the building permit process.

- ❖ **Compatibility**- Homes must be compatible with neighboring properties, friendly to the streetscape, and in scale with the lots upon which they are to be constructed.
- ❖ For more information on this subject, see the "Residential Development Handbook for Snohomish County Communities" pages G-81, G-101-102, and G-105-107.



Meets Standard: Homes have color schemes and designs that complement each other, yet each façade is different.



Horizontal and vertical variations among homes.

Distinctive entry features.

Meets Standard: Homes have features that are compatible, yet each home has an individual identity. Street trees and porches contribute to a friendly streetscape.



Meets Standard:
Private landscaping is similar to that of the streetscape (for more information about continuity along the street see the "Residential Development Handbook for Snohomish County Communities" page G-75).

- ❖ **Entry-** Where lots front on a public street, the house shall have doors and windows which face the street and a distinct entry feature such as a porch or weather-covered entryway that is at least 60 square feet with no dimension less than six feet.
- ❖ For more information about orientation of the house see the "Residential Development Handbook For Snohomish County Communities" page G-117.

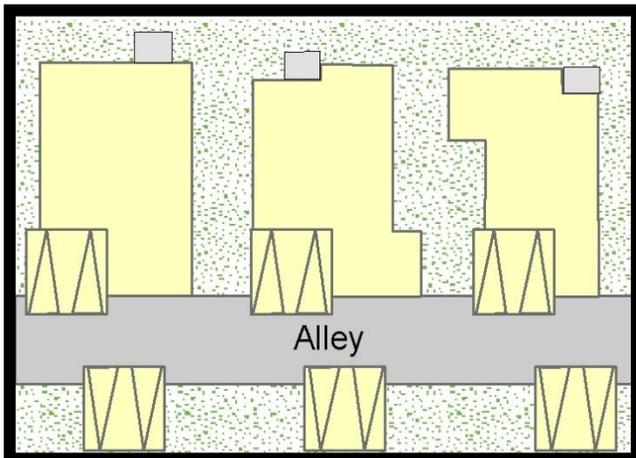


Fails Standard:
Front entry is obscured by garage diminishing the appearance of the house.

Meets Standard:
Distinct entry features.

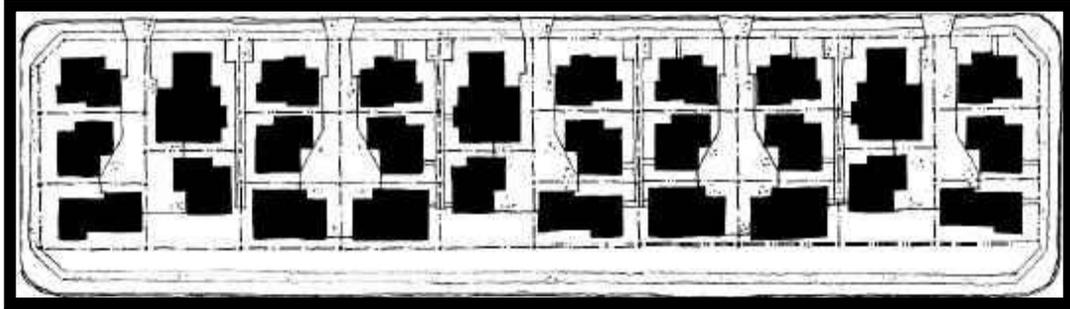


- ❖ **Alley** – If the lot abuts an alley, the garage or off-street parking areas shall take access from the alley, unless precluded by steep topography. No curb cuts shall be permitted unless access from the alley is precluded by steep topography.

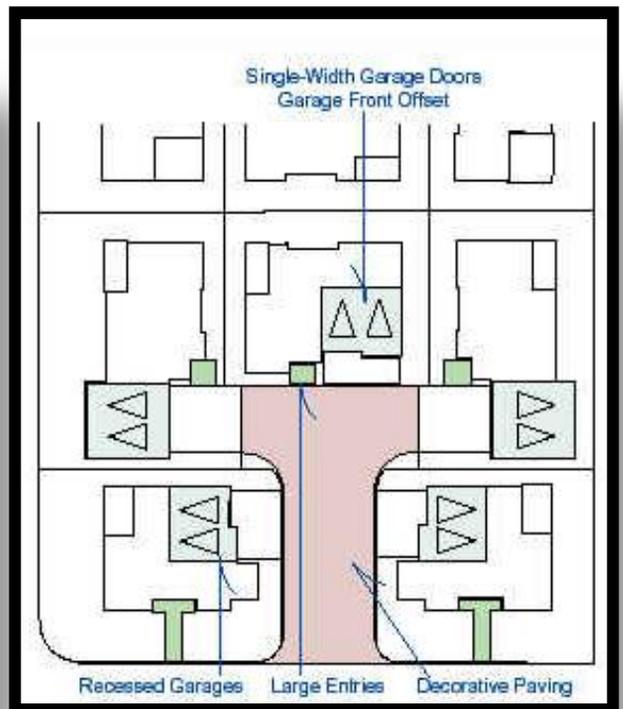
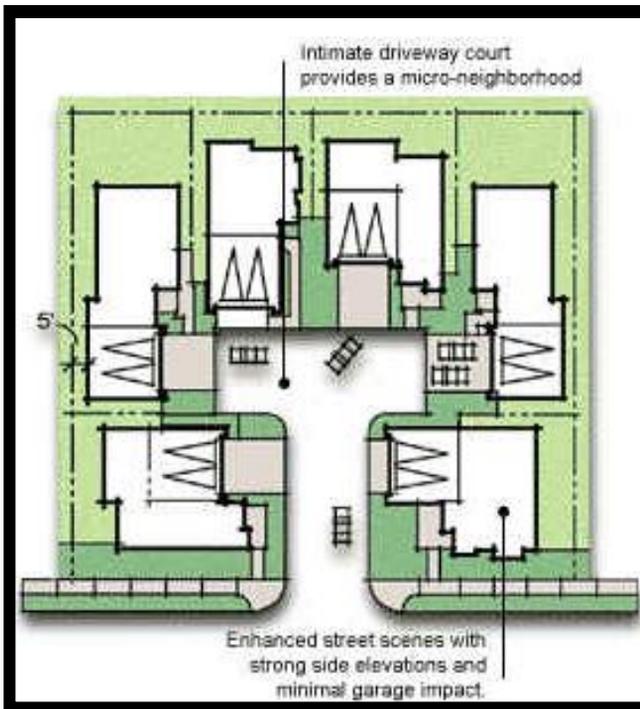


Meets Standard: Alleys provide off street parking for homes.

- ❖ For more information about alleys see the “Residential Development Handbook for Snohomish County Communities” page G-47.
- ❖ **Auto Courts** – Auto courts are allowed only in Planned Residential Developments (PRDs) and provide ingress and egress to clusters of up to six dwellings from a non-arterial street.



Meets Standard: Auto courts are an effective means of increasing density and creating a higher capacity street network (For more information about street networks see the “Residential Development Handbook for Snohomish County Communities” page G-37.)



Meets Standard: Sample auto court designs.



Meets Standard: Auto court provides access to multiple homes. Decorative paving enhances the look of this auto court.



Meets Standard: Auto court is less than 150 feet in length enhancing emergency vehicle ingress and egress.

❖ **Facade and Driveway Cuts** – If there is no alley access and the lot fronts on a public or private street, living space equal to at least 50 percent of the garage façade shall be flush with or projected forward of the garage, and the dwelling shall have entry, window and/or roofline design treatment which emphasizes the house more than the garage. Where materials and/or methods such as modulation, articulation, or other architectural elements such as porches, dormers, gables, or varied roofline height are utilized, the Community Development Director, or designee, may waive or reduce the 50 percent standard.

❖ For more information on this subject see the “Residential Development Handbook for Snohomish County Communities” pages G-73 and G-82.



Meets Standard: Design treatment emphasizes the living space as the garage is set back.



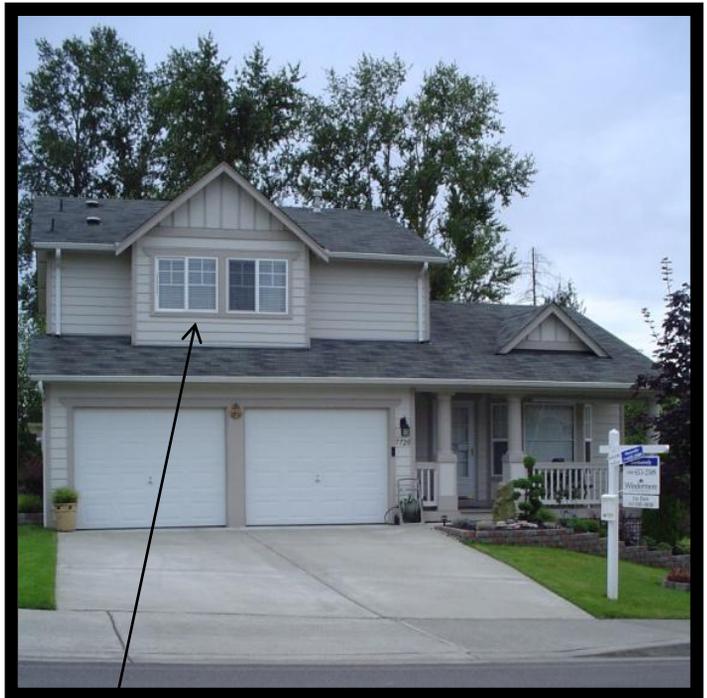
Meets Standard: Large entry feature emphasizes the home more than the garage.



Meets Standard: Roofline design and window treatments draw attention to living space of the home not the garage.



Meets Standard: Living area projected forward of the garage.



Meets Standard: At least 50 percent of the living space façade is flush with the garage.



Fails Standard: Façade is dominated by the garage.



Meets Standard:
 Design treatment deemphasizes the garage since living space is projected forward of the garage and varied façade treatments are used.

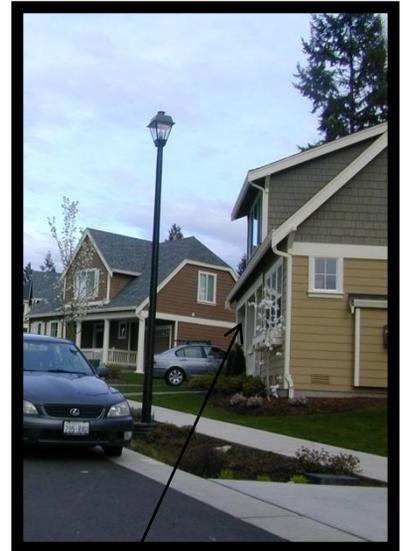
Meets Standard:
 Distinctive entry feature and varied façade materials emphasize the living area over the garage.



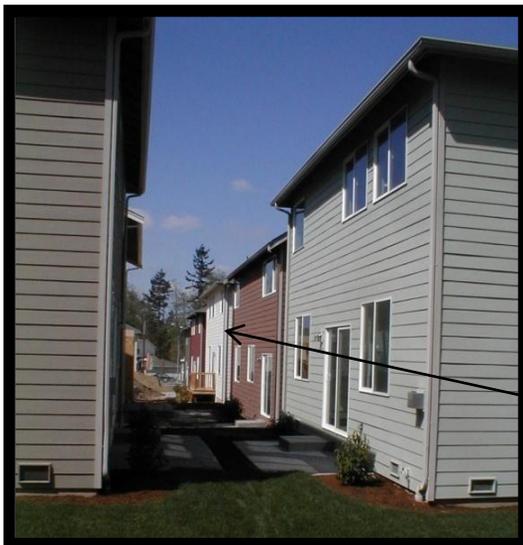
Meets Standard: The requirement that 50 percent of the façade be flush with or projected forward of the garage was waived on this house, since materials and methods such as modulation, numerous gables, and varied rooflines heights were utilized to add interest to the house.



- ❖ **Privacy-** Dwellings built on lots without direct frontage on the public street should be situated to respect the privacy of abutting homes and to create usable yard space for the dwelling(s).
- ❖ For more information on this subject see the "Residential Development Handbook for Snohomish County Communities" page G-78.



Meets Standards: Since the houses are not parallel, larger, more private side and back yards are created. Angling of homes also creates common spaces that can be shared.



Fails Standards: These backyards lack privacy due to small setbacks and numerous windows which align with the windows on the neighboring houses.

- ❖ **Individual Identity** – The individual identity of homes will be achieved by the following:
- ❖ Avoiding the appearance of a long row of homes by means such as angling houses, varied street setbacks, and varied architectural design features.
- ❖ Horizontal or vertical variation within each unit's façade and between the front building façades of all adjacent units/structures to provide visual diversity and individual identity to each unit. Upon building permit application, a plot plan of the entire structure shall be provided by the builder to show compliance with this requirement. The Community Development Director or designee shall review and approve or deny the building design, which may incorporate variations in roof lines, setbacks between adjacent buildings, and other structural variations.
- ❖ The same building plans cannot be utilized on consecutive lots. "Flip-flopping" of plans is not permitted; however, that upon demonstration to the Community Development Director that the alteration would provide comparable visual diversity and individual identity to the dwelling units as different building plans, this provision does not apply. Materials and/or methods which may be utilized to achieve visual diversity include, but are not limited to, use of differing siding materials, building modulations and roofline variations.



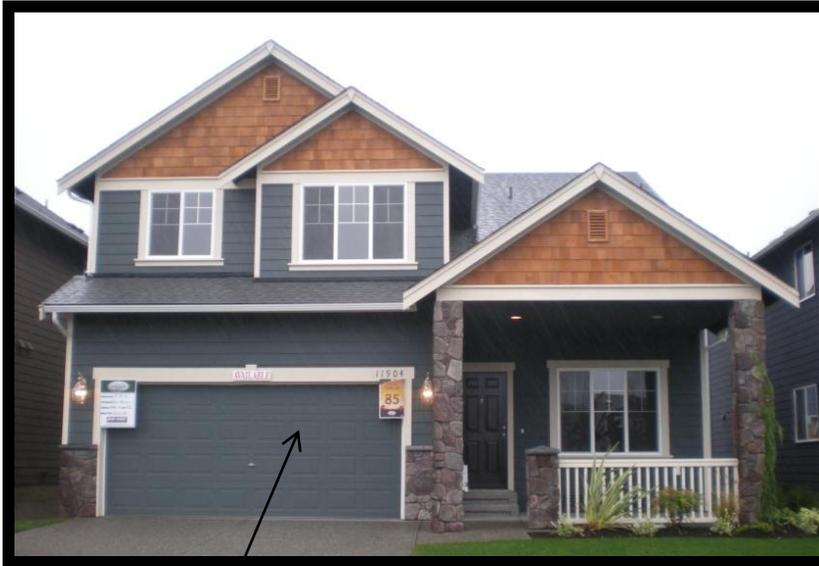
Meets Standards: Neighborhood design incorporates vertical and horizontal changes between homes to create visual diversity. Different materials and colors are used on each home contributing to individual identity.



Meets Standards:
Modulation and variation in roofline treatments and entry features contribute to individual identity.



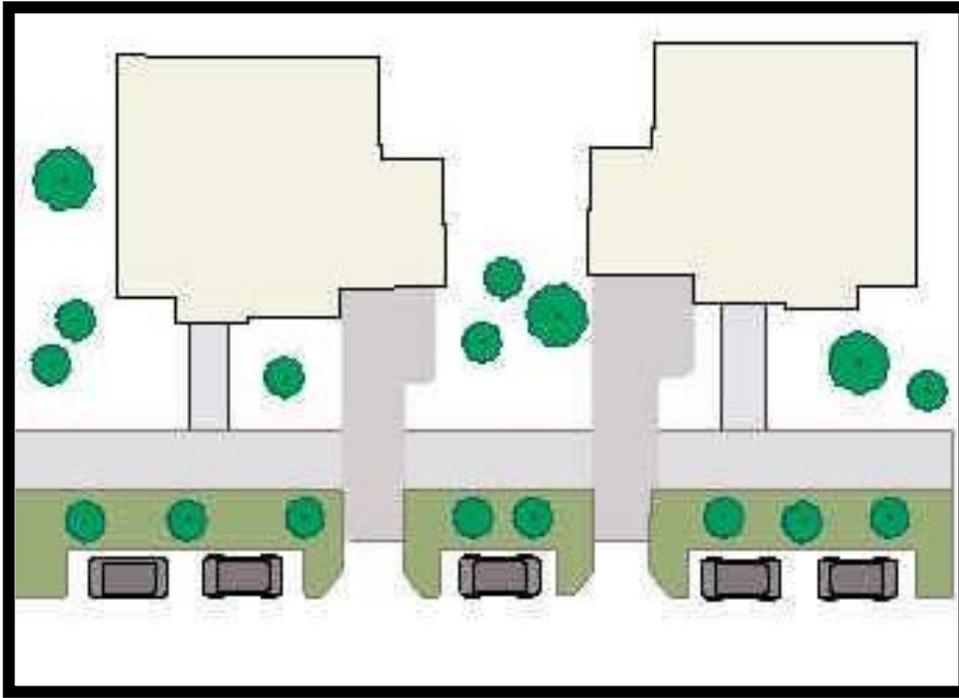
Fails Standards: These homes lack vertical and horizontal differences.



Meets Standards:
These homes, which are in the same plat, have vertical and horizontal variation while utilizing color palettes and façade treatments that complement each other.



- ❖ **Landscaping**- Landscaping of a size and type consistent with the development will be provided to enhance the streetscape. Landscaping will enhance privacy for dwellings on abutting lots and provide separation and buffering on easement access drives.



Meets Standard:
Streetscape provides privacy for homes and creates a buffer between pedestrians and traffic (for more information about street trees see the "Residential Development Handbook for Snohomish County Communities" page G-43).

Fails Standards:
Sidewalk was not constructed to enhance the streetscape of the community. Without a clear transition to the street, cars park over the sidewalk, obstructing pedestrian travel and infringing on the privacy of area home owners.





Meets Standards:
Streetscape blends with the landscaping on the individual lots.

Meets Standards:
Landscaping is integrated and consistent throughout the community.



Meets Standard:
Walkways can be monitored for safety from surrounding homes but fencing and landscaping provide privacy to individual yards.

- ❖ **Duplexes-** Duplexes must be designed to architecturally blend with the surrounding single-family dwelling and not be readily discernible as a duplex but appear to be a single-family dwelling .
- ❖ For more information on this subject see the “Residential Development Handbook for Snohomish County Communities” pages G-23, G-100 and G-111.



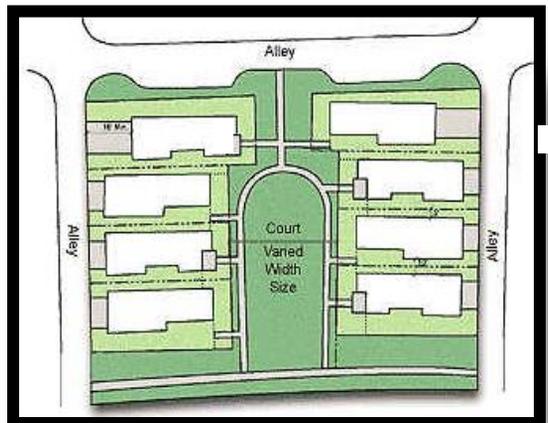
Meets Standard: This duplex design does not appear to be a multi-family dwelling.



Fails Standard: Duplex does not blend architecturally with the surrounding single family dwellings

Planned Residential Developments (PRDs): Procedures and Development Standards MMC Sections 22G.080.050 & 22G.080.070

- ❖ **Quality Design-** The development shall include high-quality architectural design and thoughtful placement of development elements including the relationship or orientation of structures.
- ❖ For more information on this subject see the “Residential Development Handbook for Snohomish County Communities” pages G-81 to 97.



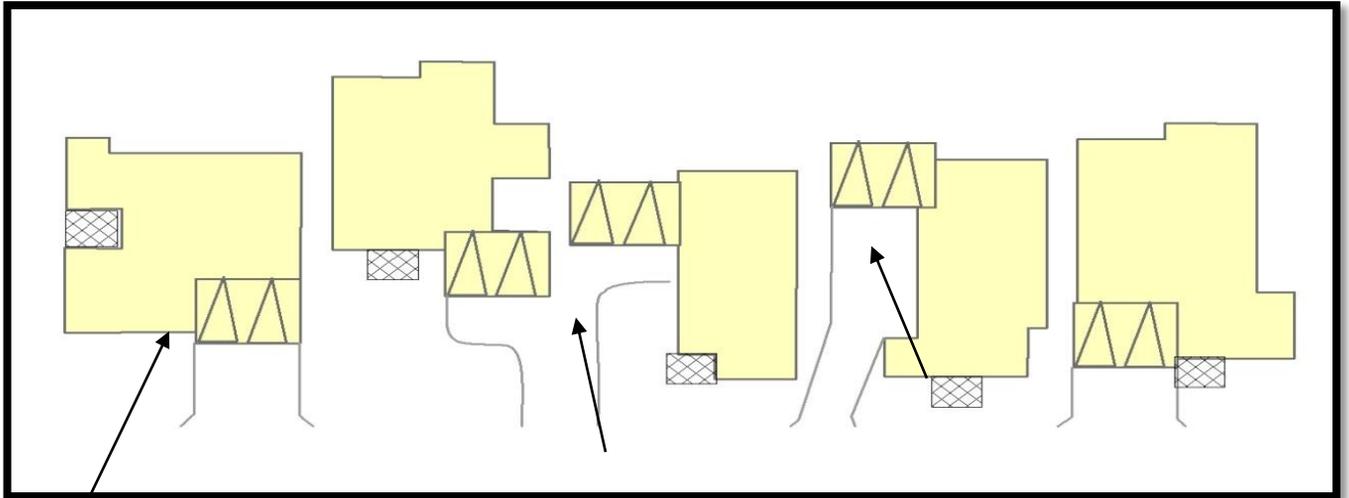
Meets Standard: Incorporates common open space into community design.



Meets Standards: Compatible home designs and streetscape enhanced with street trees.



Meets Standard: Homes front street at varied angles and offsets, maximizing privacy and open space.



Corner lot has front entry access on a different street, eliminating blank walls.

Shared driveway.

Recessed garage with semi-recessed parking.

Meets Standard: Varied building designs, street set backs, shared driveways, and subordinate garage locations.

- ❖ **Perimeter Design-** The perimeter of the PRD shall be compatible in design, character, and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property.



Meets Standards: Perimeter streetscape adds character to the development and blends into the community landscaping.



Fails Standards: Surrounding community does not have development-wide landscaping to tie gate and neighborhood character together.



Meets Standard: Perimeter gate has trees and other landscaping that continues throughout the community. Trails through the open space connect homes to external arterial streets.



Fails Standard: Wall isolates homes and lacks landscaping.



Meets Standard: Wall blends with surrounding architecture while landscaping softens the transition from the wall to the pedestrian area.

- ❖ For more information about screening blank walls and retaining walls see the “Residential Development Handbook for Snohomish County Communities” pages G-67-68.
- ❖ **Open Space and Recreation** - Common open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD and surrounding uses. Open space is required pursuant to MMC Sections 22C.010.320, 22C.020.270 or 22G.080.100, whichever provides the greater open space. The common open space must be arranged to maximize usability.
- ❖ For more information on this subject see the “Residential Development Handbook for Snohomish County Communities” pages G-24 to 36.



Meets Standards: For communities comprised primarily of families, open space should be designed with their needs in mind.

Alley access to homes and open space.

Pathways through open area.



Meets Standards: Open space centrally located among homes, easily accessed by alley and pathways.

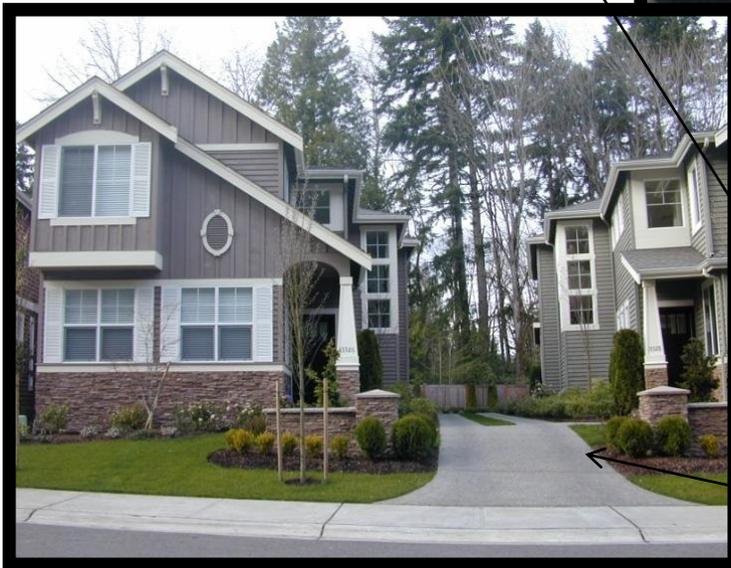
Homes front on street.

Meets Standards: Common open space centrally located and convenient for homes. Pathways provide connectivity for residents within the community.



- ❖ **Vehicle Access Points-** At least 25 percent of the dwellings on lots less than 5,000 square feet must have vehicle access points via any combination of the following: shared or single car width driveway, alley, auto court, or other method of accessing dwellings other than direct street access. Adequate parking must be provided to meet or exceed the general parking requirements of the Marysville Municipal Code.

Meets Standard: Single car, ribbon-style driveway minimizes impervious surface area.



Meets Standard: Shared driveway.

Meets Standard: Home fronts on the street but garage takes access from the auto court.



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