



West Arlington Form-Based Code

First Draft, January 9, 2012

ABOUT THIS DRAFT: This is the first full draft of the new land use code implementing the West Arlington Sub area Plan. We will be presenting a summary of key components of the code at the January 11 open house. We've organized the code in a new chapter in Title 20 (Arlington Zoning Code): **Chapter 20.42 – West Arlington Form-Based Code**. This project will also necessitate some changes to other existing zoning code chapters – some of which are referenced below (related to zoning districts and permitted uses). Also included are preliminary suggestions for sign code changes related to West Arlington.

Special notes to reviewers are written in *red italics*. **Highlighted text** warrants special review by participants. Notes in **CAPS** are internal reminders to the project team. Keep in mind that there are several sections that planning staff and public works haven't reviewed yet. Thus, we anticipate that substantial refinements will be made to this draft over the next several months before we get into the official adoption process based on input from the community and staff.

Also note that there are substantial cross-references throughout the document. The intent is to include [hyperlinks](#) to the code once adopted and available online - to allow for instant access to such links/cross-references. Similarly, all terms that are defined in Chapter 20.08 (currently or proposed at the end of this document) will include hyperlinks to such definitions once adopted and available on-line. For now, we have tried to underline "most" of the terms where new definitions are proposed.

Thank you for taking the time to review, as this is a critically important document to the future of West Arlington, and the City.

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20.36 Zoning Districts

Add a new section in existing chapter to identify the district and include a reference to the new Chapter 20.42 which will include the details for West Arlington.

20.36.090 West Arlington Subarea district

The West Arlington Subarea District is hereby established. This district implements the goals and policies of the West Arlington Subarea Plan through a form-based code set forth in Chapter 20.42.

20.40 Permissible Uses

Add a new section in existing chapter that the use details for West Arlington will be set forth in the new chapter 20.42.

20.40.100 West Arlington Subarea district uses

Permissible uses within the West Arlington Subarea District are set forth in Section 20.42.130.

20.42 West Arlington Subarea District Form-Based Code

This is an entirely new chapter for West Arlington.

Part I: Intent & Applicability

20.42.110 Intent and intent.

This chapter was authorized by the city council as a major implementation tool of Arlington's comprehensive plan. Overall, this chapter intends to:

- (a) Provide clear objectives for those embarking on the planning and design of development projects and new uses in the West Arlington Subarea;
- (b) Promote and accomplish the goals and objectives of the West Arlington Subarea Plan;
- (c) Promote the preservation of the Stillaguamish River floodplain and preserve the natural functions and agricultural production for generations to come;
- (d) To promote enhanced retail shopping and employment opportunities;
- (e) Upgrade the visual appearance of West Arlington's vehicular corridors;
- (f) Ensure that new development within established neighborhoods is compatible with, and enhances the character of West Arlington's neighborhoods;
- (g) Promote increased pedestrian, bicycling, and transit use within West Arlington and the city;
- (h) Enhance the livability of West Arlington's residential developments;
- (i) Increase the awareness of design considerations amongst the citizens of Arlington; and
- (j) Maintain and enhance property values within West Arlington.

TO ADD TRD-RELATED INTENT STATEMENT.

20.42.120 Applicability and compliance.

The provisions of this chapter apply to all lands, buildings, structures, natural features or uses located within the West Arlington Subarea district delineated in Figure 20.42-1 below.

The project design provisions in this chapter generally apply to all new development within the West Arlington Subarea, including new subdivisions, building additions, site improvements, changes in building use, and new signage. However, since each section herein addresses different design and development elements, the applicability of the standards is clarified at the beginning of each "Part" of the chapter (Part II, III, etc.).

It's also important to note that these standards are intended to supplement other provisions of Title 20 and other existing City codes applicable to developments. Where there is a conflict between the provisions of this chapter and other codes, the provisions herein shall apply as determined by the Community Development Director.

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Figure 20.42-1. West Arlington Subarea.



20.42.130 Design review process.

Whereas the permissible use tables in AMC 20.42.230 indicate the review process for new land use applications in West Arlington, a special design review process is required for some development types as indicated below. *Note: Currently, almost all projects go through design review. Since the proposed standards are much more clear and prescriptive, only larger projects and projects proposing departures would go through design review.*

(a) Administrative review. The Community Development Director and/or his designee shall review all new West Arlington development and exterior modifications for consistency with applicable provisions of this chapter. Exterior modifications include changes to existing structures, landscaping, site design, or signs.

(b) Design review. The following projects are subject to review by the design review board (as established in AMC Chapter 2.104) in a public meeting (not a public hearing). On building permits for which there is no land use permit required their decision is final (subject to appeal, see Subsection (c) below). Otherwise, their recommendation shall be forwarded to the permit-issuing authority for its consideration with the permit application.

1. The construction of any new nonresidential building with a gross floor area of 15,000 square feet or more;
2. The construction of any new residential building which contains 10 or more living units; or
3. Applications requesting departures (see AMC 20.42.140(d) below).

(c) Simultaneous review. The review processes set forth above shall be conducted simultaneous with the review process required per AMC 20.42.230 or other development permits required by the Arlington Land Use Code.

(d) Appeals shall be pursuant to Chapter 20.20 (Appeals, Variances, and Interpretations).

(e) Fees for design review shall be as set by resolution.

20.42.140 How the provisions of this Chapter are applied.

Parts III through VII of this chapter include the following elements:

(a) Intent statements, which are overarching objectives.

(b) Standards, which use words such as “shall”, “must”, and “is/are required” signifying required actions.

(c) Guidelines, which use words such as “should” or “is/are recommended” signifying voluntary measures.

(d) Departures are provided for specific standards in this chapter. They allow alternative designs provided the Community Development Director determines the design meet the intent of the standards and guidelines. All projects featuring departure requests will be reviewed by the design review board at a public meeting as set forth in AMC 20.42.130(b) above. The Community Development Director shall document reasons for approving or denying all departures (to be maintained with project application records) for the intent of

providing consistency in decision-making by the City.

Furthermore, the document contains some specific standards that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate to the Community Development Director, in writing, how the project meets the intent of the standard or standards.

20.42.150 Building additions, remodels, and site improvements.

For building additions, remodels, and site improvements, three different thresholds have been established to gauge how the standards in Parts IV through VI of this chapter are applied to such projects:

- (a) **Level I Improvements** include all exterior remodels, building additions, and/or site improvements commenced within a three year period (based on the date of applicable permit issuance) that affect the exterior appearance of the building/site and/or increase the building's footprint by up to 50 percent. The requirement for such improvements is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material standards, but elements such as building articulation would not be required.
- (b) **Level II Improvements** include all improvements commenced within a three year period (based on the date of applicable permit issuance) that increase the building's footprint by more than 50 percent, but not greater than 100 percent. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II Improvements. For example, if a property owner of an existing business in the SD3 sub-district wants to build an addition equaling 75 percent of the current building's footprint, then the following elements shall apply:
1. The location and design of the addition/remodel shall be consistent with the Development Frontages and Site Planning (Part III), which address building frontages, entries, parking lot location, internal circulation, the amount of open space, and side/rear yard design. For such developments seeking additions to buildings where off-street parking location currently does not comply with applicable parking location standards, building additions are allowed provided they do not increase any current non-conformity and generally bring the project closer into conformance with the standards.
 2. Comply with applicable Site Design Elements (Part V).
 3. Comply with all Building Design provisions (Part VI), except architectural scale and materials provisions related to the existing portion of the building where no exterior changes are proposed. The entire building shall comply with building elements/details, materials, and blank wall treatment standards in Part VI of this chapter.
- (c) **Level III Improvements** include all improvements commenced within a three year period (based on the date of applicable permit issuance) that increase the building's footprint by

more than 100 percent. Such developments shall conform to ALL applicable standards in this chapter.

For sites with multiple buildings, the thresholds for building additions shall be measured collectively. For example, if there are three buildings with 10,000 square feet (30,000 square feet in total), and the proposal is to double the size of one of the buildings, then the proposal would qualify as a Level I Improvement, since it would result only in a 33 percent increase in the cumulative on-site building footprint.

20.42.160 How to use this West Arlington Form-Based Code.

(a) First – Review the Regulating Plan (Part II of this chapter) and map (Figure 20.42-1) to determine which sub-district your property is within, what uses are allowed, applicable density and dimensional standards, and whether the street fronting your property has a “Street Type Designation.” The tables in AMC 20.42.230 identify permitted uses in the various sub-districts and Table 20.42-6 provides density and dimensional standards for the sub-districts. Site orientation standards (20.42.410) identify what types of building frontages are allowed and where off-street parking is allowed.

(b) Next steps depend on what type of development is proposed:

1. For developments that require new roads or street improvements, review the standards in Part III, Street Design and Amenities.
2. Non-residential and multi-family developments must comply with the following sections unless otherwise noted:
 - Part IV Development Frontages and Site Planning
 - Part V Site Design Elements
 - Part VI Building Design
3. Some specific types of housing have their own unique standards:
 - 20.42.710 Single family design standards
 - 20.42.720 Duplex design standards
 - 20.42.730 Cottage housing design standards
 - 20.42.740 Townhouses design standards (since townhouses are considered a type of multi-family use, they must also comply with the standards in Parts IV, V, and VI)
 - 20.42.750 Accessory dwelling units

(c) Standards in other Title 20 chapters may also apply depending on the project or use location and nature of the proposal.

(d) Defined terms in this chapter are underlined for user reference. Definitions are found in Chapter 20.08.

Part 2: Regulating Plan

20.42.200 Intent and intent.

- (a) To provide for a wide variety of uses that benefits the economic development goals of the city while also allowing flexibility, creativity, and individuality of property owners;
- (b) To create higher density, mixed-use areas that supports pedestrian and vehicular-supported uses that is compatible with the character, scale, and functionality of established neighborhoods;
- (c) To enhance the visual appearance and pedestrian environment throughout West Arlington; and
- (d) To promote “eyes on the street” for security for pedestrians and to create a more welcoming and interesting streetscape.

20.42.210 Sub-districts.

The West Arlington Subarea includes several sub-districts, or “transects”, which include distinct mix of uses and development standards. Below is an index of the sub-districts, their general locations and intentions. For the intent of development intensity, there may also be additional designations under some sub-districts referenced in the regulating map and in the development standards chart in 20.42.240.

Table 20.42-1 West Arlington sub-districts. Note that the distribution of these sub-districts is delineated in the Regulating Map in Figure 20.42-2.

Sub-district	Intention
Transect 2 (T2)	Preserve and enhance the established character of low density single family neighborhoods.
Transect 3 (T3)	Preserve and enhance the established character of low to medium density single family neighborhoods.
Transect 4 (T4)	Provide for a mixture of housing types at a medium density.
Transect 5 (T5)	Provide for a mixture of housing types and the opportunity for mixed-use development. This area is intended to function as the pedestrian-oriented neighborhood center for Smokey Point.
Special District 1 (SD1)	Provide for a range of commercial uses in the Island Crossing area that serve the traveling public, relate to agricultural or rural tourism, or other compatible commercial uses that serve residents of the region.
Special District 2 (SD2)	Provide for a mixture of uses that benefit from freeway visibility.
Special District 3 (SD3)	Provide for a full range of local and regional commercial uses and the opportunity for multi-family uses.
Special District 4 (SD4)	Provide for a master planned community integrating regional retail uses along SR 531 and a mixture of compact housing types arranged as a new neighborhood with a connected trail system and network of open spaces.

20.42.220 Regulating map.

(a) Components. Regulating maps include the following components:

- (1) Sub-district areas/boundaries;
- (2) Street type designation, which dictates the types of private development frontages that are allowed (see 20.42.410, Site orientation standards);
- (3) New street and trail connections, which must be integrated into new development in subject areas (see 20.42.430, Internal circulation);
- (4) High visibility street corners or gateway sites that warrant special design treatment (see 20.42.460, High visibility street corners and gateway sites).

(b) About the street type designations. Table 20.42-2 below describes the various street type designations for West Arlington. See the Regulating Map in Figure 20.42-2 for the distribution of these street types.

Table 20.42-2 Street type descriptions.

Map index	Street Type	Intention	Setback Range ¹	Parking location & maximum frontage
	Neighborhood Center	The most pedestrian-friendly street	0-15'	Side or rear; 60' max frontage
	Commercial Arterial	Urban arterials with heavy vehicular traffic, but with design treatments to enhance pedestrian and visual environment	5-20'	Side or rear; No more than 50% of frontage
	Gateway	High visibility arterial streets where landscaping elements are heavily emphasized	20'	No restrictions
	Other streets	Pedestrian-friendly residential streets or secondary streets in commercial areas	15-30'	Side or rear; No more than 50% of frontage

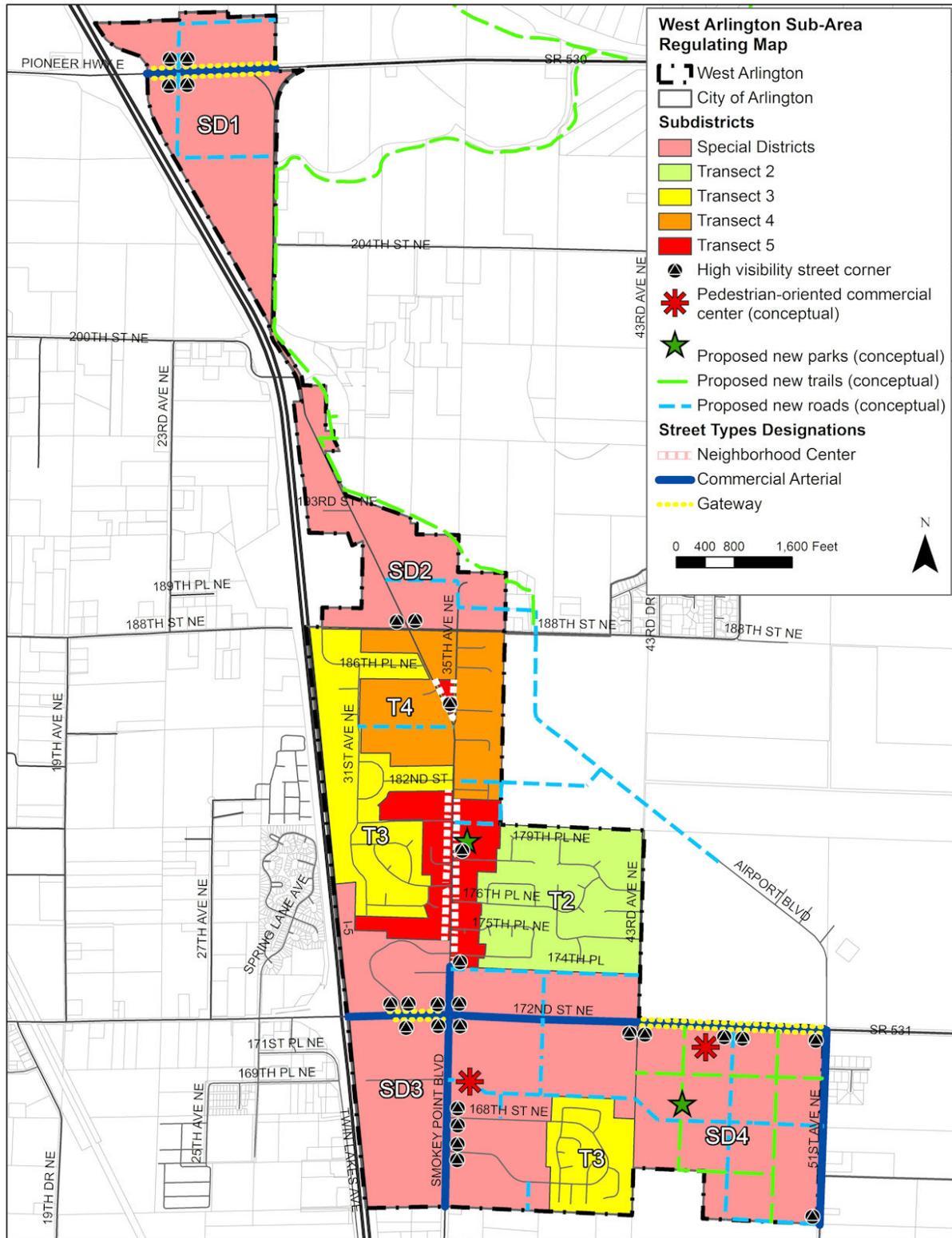
Notes:

1. See 20.42.240 for detailed setback standards for the various street type designations.
2. See 20.42.410 for detailed parking lot location standard for the various street type designations.

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(c) Regulating map.

Figure 20.42-2. Regulating map.



20.42.230 Permissible use tables.

(a) Interpretation of permissible use tables.

- (1) The permissible use tables in this section determine whether a use is allowed in a West Arlington sub-district. The sub-district is located on the vertical column and the use is located on the horizontal row of these tables. It should be read in close conjunction with the definition of terms set forth in section 20.08.010 (Definition of Basic Terms) and other interpretive provisions set forth in this section and chapter.
- (2) If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- (3) If the letter "Z" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to a zoning permit (see AMC 20.16.100) issued by the Community Development Director.
- (4) If the letter "S" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to a special use permit (see AMC 20.16.140) issued by the Community Development Director.
- (5) If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use permit (see AMC 20.16.140) issued by the hearing examiner.
- (6) If the letter "M" appears in the box at the intersection of the column and the row, the use is allowed subject to the adoption of a master plan per AMC 20.42.250.
- (7) If the letter "T" appears with the letter "Z" in the box at the intersection of the column and the row, the use is allowed subject to TDR provisions set forth in 20.37.____. *Note: New TDR language within 20.37 in the works.*

(b) Clarification of uses and special conditions:

- (1) If a * appears after the use, then the use is defined in section 20.08.010 (Definition of basic terms); *Note – for each of these terms – see the new definitions proposed towards the end of this draft code.*
- (2) Where an AMC reference/link appears after a use, then the use is subject to standards set forth in that section or chapter;
- (3) If a superscript number appears in the box at the intersection of the column and the row, the use may be allowed subject to the development condition with the corresponding number immediately following the land use table. If there are multiple numbers, then the use is subject to all applicable development conditions;
- (4) If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the

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development condition with the corresponding number immediately following the table; and

- (5) All applicable requirements shall govern a use whether or not they are cross-referenced in a section.
- (c) Other applicable code sections related to the interpretation of the permissible use table:
- (1) AMC 20.40.040 addresses the interpretation and exclusions of uses listed in the table.
 - (2) AMC 20.40.050 includes provisions for accessory uses.
 - (3) AMC 20.40.060 includes provisions for uses not requiring land use permits.
 - (4) AMC 20.40.070 includes provisions related to changes in use.
 - (5) AMC 20.40.080 includes provisions related to the combination of uses.
 - (6) AMC 20.40.090 includes provisions on more specific use controls.
- (d) Permissible use table.

Table 20.42-3 Permissible residential-based use table.

*(Again – for uses with an *, see new definitions in back!)*

	Sub-districts							
	T2	T3	T4	T5	SD1	SD2	SD3	SD4
Residence, single family detached* (AMC 20.42.710)	Z	Z	Z ¹	Z ¹				M, T ²
Residence, single family apartment (one) attached to permitted non-residential use				Z	Z	Z	Z	M ²
Residence, duplex* (AMC 20.42.720)		Z	Z	Z				M,T
Residence, cottage* (AMC 20.42.730)	Z	Z	Z	Z				M,T
Residence, multi-family townhouse* (AMC 20.42.740)			Z	Z		T ³	T	M,T
Residence, multi-family*			Z	Z		T ³	T	M,T
Residence, live-work*				Z		Z	Z	M
Mobile home park*		C	C					
Rooming and boarding houses *		C	Z	Z				M ²
Community residential facility I*	C	C	Z	Z			Z	M ²
Community residential facility II*			C	C			Z	M ²
Senior citizen assisted housing*			Z	Z			Z	M ²
Home occupation*	Z	Z	Z	Z	Z	Z	Z	Z
Bed & breakfast*			Z	Z			Z	M ²
Hotel/motel*					Z		Z	M ²

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Table conditions:

1. Subject use permitted only on lot created prior to the adoption date of this ordinance (ADD DATE). *Note: Intent is to allow on existing lot – but not promote the creation of new low density subdivisions – since the intent of the districts emphasizes multi-family and/or mixed uses.*
2. The expansion of a use existing at the time of the adoption date of this ordinance shall be permitted with a Zoning permit, subject to other applicable standards.
3. The subject use is permitted only on the west side of Smokey Point Boulevard

Table 20.42-4 Permissible commercial use table.

*(Again – for uses with an *, see new definitions in back!)*

	Sub-districts							
	T2	T3	T4	T5	SD1	SD2	SD3	SD4
RETAIL USES								
Auto sales, new & used					Z		Z	
Commercial use providing drive-through service					Z	Z ⁵	Z	M ³
Farmers markets*				Z	Z		Z	M ³
Fruit stands*	C ⁶	C ⁶	C ⁶	C ⁶	Z	Z	Z	Z
Heavy retail*					Z		Z	
Nurseries & greenhouses (commercial)*					Z	Z	Z	Z
Restaurants, bars, and brewpubs*				Z	Z	Z	Z	Z
Coffee house, espresso bar				Z	Z	Z	Z	Z
Retail, small scale (<2,000sf gross floor area)				Z ¹	Z	Z	Z	Z
Retail, medium scale (2,000-20,000sf gross floor area)					Z	Z	Z	Z
Retail, large scale (20,001-60,000sf gross floor area)					Z	Z	Z	M ³
Retail, super scale (>60,000sf gross floor area)					Z		Z	M ³
PERSONAL AND GENERAL SERVICE USES								
In home day care	Z	Z	Z	Z	Z	Z	Z	Z
General service establishments*				Z ⁴	Z	Z	Z	Z
Heavy services (see Heavy retail and services definition)*					Z	Z	Z	

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	Sub-districts							
	T2	T3	T4	T5	SD1	SD2	SD3	SD4
Hospitals*							Z	M ³
Offices, medical*							Z	M ³
Kennels *					Z	Z	Z	M ³
Nursing care homes or institutions*	C	C	C	Z		Z	Z	M ³
Personal service establishments*				Z	■	Z	Z	Z
Religious institutions*	C	C	C	Z	C	Z	Z	Z
Radio station (commercial)					C	C	C	
BUSINESS SERVICE USES								
Conference center*					Z		Z	
Offices, business or professional*, small scale (<2,000sf gross floor area)				Z	■	Z	Z	Z
Offices, business or professional*, medium scale (2,000-20,000sf gross floor area)					■		Z	M ³
Offices, business or professional*, large scale (20,001-60,000sf gross floor area)					■		Z	M ³
Mini-warehouse facility*						Z	Z	M ³
INDUSTRIAL USES								
Light industry*						Z ²	Z ²	M ^{2,3}

Note: The proposed code wouldn't allow offices and personal service uses in SD-1 (Island Crossing) – the intent is to focus these uses closer to residential uses in the other districts and to avoid over competition (offices) with the business park by the airport. However, there was some disagreement amongst committee members on this. Public comments on this issue are welcome.

Table conditions:

1. Use must be adjacent to a public open space or park and/or be built within a mixed-use building, as defined in AMC 20.08.010. *(See new proposed definition at the back of this document under 20.08.010)*
2. Use must be enclosed entirely within a building.
3. The expansion of a use existing at the time of the adoption date of this ordinance shall be permitted with a Zoning permit.
4. Subject use shall be less than 2,000 square feet in floor area.
5. Subject use is permitted west of Smokey Point Boulevard.

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6. Use is subject to an administrative conditional use permit per AMC 20.44.037.

Table 20.42-5 Permissible special use table.

*(Again – for uses with an *, see new definitions in back!)*

	Sub-districts							
	T2	T3	T4	T5	SD-1	SD-2	SD-3	SD-4
PARK, OPEN SPACE, AND RECREATIONAL USES								
Cemeteries, columbarium or mausoleums	S	S						
Gun clubs and rifle ranges								
Golf course	S				S	S	S	M
Golf driving range (not associated with a golf course)					S	S	S	M
Recreation - outdoor (commercial)*					S	S	S	M
Recreation - indoor (commercial)*					Z	Z	Z	M
Parks, Playgrounds (public or private)	Z ¹	M ¹						
CULTURAL AND ENTERTAINMENT USES								
Adult entertainment* (AMC 20.44.094)*							S	
Art, performing arts, and recording studios				Z ²	Z	Z	Z	M
Museums					Z	Z	Z	M
EDUCATIONAL AND GOVERNMENTAL USES								
Schools	C	C	C	C		C	C	M,C
Court						P	P	M
Fire facility	C	C	C	C	S	S	S	M,S
Interim recycling facility	Z ³							
Police facility	C	C	C	C	S	S	S	M,S
Public agency or utility office*					Z	Z	Z	M,P
Public agency or utility yard	Z ⁴	Z ⁴	Z ⁴		Z ⁴	Z ⁴	Z ⁴	M,Z ⁴
Utility facility*	Z	Z	Z	Z	Z	Z	Z	M,Z
RESOURCE								
Gardening or fruit raising (accessory use or non-commercial)	Z	Z	Z	Z	Z	Z	Z	Z
Agriculture*	Z ⁵							

Table conditions:

1. Lighting for structures and fields shall be directed away from residential areas through the

use of exterior full cut-off shields or through optics within the fixture.

2. Use must adjacent to a public open space or park and/or be built within a mixed-use building, as defined in AMC 20.08.010. *(See new proposed definition at the back of this document under 20.08.010)*
3. Interim recycling facility conditions:
 - a. Interim recycling facilities in the residential zones shall be limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
 - b. In SD sub-districts all processing and storage of material shall be within enclosed buildings, except of drop box facilities for the collection and temporary storage of recyclable materials. Yard waste processing is not permitted.
4. Public agency or utility yard conditions:
 - a. Utility yards only on sites with utility district offices; or
 - b. Public agency yards are limited to material storage, vehicle maintenance, and equipment storage for road maintenance, facility maintenance, and parks facilities.
5. Excluding livestock.

20.42.240 Density and dimensional standards.

(a) Clarification of the density and dimensional standards table:

- (1) If a superscript number appears in the box at the intersection of the column and the row, developments are subject to the development condition with the corresponding number immediately following the dimensional standard table.
- (2) Where an AMC reference/link appears after a use, then the use is subject to standards set forth in that section or chapter.

(b) Density and dimensional standards table

Table 20.42-6 Density and dimensional standards table. (CLOSE REVIEW!!!)

	Sub-districts							
	T2	T3	T4	T5	SD1	SD2	SD3	SD4
DEVELOPMENT INTENSITY AND CONFIGURATION								
Minimum lot area (square feet) ¹ (AMC 20.48.010)	7,200	7,200	7,200 ²	7,200 ²	None ³	None ³	None ³	None ^{3,16}
Minimum lot width ¹ (AMC 20.48.030)	60'	60'	60' ⁴	60' ⁴	70'	70'	70'	70'
Density, minimum dwelling units/acre ⁵ (AMC 20.42.241)	4	4	10	16	NA	16	16	12
Density, maximum base	6	6	6 ⁶	6 ⁶	NA	None	None	None

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	Sub-districts							
	T2	T3	T4	T5	SD1	SD2	SD3	SD4
dwelling units/acre (AMC 20.42.241)								
Density, maximum with TDR bonus (AMC 20.37.xxx)	6	12	None	None	NA	None	None	None
Maximum floor area ratio (FAR)	NA	0.5	1.0	None	None	None	None	None
Maximum impervious area (AMC 20.42.243)	Variable – see AMC 20.42.270				85%	85%	85%	85%
Maximum building height (AMC 20.48.060)	35'	35'	35'	35' ⁷	35' ¹³	35' ⁷	50' ¹⁴	35' ⁷
BUILDING PLACEMENT (also see AMC 20.48.040 for supplemental standards and exceptions)								
Minimum front yard ⁸ [AMC 20.42.244(a)]	20'	20'	15'	0-10' ⁹	10-20' 9	0-10' ⁹	0-10' ⁹	0-20' ¹⁰
Garage front yard setback [AMC 20.42.244(a)]	25'	25'	25'	25'	NA	25'	25'	25'
Minimum side yard [AMC 20.42.244(b)]	5'	5'	5' ¹²	5' ¹²	0-5' ¹¹	0-5' ¹¹	0-5' ¹¹	Variable 10
Minimum rear yard ¹⁵ [AMC 20.42.244(c)]	20'	20'	20'	20'	0-20' 11	0-20' 11	0-20' 11	Variable 10

Table conditions:

1. TDR developments are exempt from the subject standard(s) provided they meet applicable density provisions as provided herein. See AMC 20.37.____ for details regarding transfer of development rights standards and procedures. *Note: New TDR language within 20.37 in the works.*
2. Exceptions to the minimum lot area and maximum base density include:
 - a. T4 properties with a sub-classification as RHD as set forth in Figure 20.42-3 have a minimum lot area of 4,300 square feet but no maximum base density.
 - b. T4 properties with a sub-classification as NC as set forth in Figure 20.42-3 have a minimum lot area of 6,000 square feet but no maximum base density.
 - c. T5 properties with a sub-classification as RHD as set forth in Figure 20.42-3 have a minimum lot area of 4,300 square feet but no maximum base density.
3. There is no minimum lot area for the sub-district. One can subdivide into as small lots as one wants, as long as a permissible use can fit on the lot while meeting the rest of the requirements of this code (e.g., setbacks, maximum impervious area, etc.)
4. Exceptions to the minimum lot width standards include:

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- a. T4 and T5 properties with a sub-classification as RHD as set forth in Figure 20.42-3 have a minimum lot width of 45 feet.
 - b. T4 properties with a sub-classification as NC as set forth in Figure 20.42-3 have a minimum lot width of 50 feet.
5. One single family home on an individual lot created prior to (ADD ADOPTION DATE OF THIS ORDINANCE) shall be exempt from this requirement.
6. Exceptions to the maximum base density (dwelling units/acre) include:
- a. T4 and T5 properties with a sub-classification as RHD as set forth in Figure 20.42-3 do not have a maximum base density.
 - b. T4 properties with a sub-classification as NC as set forth in Figure 20.42-3 do not have a maximum base density.
7. Buildings integrating a vertical mix of uses including non-residential uses on some or all of the ground floor and residential uses on upper floors have a maximum height limit of 45 feet in the T5, SD2, and SD4 sub-districts. In order to qualify as a mixed-use building, the proposed non-residential net floor area must occupy at least 50 percent of the building frontage, be at least 30 feet in average depth as measured from the façade parallel to the front property line, and must feature a minimum floor to ceiling height of 13 feet.
8. Porches and covered entries may project into the required front yard by up to 6 feet.
9. See AMC 20.42.410 for specific setbacks per site orientation standards based on the type of street that the development fronts onto.
10. Specific setback requirements will be set forth in the master plan, where applicable. Where no master plan is required, the setbacks for residential uses shall be consistent with those of the T2 sub-district and for non-residential uses, the setbacks shall be consistent with those of the SD-3 sub-district.
11. The minimum side yard adjacent to a T sub-district shall be at least 5 feet. The minimum rear yard adjacent to a T sub-district shall be at least 20 feet. Otherwise, developments shall comply with AMC 20.42.450, Side and rear yard design standards.
12. No setbacks shall be required for townhouses and zero lot line homes with window-less firewalls, provided easements can be recorded on adjacent properties for maintenance intents. Otherwise, the minimum side yard for all other buildings shall be 5 feet.
13. The height limit for a hotel may be increased to 65 feet pursuant to conformance with TDR provisions per AMC 20.37.____. *Note: New TDR language within 20.37 in the works.*
14. The subject height limit may be increased to 70 feet where the following conditions are met:
- a. The building integrates a vertical mix of uses including non-residential uses on some or all of the ground floor and residential uses on upper floors. In order to qualify as a mixed-use building, the proposed non-residential net floor area must occupy at least 50 percent of the building's front façade, be at least 30 feet in average depth as measured

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from the façade parallel to the front property line, and must feature a minimum floor to ceiling height of 13 feet.

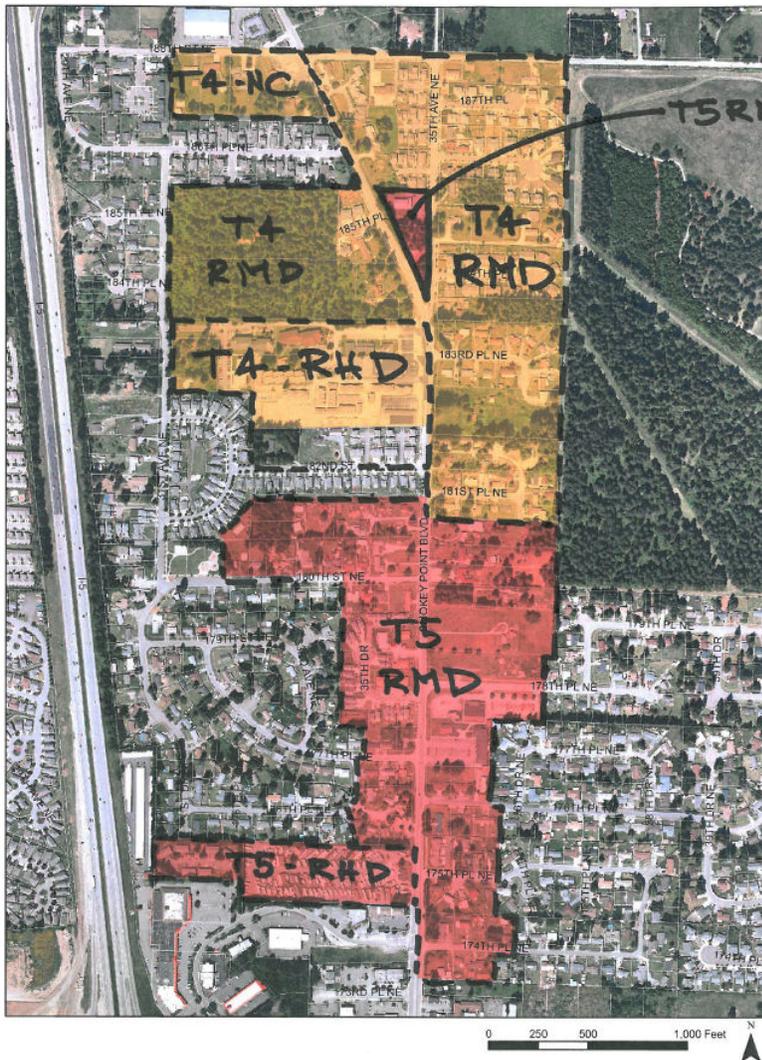
- b. The development must conform with TDR provisions per AMC 20.37.____. *Note: New TDR language within 20.37 in the works.*

15. For properties served by an alley, there is no rear setback, provided:

- a. Garages that face alleys must be set back at least 5 feet; and/or
- b. For duplexes and detached single family residences, at least 10 percent of the lot must be maintained as open space. Such open space shall feature minimum dimensions of 15 feet and shall not be located within the front yard to qualify.

16. An adopted master plan pursuant to AMC 20.42.250 is required prior to the subdivision of new land within the SD-4 sub-district.

Figure 20-42-3. Sub-classifications for the T4 and T5 sub-districts.



20.42.241 Density calculations.

Minimum and maximum density for an individual site shall be calculated by multiplying the lot area by the applicable number of dwelling units. Specifically:

- (a) Fractions. When calculation results in a fraction, the fraction shall be rounded to the nearest whole number as follows:
 - (1) Fractions of 0.50 and above shall be rounded up; and
 - (2) Fractions below 0.50 shall be rounded down.
- (b) Lands to be included as the site area for density calculations: Property used for new roadways, trails, stormwater facilities, or other features used by residents or the general public shall be counted as part of the site area for density calculations. Property transferred to the City for the construction of public roadways or other public feature shall be counted as part of the site area if the City and property owner reach such an agreement as part of the transfer.
- (c) Lands to be excluded as the site area for density calculations: Submerged lands, landslide hazard areas and buffers, Category I through IV wetlands and buffers, and Type S, F, Np, and Ns streams and buffers shall not be credited toward allocated and maximum density or floor area calculations.

20.42.243 Impervious area standards.

- (a) **Impervious area standards for residential zones.** Table 20.42-7 below sets forth impervious standards for residential zones on a sliding scale based on the density of development on a lot. For example, a single family home on a 7,000 square foot lot equates to a density of 6.2 dwelling units/acre, thus providing for a maximum impervious area standard of 45 percent. A duplex on the same 7,000 square foot lot equates to 12.4 dwelling units/acre, thus providing a maximum impervious area standard of 60 percent. For townhouses and multi-family buildings, the impervious area standards will be applied to whole development (rather than individual units in the building). *Note: These are entirely new standards and based on similar work with Cascadia Green Building Council on another similar project. The intent is to place some limitations on the amount of hard surfaces, reduce stormwater runoff, and enhance ground water quality. Also note that the new code proposes to eliminate building lot coverage standards, which we think are less effective standards than the proposed impervious area provisions and not necessary.*

Table 20.42-7 Impervious area standards for residential zones.

	Lot Density (dwelling units/acre)						
	0-2 du/acre	2.1-3.5 du/acre	3.6-5 du/acre	5.1-7 du/acre	7.1-10 du/acre	10.1-15 du/acre	>15 du/acre
Maximum impervious area	20%	30%	40%	45%	50%	60%	70%

(b) Exceptions to impervious area calculations. Green roofs and permeable pavements, and wooden decks built over unpaved surfaces may be discounted at a 50 percent rate, in terms of impervious area calculations. For example, 2,000 square feet of pervious pavement driveways shall be counted as 1,000 square feet of impervious area. The applicant shall demonstrate how the proposed pavement meets 50 percent infiltration rates.

20.42.244 Setback measurements.

The provisions below shall supersede the provisions of AMC 20.48.040 if there is a conflict.

- (a) Front yard setback.** The front yard is measured from the street right-of-way or the edge of a surface improvement which extends beyond a right-of-way, whichever is closer to the proposed structure, to a line parallel to and measured perpendicularly from the street right-of-way or the edge of the surface improvement at the depth prescribed for each zone. For dual frontage properties, the front yard is measured from the street right-of-way that is the property's street address and primary access.
- (b) Side yard setback.** The side yard setback is measured from the side lot line adjacent to another private property to a line parallel to and measured perpendicularly from the side lot lines at the depth prescribed for each zone.
- (c) Rear yard setback.** The rear yard setback is measured from the rear lot line adjacent to another private property to a line parallel to and measured perpendicularly from the rear lot lines at the depth prescribed for each zone.
- (d) Corner lots.** For corner lots, setbacks from all street rights-of-way shall conform to setback and other development standards for front yards, unless otherwise noted.

20.42.245 Permitted projections into yards.

Structures may extend into or be located in required setbacks, subject to conformance with any required site vision standards set forth in AMC 20.48.042 applicable to the lot, as follows:

- (a) Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project 30 inches into a front or rear yard, provided such projections are:
 1. Limited to 2 per facade; and
 2. Not wider than 10 feet;
- (b) Eaves, cornices, and signs may not project more than:
 1. 3 feet into a front or rear yard; and

2. 2 feet into the side yard;
- (c) Porches and covered entries may project up to 6 feet into the front yard subject to conformance with any required site vision standards set forth in AMC 20.48.042 applicable to the lot;
- (d) Uncovered porches and decks, which exceed 18 inches above the finished grade, may project up to 6 feet into the front or rear yards;
- (e) Storefront weather protection projections into the public right-of-way are acceptable, provided they don't interfere with street trees or extend beyond the edge of the sidewalk;
- (f) The following features may project into any front yard:
 1. Unenclosed porches and entry features may project 6 feet into the front yard;
 2. Mailboxes and newspaper boxes;
 3. Fire hydrants and associated appendages;
 4. Bus shelters; and
 5. Monument signs per (TO ADD LINK WHEN SIGN PROVISIONS ARE UPDATED);
- (g) The following features may project into any yard:
 1. Telephone poles and lines;
 2. Power poles and lines;
 3. Cable TV and internet lines;
 4. Light and flagpoles;
 5. Sprinkler systems;
 6. Trellises not exceeding 8 feet in height, not wider than 10 feet;
 7. Culverts and underground water, sewer, and accessory facilities for the provision of utilities, such as drains, but excluding electrical and cellular equipment cabinets, and similar utility boxes and vaults;
 8. Surface and stormwater water management facilities;
 9. Fences per AMC 20.48.040. Also see AMC 20.42.610 for fence standards for front yards;
 10. Uncovered porches and decks not exceeding 18 inches above the finished grade; and
 11. Rockeries, retaining walls and curbs provided these structures do not exceed a height of 6 feet from the property line grade; and
- (h) No projections are allowed into a regional utility corridor or access easement.

20.42.250 Master planning for SD-4 sites.

The permitted use tables in AMC 20.42.230 require master planning prior to the commencement of many specific land uses in the SD-4 sub-district. Master planning is also required prior to the creation of new lots or subdivisions in the SD-4 sub-district. This section

identifies the intent of master planning, the master planning procedures, master plan requirements, and master planning principles.

- (a) Intent. To ensure that new development in the area is coordinated and integrates the desired mix of uses and amenities set forth herein.
- (b) Applicability. Master planning is required prior to the establishment of specific uses in the SD-4 sub-district set forth in AMC 20.42.230 and the creation of new lots or subdivisions in the SD-4 sub-district. While it is preferable to have one master plan covering the entire SD-4 sub-district, individual master plans may be prepared for parcels existing as of (ADD ADOPTION DATE OF THIS ORDINANCE) provided:
 - (1) The applications successfully demonstrate how the proposed master plan meets the master plan elements and principles described in paragraph (e) below; and
 - (2) Integrates infrastructure and land use design features that allow adjacent sites in the SD-4 sub-district with the ability to meet the master planning elements and principles described below.
- (c) Pre-application meeting required. Prior to submitting a formal master plan application, prospective applicants shall participate in a pre-application meeting with the Community Development Director as described in AMC 20.16.050.
- (d) Master planning application process. Since the approval of a master plan affects zoning, and thus the use of the property, said master plan shall be processed as an amendment to this title (see Chapter 20.96).
- (e) Master plan application requirements.
 - (1) Infrastructure plans, indicating proposed roads, trails, walkways, utilities, parking areas, open spaces (plazas, squares, courtyards), wetland areas and buffers, transit facilities, landscaping, or other elements as required by the Community Development Director;
 - (2) Proposed quantities and general location of land uses (add cross reference to density/dimensional chart). The application shall include a clarification of zoning for applicable lands. This includes a proposal for permitted uses for the various areas of the master plan that complies with the parameters set forth in AMC 20.42.230. Applicants may choose to reclassify specific areas within the master plan to one of the sub-districts described in this chapter. Proposed land uses and quantities and general location of land uses shall comply with the density and dimensional parameters set forth in Table 20.42-6 and the master plan elements and principles set forth in paragraph (f) below;
 - (3) For areas proposed for non-residential and/or a mixture of uses, the proposal shall identify a specific street type to determine the applicable site orientation standards that will apply to future development fronting the street(s). Applicants may use one of the street type designations in AMC 20.42.410 or create a new designation, provided the concept meets the master plan elements and principles set forth in paragraph (f) below;
 - (4) A proposed phasing plan illustrating near term infrastructure and development proposals and possible future phases. The application shall provide clear distinction

between proposed development components and conceptual future phases. The City will determine based on the level of detail for proposed infrastructure and land use distribution and density, whether or not a subsequent master plan or plans will be required;

(5) A three-dimensional visualization of the proposal for public information suitable for public display and websites shall be required. The graphic shall include proposed roads and visible infrastructure, landscaping, and proposed buildings where applicable. Where only lots and no specific buildings are proposed, the model shall include conceptual buildings that conform to the standards for the proposed land use sub-districts (see paragraph (2) above) and proposed street type designation (see paragraph (3) above); and

(6) Other conditions and proposal description as requested by the Community Development Director.

(f) Master plan elements and principles.

(1) Land uses. The permissible use tables in AMC 20.42.230 indicate the full range of uses envisioned for the SD-4 sub-district. However, more detailed refinement in the master plan is needed to ultimately create distinct neighborhoods and areas envisioned. The concept map in Figure ___ illustrates a desirable layout example of land uses for the area. The envisioned land uses for the area include:

(A) Residential uses are appropriate primarily in southern and southwestern portion of the sub-district, but not appropriate closer to the airport and 172nd Street NE. A diversity of housing types are envisioned, including detached single family, cottage housing, townhouses, and apartments provided that such uses can comply with the density and dimensional parameters set forth in Table 20.42-6. *Note: Consider adding standards for the minimum number of dwelling units/area to be used for residential.*

(B) A broad range of commercial uses are allowed in the sub-district per Tables 20.42-4 and 5. While most of Sub-district 4 is appropriate for these uses, the southwestern portion of the area, as shown in the concept map in Figure ___ is more appropriate for a mixture of residential uses as indicated in (A) above.

(2) Development intensity and compatibility. Table 20.42-6 sets parameters for density, building height, setbacks, and other dimensional standards. Master plans are expected to fine tune these standards based on the proposed land use distribution for the different areas within the sub-district.

(3) Pedestrian circulation. The concept plan in Figure ___ shows a desirable configuration of streets, sidewalks and trails for the sub-district. Master plans shall be organized around a well-connected grid of streets and off-street trails. These off-street trails are particularly important and are envisioned as a defining element of master plans for SD-4. Figure ___ shows examples of these off-street trails.

(4) Vehicular circulation. A modified grid of streets is envisioned to serve the mixture of uses in SD-4. Again, the concept plan in figure ___ shows an example hierarchy of streets in the area. Alleys are encouraged to serve some of the homes in the residential areas,

to allow for compact forms of housing and reserve the street front for porches and other pedestrian-friendly design elements. *Note, consider adding standards for the maximum block size for different use type/mixes.*

- (5) Parking and access. The location of parking and access must be carefully considered in the design to minimize impacts on the pedestrian environment and the overall character of the sub-district. Figure ___ illustrates an example configuration of parking areas and access. Note the parking areas are generally configured along 172nd Street NE to allow for the creation of a pedestrian-oriented internal street with storefronts. Paragraph (e)(3) above requires applicants to designate street types for the proposed streets that will dictate the site orientation standards (and thus parking location standards).
- (6) Open spaces. Linear trail/open space corridors are envisioned throughout the sub-district, as shown in the concept map in figure ____. Also envisioned are centralized park spaces within the residential areas and a hierarchy of pedestrian spaces in commercial areas. The concept map notes the location of a centralized plaza space along an internal east-west street. The wetland area at the western edge of SD-4 shall be emphasized as a major amenity for adjacent residential development. The concept plan envisions a trail and/or roadway along the edge of the wetland, maximizing public visibility to the wetland resource. *Note – consider adding more specifics on the minimum required amount of open space.*
- (7) Natural systems and environmental quality. The master plan(s) shall integrate sustainable design techniques to enhance the environmental quality of the area. Low impact development techniques shall be emphasized to the extent feasible and incorporated into street, trail, and lot design/layout. Opportunities for natural system restoration should also be considered.
- (8) Edge treatment and compatibility. Considering that individual master plans may cover only a portion of the SD-4 Sub-district, master plans should be configured to allow for the connected network of streets, trails and infrastructure. Also, treatments along the edges need to consider current and possible future conditions on adjacent sites. Rather than simply walling off edges, master plans should include design treatments that allow for better integration of the various developments and phases.

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Figure 20.42-5. Master plan design concept for SD-4. This concept site plan illustrates a desirable configuration of land uses, roads, trails, open spaces, and in some cases, buildings and parking areas. (GRAPHIC TO BE UPDATED FOR THE OPEN HOUSE)



(g) Criteria for master plan approval. The City will evaluate master plan applications and approve them only if they meet the following criteria:

- (1) The procedural and technical requirements of this Title are met;
- (2) Adherence to the master plan elements and principles described in paragraph (f) above;
- (3) Compliance with the City's applicable roadway, public facilities, and infrastructure standards and plans; and
- (4) The goals and policies of the West Arlington Subarea Plan.

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Figure 20.42-6. Master plan land use concept for SD-4. This layout illustrates a desirable layout of land uses within the sub-district. It is important to emphasize that these areas are conceptual, and that there is intended to be some flexibility in the extent of the various uses. Some areas, such as the southeastern portion of the subarea are intended to be the most flexible in terms of uses. The form-based elements including the connected street grid, trail network, and pedestrian-friendly street/development frontages are most important. (GRAPHIC TO BE UPDATED FOR THE OPEN HOUSE)

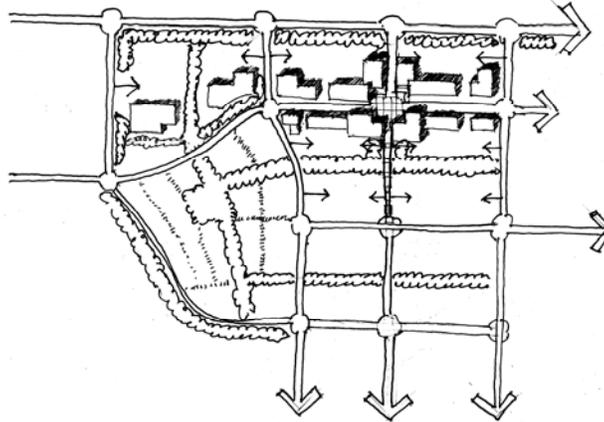


Figure 20.42-7. Master plan roadway, access, and parking concept for SD-4. This layout illustrates a desirable hierarchy of internal streets, future roadway connections, parking areas, and access points. (GRAPHIC TO BE UPDATED FOR THE OPEN HOUSE)

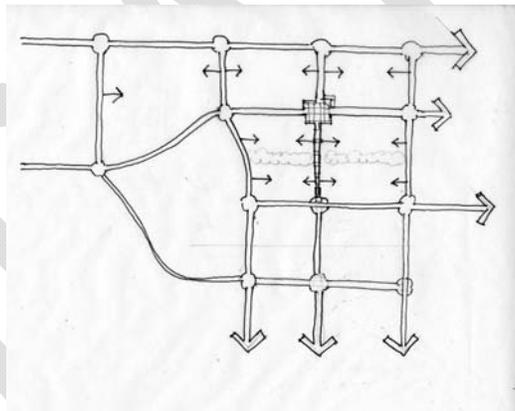
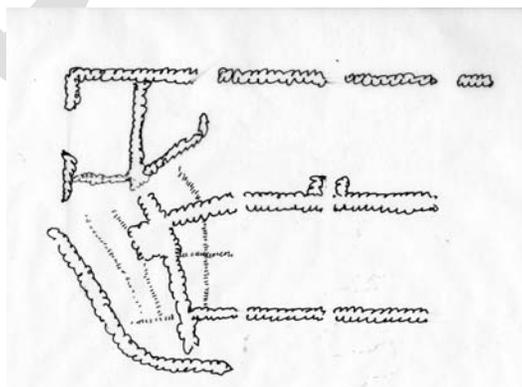


Figure 20.42-8. Master plan trail, park, and greeway concept for SD-4. This layout illustrates a desirable network of trails, greenways, and park/open spaces. (GRAPHIC TO BE UPDATED FOR THE OPEN HOUSE)



- (h) Master plan outcome. Plan will result in a developers agreement and/or binding site plan per Chapter 20.39 between the applicant and the City describing the terms under which subsequent permits will be reviewed. Subsequent development permits will also be reviewed for conformance with other provisions of the Arlington Municipal Code. The requirements stated in the master plan must address the parameters and conditions stated in paragraph (e) above. STAFF - ANOTHER NOTE – WE’LL WANT TO COMB 20.39 AS THERE MIGHT BE SOME ELEMENTS THAT CONFLICT WITH OUR DIRECTIVES HERE.
- (i) Financial guarantees. Performance guarantees consistent with (ADD LINK) may be required to assure that development occurs according the approved plan.
- (j) Limitation of plan approvals.
- (1) A master plan approved without a phasing plan shall be null and void if the applicant fails to file a complete building permit application(s) for all buildings within three years of the approval date, or by a date specified by the Community Development Director (OR JUST SAY “CITY”?), and fails to have all valid building permits issued within four years of the master plan approval date; or
 - (2) A master plan approved with a phasing plan shall be null and void if the applicant fails to meet the conditions and time schedules specified in the approved phasing plan
- (k) Modification to an approved plan.
- (1) The Community Development Director will determine whether a subsequent development permit is in compliance with the applicable master plan by determining if the application deviates from the master plan. If the application proposal meets or exceeds the master plan’s conformance to the criteria of paragraph (g) above and supports coordinated infrastructure construction and compatible development, the application will be considered to be in conformance with the master plan;
 - (2) In addition, the Community Development Director will review the application to insure that the application proposal does not:
 - (A) Increase the building floor area by more than 10 percent;
 - (B) Increase the number of dwelling units or the amount of commercial floor area;
 - (C) Result in incompatible uses locating in close proximity
 - (D) Significantly increase the traffic impacts of peak-hour trips to and from the site; and
 - (E) Significantly increase the quantity of imported or exported materials or increase the area of site disturbance; and
 - (3) Modifications that exceed the conditions of approval as stated in this section and require a new review as determined by the Community Development Director shall only be accomplished by applying for a new master plan for the applicable site. The new application shall be reviewed according to the laws and rules in effect at the time of application.

Part III: Street Design and Amenities

20.42.200 Intent.

West Arlington's streetscapes are among the most important urban design features of the community, because their appearance, character and the impressions they evoke, create the public image of the subarea. Streetscape design also impacts the ability of residents and visitors to move from place to place. A high priority for the subarea is to create a multi-modal network of streets, where roads are shared by a combination of pedestrians, bicyclists, motorists, and transit users. To accomplish this goal, streets need to be both safe and attractive to these users.

20.42.210 Street design standards.

(a) **Applicability.** This section provides design standards for the full range of street types in the West Arlington Subarea. The standards herein largely focus on sidewalk widths, planting strips, bicycle lanes, and on-street parking. These standards shall apply to new streets and improvements to existing streets - both City initiated improvements and improvements required as part of new development.

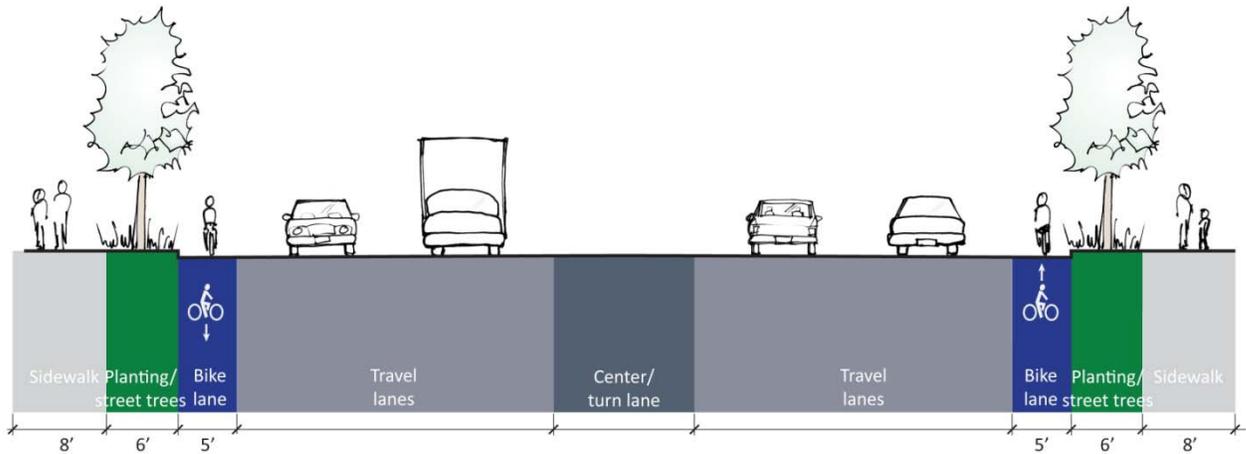
These standards shall supplement the Arlington Design and Construction Standards and Specifications (Chapter 2 Roadway and Related Work) and the street and sidewalk standards in AMC Chapter 20.56. Where there is a conflict with the Design and Construction Standards and Specifications, the provisions herein shall apply as they are designed specifically for the West Arlington Subarea. *(CLOSE CITY REVIEW!)*

(b) **Arterial Streets.**

(1) **Intent:** Provide safe and attractive arterial streets to facilitate movement of multi-modal traffic through the subarea and to regional and community destinations. As mobility is the primary function of the arterial streets, access to property may be limited to accommodate traffic flow.

(2) **General design standards.** Arterial Streets shall include five-foot bicycle lanes, six-foot planting strips (minimum), and eight-foot sidewalks (minimum). For travel lane widths, see Chapter 2 of the Arlington Design and Construction Standards and Specifications (LINK). For designated Gateway Streets (see Regulating Map in Figure 20-42-2), the sidewalks may be shifted away from the street and within required landscape areas along development frontages (see AMC 20.42.410(d)). In this scenario, the planting strip in the public right-of-way would be 14 feet.

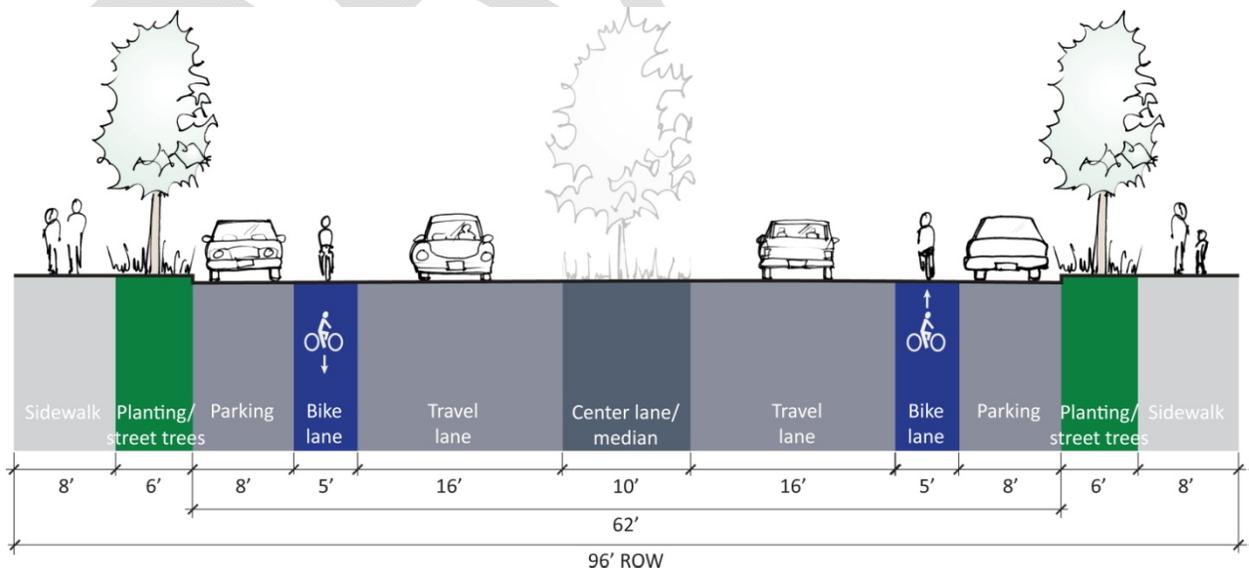
Figure 20.42-9. Arterial street design standards, cross-section illustrating bicycle lane, planting strips, and sidewalk widths.



(3) Smokey Point Boulevard (between 175th Place NE and 188th Street NE) design standards. This segment of Smokey Point Boulevard will transition from its current configuration to a five-lane configuration in the future when necessary per local traffic patterns. The standards below include interim design standards for a three-lane configuration with on-street parking plus long term design standards with the five-lane configuration.

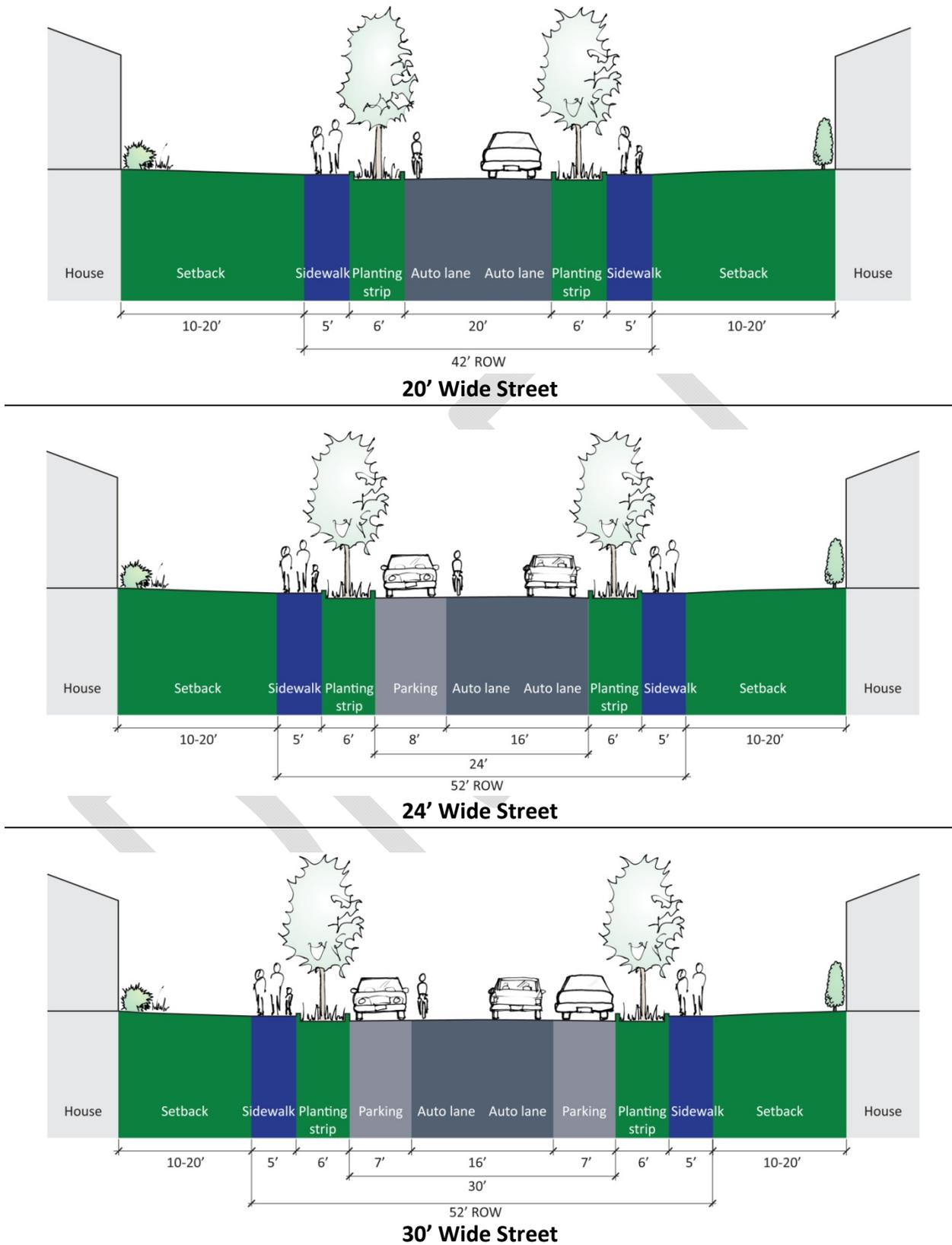
(A) Interim three-lane configuration includes one travel lane in each direction, a center-turn lane/median, five-foot bicycle lanes, on-street parking lanes, six-foot planting strips, and eight-foot sidewalks. An optional sidewalk design in areas anticipated for a mixture of uses includes wider sidewalks with trees placed in grates (rather than planting strips).

Figure 20.42-10. Interim street design for Smokey Point Boulevard between 175th Place NE and 188th Street NE, until the City determines that the full five-lane configuration is warranted per evolving traffic patterns.



- (B) Five-lane configuration includes two travel lanes in each direction, a center-turn lane/median, five-foot bicycle lanes, six-foot planting strips, and eight-foot sidewalks. An optional sidewalk design in areas anticipated for a mixture of uses includes wider sidewalks with trees placed in grates (rather than planting strips). See figure 20.42-6 for the layout.
- (c) All other streets in commercial and mixed-use zones.
- (1) Intent: Provide safe and attractive streets that balance mobility and access to encourage flow of traffic from neighborhoods and provide access to property.
- (2) General design standards. These streets shall include six-foot planting strips (minimum), and eight-foot sidewalks (minimum). Five-foot bike lanes are required for designated collector streets. On-street parking lanes are encouraged to provide a buffer between vehicular traffic and pedestrians and pedestrian-oriented retail uses along the street edge. For detailed travel lane widths, see Chapter 2 of the Arlington Design and Construction Standards and Specifications.
- (d) Collector Streets in residential zones.
- (1) Intent: Provide safe and attractive Collector Streets that balance mobility and access to encourage flow of traffic from neighborhoods and provide access to property.
- (2) General design standards. These streets shall include six-foot planting strips (minimum), five-foot sidewalks (minimum), and five-foot bike lanes. On-street parking lanes are encouraged to provide a buffer between vehicular traffic and pedestrians and to provide a calming effect on travel speeds within the neighborhood. For detailed travel lane widths, see Chapter 2 of the Arlington Design and Construction Standards and Specifications.
- (e) Local Access Streets in residential zones.
- (1) Intent: Provide safe and attractive local access streets that provide access to property.
- (2) General design standards. There are three optional designs for local access streets, including 20-foot, 24-foot, and 30-foot wide streets, to allow flexibility for subdivision design while accommodating functional access needs and community design goals. Travel lanes are shared auto and bicycle lanes. Planting strips and sidewalks are included on both sides of the street. For detailed construction standards, see Chapter 2 of the Arlington Design and Construction Standards and Specifications.

Figure 20.42-11. Cross-sections for the three local access street design options.



(e) Alley design. Alley widths associated with residential uses and zones in the West Arlington Subarea shall meet the following parameters as determined by the Public Works Director (?) based on anticipated use, fire-safety needs, and proposed design:

(1) Alley rights-of-way: 14-20 feet; and

(2) Alley paving width: 12-20 feet.

These standards shall supersede the Citywide provisions in the Arlington Design and Construction Standards and Specifications, which require a 24-foot wide alley.

Figure 20.42-12. Alley standards for residential zones/sub-districts in West Arlington.

TO ADD CROSS-SECTION GRAPHIC

20.42.220 Streetscape amenities.

(a) Intent:

- (1) To create attractive and comfortable pedestrian environments; and
- (2) To enhance the character and identity of West Arlington.

(b) Streetscape amenity standards.

Streetscape amenities must be integrated into the design of sidewalks in conjunction with new development and Level III Improvements (see AMC 20.42.150) along all streets in designated Special Districts and along Smokey Point Boulevard in sub-districts T4 and T5. Level I and II Improvements (see AMC 20.42.150) and project sites adjacent to sidewalks that were recently constructed or upgraded by the City shall be exempt from these standards. For each 100 cumulative lineal feet of Smokey Point Boulevard frontage in sub-district T5, at least two of the desired amenity elements listed below shall be included.

Along all other applicable streets, at least one amenity element shall be included. The type, location, and design of chosen amenities shall contribute to a well-balanced mix of features on the street. Amenities below that are publicly funded, already required by code, and/or that obstruct pedestrian movement shall not qualify as an amenity to meet this standard.

Desired amenities include:

1. Seating. Each 6 feet of seating area or 4 individual seats count as one amenity element. Seating areas should generally be located in areas that provide views of pedestrian activity. Seating ledges must be at least 12 inches wide to qualify;
2. Trash receptacles. To qualify as an amenity, at least one trash receptacle is needed per 100 linear feet of sidewalk;
3. Permanent landscaping elements including planting beds and other landscaping elements that add visual interest to the sidewalk;
4. Special pavement patterns and/or tree grates;
5. Decorative bicycle racks;

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6. Informational kiosks (may count as 2 amenity elements at the discretion of the permit review authority);
7. Decorative clocks (may count as 2 amenity elements at the discretion of the permit review authority);
8. Artwork as approved by the permit review authority (may count as 2 amenity elements at the discretion of the permit review authority);
9. Special lighting; and
10. Other amenities that meet the intent of the standards.

Figure 20.42-12. Examples of desirable streetscape amenities for West Arlington. Starting upper left and clockwise, examples can include public art, decorative tree grates, decorative railings and planters, kiosks, special landscape planters integrated into sidewalk, decorative pavements, and pedestrian seating.



Part IV: Development Frontages and Site Design

20.42.400 Intent and applicability.

The intent of development frontage and site planning standards is to reinforce the desired character for commercial, mixed-use, and residential development consistent with the goals and policies of the West Arlington Subarea Plan. The subarea plan's guiding principles that influence the standards herein include walkability, compact design, and traditional neighborhood structure.

Unless otherwise noted, these standards shall apply to all new development in the West Arlington Subarea. See 20.42.150 for how the standards would apply to building additions, remodels, and site improvements.

20.42.410 Site orientation standards. (CLOSE REVIEW!)

The site orientation standards for properties depend on the type of street each property fronts onto. See the Regulating Map in Figure 20.42-2 for the applicable street type designation, then find the standards below for the applicable street type designation.

(a) Intent:

- (1) To design development frontages that will enhance the pedestrian environment in West Arlington and improve its "walkability";
- (2) To minimize potential impacts of parking lots and garages on the streetscape;
- (3) To promote "eyes on the street" for security for pedestrians and to create a more welcoming and interesting streetscape;

(b) Neighborhood Center Street type.

- (1) Applicability: The standards below apply to new development on sites fronting designated Neighborhood Center Streets.
- (2) Intent: To emphasize and/or reinforce a "Main Street" setting with storefronts and other pedestrian-oriented frontages placed adjacent to or near the sidewalk.
- (3) Frontage standards. Buildings fronting a Neighborhood Center Street may include either a storefront or a landscaped frontage. Standards for each frontage type are provided in Table 20.42-8 below.

If a superscript number appears in the box at the intersection of the column and the row, see the note or condition with the corresponding number immediately following the table.

Table 20.42-8. Standards for storefronts and landscaped frontages along Neighborhood Center Streets.

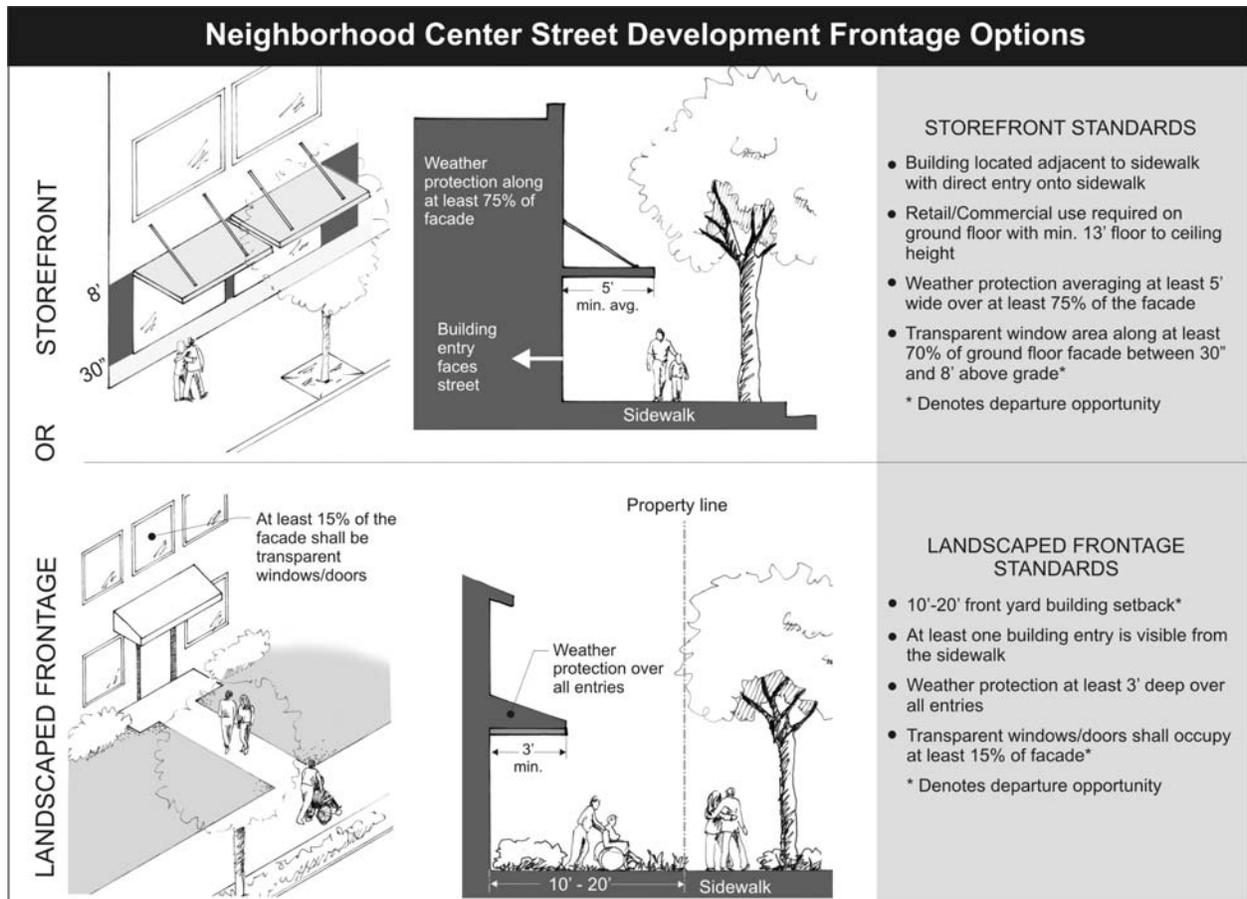
	Storefront	Landscaped Frontages
Building setback	Zero or at the back end of the sidewalk; Setbacks are allowed where space between sidewalk and building meets the definition of pedestrian-oriented space (designed per AMC 20.42.440(d))	10-20'; See (4)(A) below for <u>departure</u> opportunities for reduced setbacks; All areas between the sidewalk and the building shall be landscaped, except for walkways, porches, decks, and other areas meeting the definition of pedestrian-oriented space (designed per AMC 20.42.440(d))
Permitted use	Non-residential uses set forth in 20.42.230 are required on the ground floor ¹ , except for lobbies that serve residential uses above the ground level and/or away from the street frontage	Both residential and non-residential uses may be permitted, per 20.42.230
Minimum floor to ceiling height for ground floor	13' for non-residential uses	13' for non-residential uses
Pedestrian entry	Must be adjacent to the street	At least one building entry visible from the street
Weather protection ²	Averaging at least 5' deep over at least 75% of storefront; 8' minimum vertical clearance required	At least 3' deep over all primary entries; 8' minimum vertical clearance required
Façade transparency (minimum amount of transparent window/door area)	At least 70% of the ground floor façade between 30" and 8' above grade ³ ; See (4)(B) below for <u>departure</u> opportunities for reduced transparency	At least 15% of the façade of residential buildings (all vertical surfaces of the façade); See (4)(B) below for <u>departure</u> opportunities for reduced transparency
Parking location	Parking shall be located to the rear, side, below, or above buildings; No more than 60 feet of frontage shall be occupied by parking and vehicular access; New parking lots adjacent to street corners shall be prohibited	

Table Notes:

1. Non-residential floor area must occupy at least 50 percent of the building's **front façade** and be at least 30 feet in average depth as measured from the façade parallel to the front property line.

2. Storefront weather protection projections into the public right-of-way are acceptable, provided they don't interfere with street trees or extend beyond the edge of the sidewalk.
3. Display windows may count for up to 50 percent of the transparency requirements for storefronts provided they are at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as transparent window area.

Figure 20.42-14. Neighborhood Center Street frontage options and key standards.



(b) Neighborhood Center Street type standards, cont.

(4) Departure opportunities. Table 20.42-8 above references specific departure opportunities that will be considered pursuant to AMC 20.42.140(d), the standards below, and per the site orientation departure criteria set forth in subsection (g) of this section.

(A) Departures to allow reduced front setbacks for landscaped frontages will be considered provided the design treatment adds visual interest from the street and sidewalk. Design features must be included to enhance the privacy for residential uses, where applicable. Elevating the ground floor of residential uses by at least 3 feet can help to increase the privacy of units;

(B) Departures to transparency requirement by up to 50 percent will be considered provided the design treatment adds visual interest to the pedestrian along the sidewalk. Examples could include a distinctive use of materials or sculptural elements.

Figure 20.42-15. Neighborhood Center Street parking location standards.

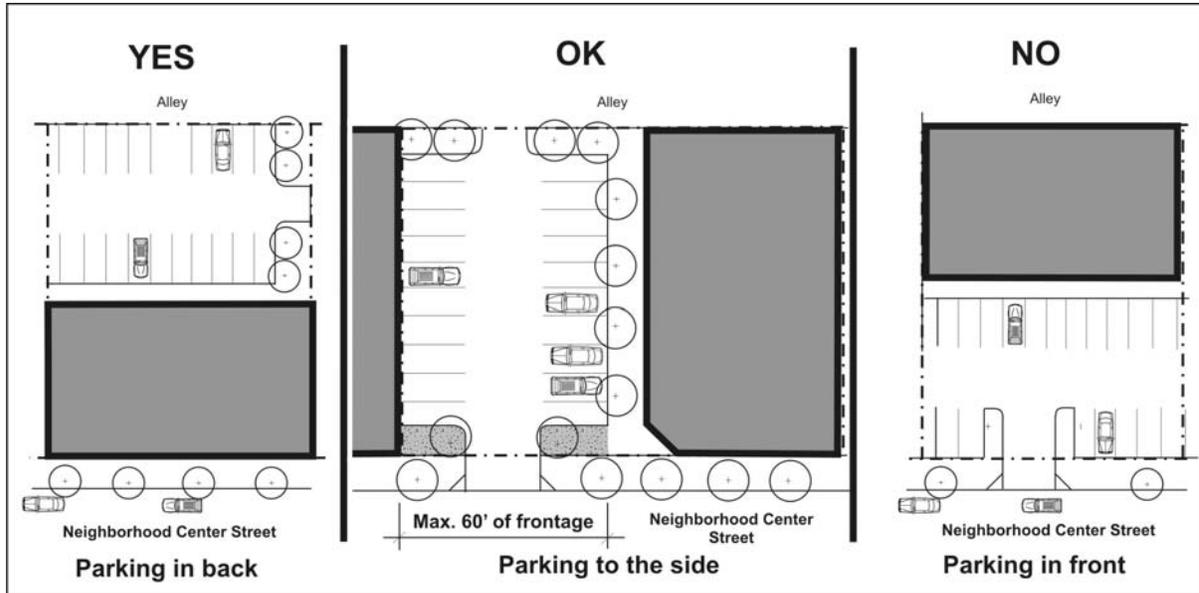


Figure 20.42-16. Desirable frontage examples along Neighborhood Center Streets.



Figure 20.42-17. Unacceptable frontage examples for Neighborhood Center Streets. These facades do not meet the storefront standards. The tack-on display cases in the left image do not qualify as transparent window area.



(c) Commercial Arterial Street type.

- (1) Applicability: The standards below apply to new development on sites fronting designated Commercial Arterial Streets.
- (2) Intent: To enhance the visual character of Commercial Arterial Streets and to improve the walkability of these areas.
- (3) Frontage standards. Buildings fronting a Commercial Arterial Street may include either a storefront or a landscaped frontage pursuant to the standards set forth in Table 20.42-9 below.

If a superscript number appears in the box at the intersection of the column and the row, see the note or condition with the corresponding number immediately following the table.

Table 20.42-9. Standards for storefronts and landscaped frontages along Commercial Arterial Streets.

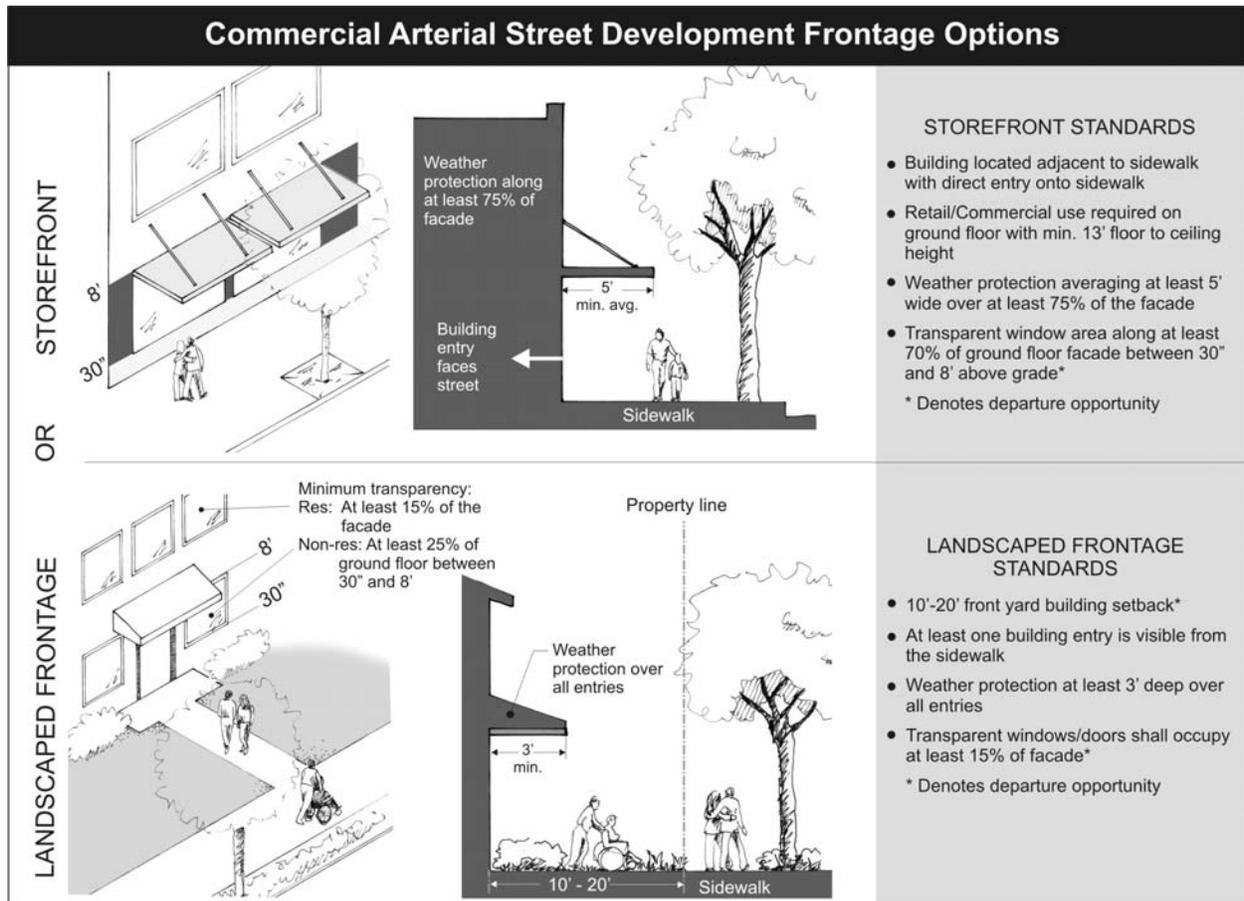
	Storefront	Landscaped Frontages
When allowed	Storefronts adjacent to the sidewalk are only allowed along street frontages with street trees in grates or planting strips (at least 6' wide) and 8' min. sidewalks	No special restrictions
Building setback	Zero or at the back end of the sidewalk; Setbacks are allowed where space between sidewalk and building meets the definition of pedestrian-oriented space (designed per AMC 20.42.440(d)).	10-20'; See (4)(A) below for <u>departure opportunities</u> for reduced setbacks; All areas between the sidewalk and the building shall be landscaped, except for walkways, porches, decks, and other areas meeting the definition of pedestrian-oriented space (designed per AMC 20.42.440(d)).
Permitted use	Non-residential uses set forth in 20.42.230 are required on the ground floor ¹ , except for lobbies that serve residential uses above the ground level and/or away from the street frontage	See use charts in 20.42.230 for the applicable district
Minimum floor to ceiling height for ground floor	13' for non-residential uses	13' for non-residential uses
Pedestrian entry	Must be adjacent to the street	At least one building entry visible from the street
Weather protection ²	Averaging at least 5' deep over	At least 3' deep over all primary

	Storefront	Landscaped Frontages
	at least 75% of storefront; 8' minimum vertical clearance required	entries; 8' minimum vertical clearance required
Façade transparency (minimum amount of transparent window/door area)	At least 70% of the ground floor façade between 30" and 8' above grade ³ ; See (4)(B) below for <u>departure</u> opportunities for reduced transparency.	At least 25% of the ground floor façade between 30" and 8' above grade for non-residential uses; ³ At least 15% of the façade for residential buildings (all vertical surfaces of the façade); See (4)(B) below for <u>departure</u> opportunities for reduced transparency.
Parking location	Parking shall be located to the rear, side, below, or above buildings; No more than 50% of frontage shall be occupied by parking and vehicular access; New parking lots adjacent to street corners shall be prohibited; See (4)(D) below for <u>departure</u> opportunities for alternative parking configurations.	

Table Notes:

1. Non-residential floor area must occupy at least 50 percent of the building's **front façade** and be at least 30 feet in average depth as measured from the façade parallel to the front property line.
2. Storefront weather protection projections into the public right-of-way are acceptable, provided they don't interfere with street trees or extend beyond the edge of the sidewalk.
3. Display windows may count for up to 50 percent of the transparency requirements for storefronts provided they are at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as transparent window area.

Figure 20.42-18. Commercial Arterial Street frontage options and key standards.



(c) Commercial Arterial Street type standards, cont.

(4) Departure opportunities. Table 20.42-9 above references specific departure opportunities that will be considered pursuant to AMC 20.42.140(d), the standards below, and per the site orientation departure criteria set forth in subsection (c)(g) of this section.

(A) Departures to allow reduced front setbacks for landscaped frontages will be considered provided the design treatment adds visual interest from the street and sidewalk. Design features must be included to enhance the privacy for residential uses, where applicable. Elevating the ground floor of residential uses by at least 3 feet can help to increase the privacy of units;

(B) Departures to transparency requirement by up to 50 percent will be considered provided the design treatment adds visual interest to the pedestrian along the sidewalk. Examples could include a distinctive use of materials or sculptural elements.

Figure 20.42-19. Commercial Arterial Street parking location standards.

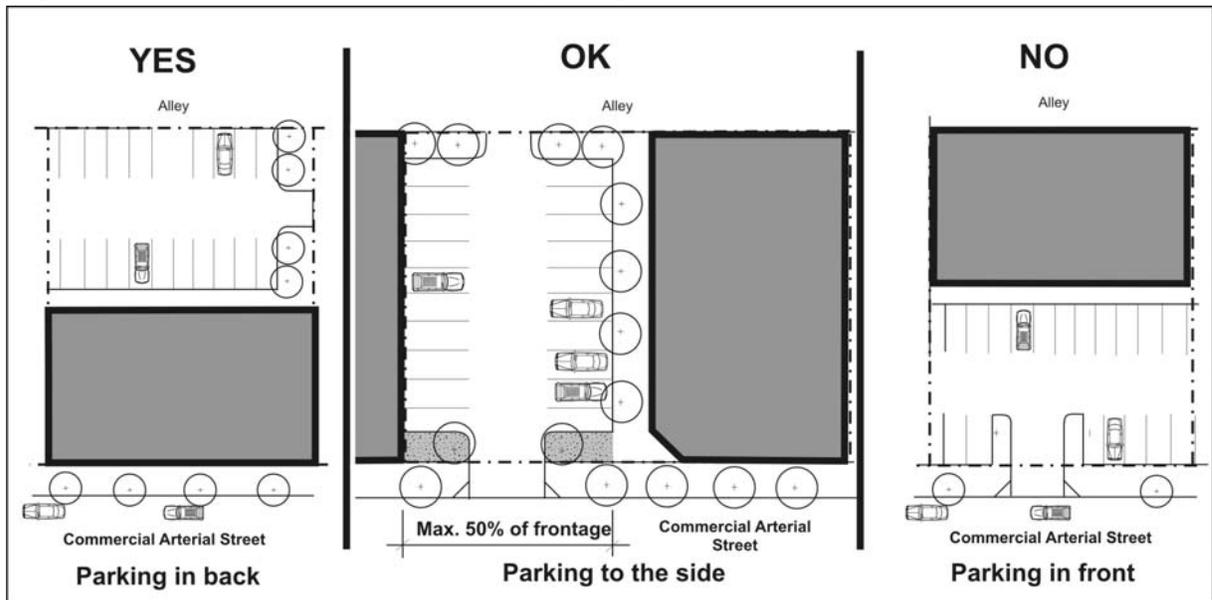


Figure 20.42-20. Desirable frontage examples along Commercial Arterial Streets.



Figure 20.42-21. Unacceptable frontage examples for Commercial Arterial Streets.



(d) Gateway Street type.

- (1) Applicability: The standards below apply to new development on sites fronting designated Gateway Streets.
- (2) Intent: To emphasize the use of landscaping along the frontages of these highly visible gateway corridors.
- (3) Landscaped frontages. A landscaped buffer is required along streetfront at least 20 feet in width, including a mixture of ground covers, shrubs, ornamental grasses, perennials, and trees. Plant materials that provide for a variety of textures and seasonal color shall be used. Clusters of columnar shaped trees within these landscaped strips are encouraged as they provide great vertical definition and evoke a windbreak and agricultural/rural character. Trees and taller shrubs may be clustered to enhance visibility to the site and special uses (car dealerships, for example), provided the chosen landscaped material and design effectively helps to soften the view of parking lots and buildings and enhances the visual character of the corridor.
- (4) Building entry. At least one building entry shall be visible from the sidewalk.
- (5) Weather protection. Weather protection at least three feet deep shall be provided over all primary entries.
- (6) Transparency. Transparent window area shall be provided along at least 15 percent of the façade of the building (all vertical surfaces of the façade). For the intent of this standard, the façade shall mean any façade containing a pedestrian entrance.
- (7) Parking location. There are no frontage restrictions for the location of parking provided the landscaping standards are met.

Figure 20.42-22. Desirable frontage examples along Gateway Streets. Note the curved pathway integrated in the left images and the use of plant materials to supplement existing trees. The wall and trellis in the right image is another desirable option to create a distinctive character along Gateway Streets.



(e) All other streets. Development frontages along all other streets shall comply with frontage standards for Commercial Arterials as set forth in subsection (c) above, with the following exceptions:

- (1) The storefront option is only allowed in districts allowing for commercial uses.
- (2) The minimum building setback for landscaped frontages shall be 10 feet, except for sub-districts requiring a greater minimum front yard per Table 20.42-6.
- (3) Parking shall be located to the rear, side, below, or above buildings. No more than 50% of frontage shall be occupied by parking and vehicular access for multi-building developments; There is no maximum percentage of parking along development frontages for single building developments. New parking lots adjacent to street corners is prohibited.

(f) Where properties front onto multiple streets. Where properties front onto multiple streets and/or multiple street type designations, the frontages shall comply with the applicable standards for each street frontage, with the following exceptions:

- (1) Entries.
 - (A) For street corner properties, a pedestrian entry on only one of the frontages is required. However, pedestrian entries located at the corner and/or along both streets are encouraged. Storefront Street frontages shall take precedence over non-Storefront Street frontages in terms of which street to locate frontages along. For properties fronting three or more streets, direct pedestrian entries shall be required on at least two street frontages. DEPARTURES will be considered pursuant to AMC 20.42.140(d) and subsection (g) below.
 - (B) For dual frontage properties, a pedestrian entry needs to be visible from both streets. DEPARTURES will be considered pursuant to AMC 20.42.140(d) and subsection (g) below.
- (2) Transparency. For street corner properties and other properties fronting on multiple streets, the minimum required transparency percentage may be reduced by 50 percent on secondary facades (facades where no entry is included). DEPARTURES will be considered pursuant to AMC 20.42.140(d) and subsection (g) below.
- (3) Parking location. For properties fronting on multiple streets, DEPARTURES will be considered pursuant to AMC 20.42.140(d) and subsection (g) below for all but one of the frontages. Departures to parking location standards shall not be granted for developments adjacent Storefront Streets, except where the site fronts onto three or more Storefront Streets.

(g) Site orientation departures. Select departure opportunities are provided for each of the street type designations set forth herein. For each proposed departure administered per AMC 20.42.140(d), the applicant shall demonstrate how the proposal meets the intent of the standards herein. Considerations for determining whether an alternative design meets the intent of the standards:

- (1) Current and future context. Consider both the current context of the site and the possible future context of the surrounding area per the West Arlington Subarea Plan goals and policies and zoning/design provisions set forth in this chapter;

- (2) Special site constraints. Consider whether the shape or location of the site presents any special challenges in meeting the parking location requirement;
- (3) Visual impacts. Consider whether the proposed design of streetfront elements (such as the combination of landscaping, building frontages, or other site elements/details) help to mitigate the visual impacts of large parking areas fronting on the street; and
- (4) Impacts to non-motorized traffic. Consider whether the proposed design addresses or impacts non-motorized transportation elements along the street frontage.

20.42.420 Internal circulation.

(a) Intent:

- (1) To provide safe and direct pedestrian access in commercial and multi-family areas;
- (2) To minimize conflicts between pedestrians and vehicular traffic;
- (3) To provide a network of pathways that can be expanded over time;
- (4) To provide attractive internal pedestrian routes that promote walking and enhance the character of the area; and
- (5) To create a safe, convenient, and efficient network for vehicular circulation and parking.

(b) Access to sidewalk. All buildings shall have clear pedestrian access to a public sidewalk. Where a use fronts onto two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.

(c) On-site connections. Pedestrian paths or walkways connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site shall be provided.

(d) Future connectivity. For sites abutting vacant or underdeveloped land, the Community Development Director may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of 200-300 feet in the T4 and T5 sub-districts and Special District 4 and connections at 300-400 feet in Special Districts 1-3 would meet the intent statements above and be scaled consistent with the West Arlington vision.

(e) Parking lot pathways. A paved walkway or sidewalk shall be provided for safe walking areas through surface parking lots greater than 180 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or at a distance of less than 180 feet shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement.

Figure 20.42-23. Example of a connected pedestrian system in a commercial area.

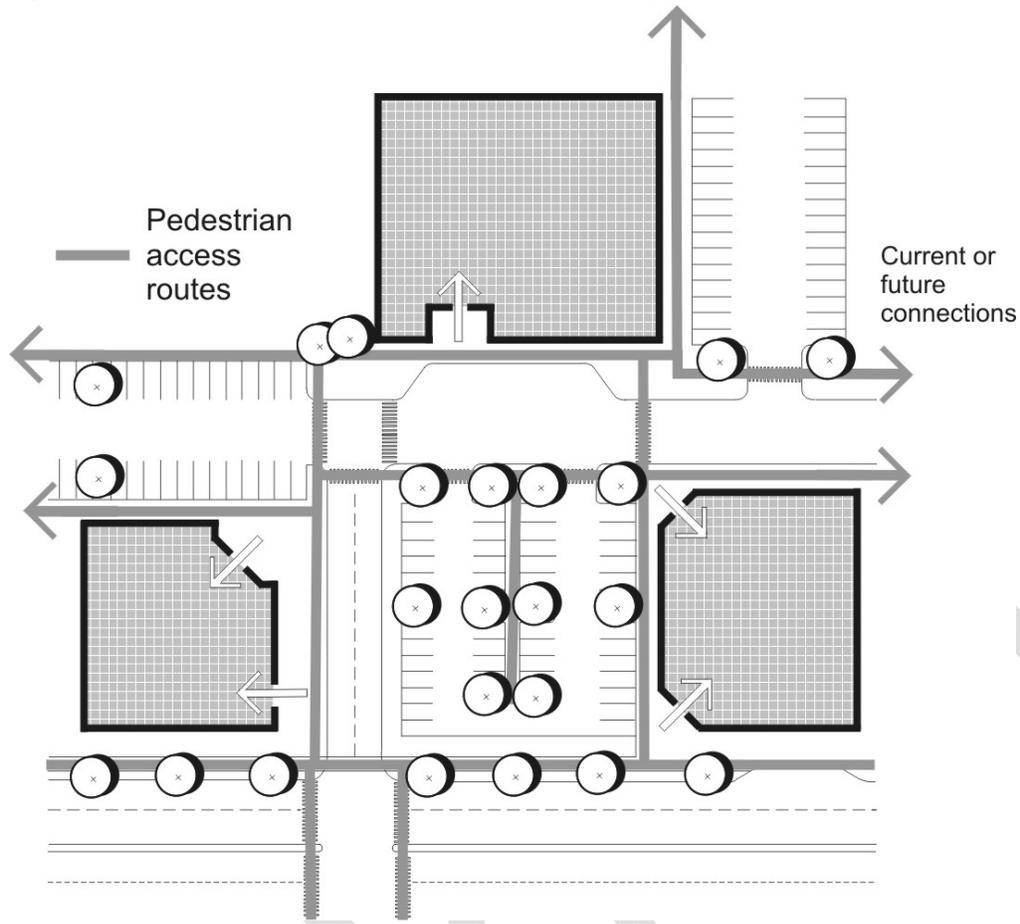
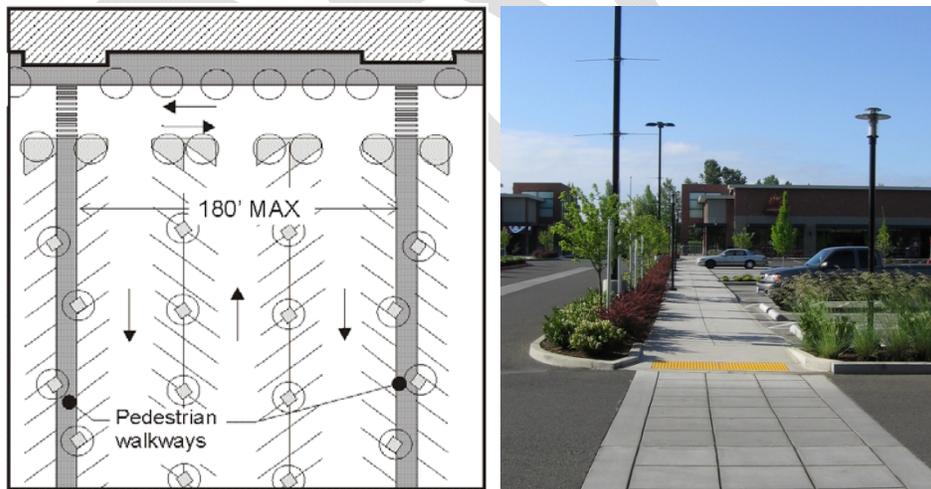


Figure 20.42-24. Provide for pedestrian paths in large parking lots.



(f) Americans with Disabilities Act. All pathways shall conform to the Americans with Disabilities Act (ADA).

(g) Internal pathway width and design.

- (1) All internal pedestrian walkways shall have at least 6-foot-wide unobstructed walking surfaces, except for walkways identified in paragraph (4) below. DEPARTURES will be considered per AMC 20.42.140(d) where the applicant can demonstrate that a reduced width walkway will accommodate the anticipated demand given the location and configuration of surrounding development and land use(s).
- (2) Pedestrian walks shall be separated from structures at least 3 feet for landscaping, except where the adjacent building features a pedestrian-oriented façade or other treatment, such as the use of a trellis with vine plants on wall or sculptural, mosaic, bas-relief artwork, or other decorative wall treatments, that adds visual interest at a pedestrian scale that is acceptable to the Community Development Director.
- (3) All internal walkways along pedestrian-oriented building fronts and walkways on the edge of parking areas shall feature at least one street tree (on average) for every 30 feet of walk. Trees may be sited to maintain entry sign visibility.

Figure 20.42-25. Provide landscaping between walkways and buildings that do not comply with pedestrian-oriented façade requirements.

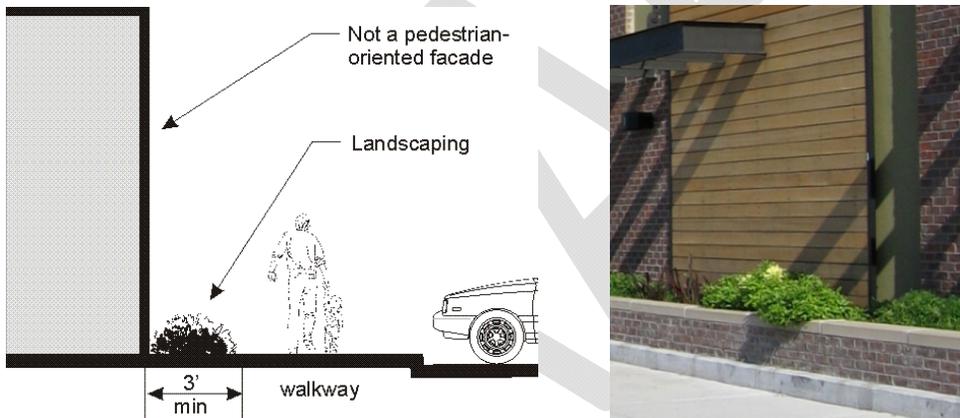


Figure 20.42-26. Acceptable and unacceptable internal walkways.



- (4) Pathways along the front facade of mixed-use and retail buildings 100 feet or more in length (measured along the facade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:
- (A) Street trees shall be placed at an average of 30 feet on-center and placed in grates (except where trees are placed in planting strips). Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than one tree per 60 lineal feet of building facade must be provided;
 - (B) Planting strips may be used between any vehicular access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 14 feet in width; and
 - (C) Pedestrian-scaled lighting may be used as a substitute to the required street trees, provided they are used at the same intervals.

Figure 20.42-27. Internal walkway standards and an example along retail or mixed-use buildings.



- (5) Pedestrian crossings.
- (A) Crosswalks are required when a walkway crosses a paved area accessible to vehicles; and
 - (B) Applicants must continue the sidewalk pattern and material across driveways.

Figure 20.42-28. A good example of a crosswalk through a parking lot.



- (h) **Vehicular circulation.** Developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable.
- (i) **Internal access roads.** Interior access roads in multi-building commercial or multi-family developments shall look and function more like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides. The Community Development Director may approve innovative and special street designs, such as a “woonerf” street, provided pedestrian safety and other street functions are achieved. Woonerf is the Dutch name for a "living street" in which the needs of car drivers are secondary to the needs of users of the street as a whole. It is a "shared space" designed to be used by pedestrians, playing children, bicyclists, and low-speed motor vehicles, becoming a public place for people instead of single-intent conduits for automobiles.

Figure 20.42-29. Example of a “woonerf” type of street.



20.42.430 Trail corridors.

(a) Intent. To provide for inviting and attractive trails that are sensitive to the environment and well-integrated with adjacent land uses.

(b) Trail network. Developments shall provide off-street trails that meet the goals and policies of the Town Center Plan. The conceptual trails plan in Figure 20.42-2 shall serve as the proposed trail network within West Arlington. For Special District 3, Figure 20-42-8 provides an illustrative example of a desirable trail network constructed in conjunction with new development there. The trail network is to be accessible for pedestrians, cyclists, and other non-motorized vehicles, although some sections may be for pedestrians only. Trails may be planned either collectively or by individual property owners. The conceptual trails plan serves as a guideline for new development. Alternative trail configurations may be considered, provided the project applicant can demonstrate that the proposed trail network is equal to or better than the conceptual trails plan in terms of trail connectivity, accessibility, scenic values, safety, and minimizing environmental impacts, as determined by the Community Development Director.

(c) Trail design standards. Trails, as required above, shall be provided within easements, or tracts, of sufficient width and length consistent with the dimensional standards as defined below. Proposed public and private trails shall be reviewed by the Community Development Director for consistency with the following standards:

- (1) Arlington Design and Construction Standards and Specifications. (ADD LINK)
- (2) Compatibility with Adjacent Land Uses. Trails should be designed and constructed to encourage users to remain on the trail, to diminish the likelihood of trespass and to promote privacy for adjacent landowners. The project applicant shall propose for the Department's review and approval the use of fencing, signage, landscaping or other appropriate means to accomplish this requirement. Any proposed lighting should be directed away from houses along the trail corridor. Ground-level lighting, such as bollards, is preferred. Safety of trail users and adjacent landowners shall be addressed through review of vehicle access and crossing locations and design.
- (3) Width. The width of the cleared area, trail corridor, surface and shoulder should be designed consistent with AASHTO standards for public multi-use paved trails (Guide for the Development of Bicycle Facilities, 1999, as amended, American Association of State Highway and Transportation Officials), and with U.S. Forest Service standards (Trails Management Handbook, 1991, as amended, and Standard Specifications for Construction of Trails Handbook, 1984, as amended) if unpaved.

INTERNAL NOTE TO STAFF – SPECIAL REVIEW NEEDED HERE FOR INTERNAL CONSISTENCY WITH ARLINGTON DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS.

- (4) Sensitive Areas and Buffers. Trail impacts to sensitive areas should be reviewed consistent with the impact avoidance and mitigation sequencing requirements of AMC [REDACTED]. Mitigation of impacts is required, even for trails located on existing corridors consistent with subsection (1) of this section. Wetland and stream buffers shall be

expanded to compensate for the total area of the trail corridor, including all disturbed areas located within the buffer area. No expansion shall be required for trails located on existing improved corridors, including but not limited to utility corridors, road or railroad rights-of-way, within wetland or stream buffers. Mitigation shall be required for all impacts consistent with [REDACTED].

- (5) Location. Except for approved viewing platforms, spur trails, wetland or stream crossings proposed consistent with AMC [REDACTED], or trails located on existing corridors consistent with subsection (1) of this section, trails that are proposed in proximity to wetlands or streams or associated buffers may only be located in the outer 25 percent of the wetland or stream buffer and should be generally aligned parallel to the stream or perimeter of the wetland. Spur trails and viewing structures should be designed to minimize impacts on sensitive area and wildlife habitat. Viewing platforms shall be placed landward of the wetland or stream edge.
- (6) Surfacing. The Community Development Director will determine pavement options for the specific trail section. To promote infiltration and groundwater recharge and to minimize slope instability, trail surfaces shall be made of pervious materials. Impervious paving may be used where the Community Development Director determines that pervious pavements are ineffective or inappropriate due to soil conditions. However, pervious paving or other low-impact techniques that meet overall project goals for cost and durability are encouraged. Boardwalks may be used for areas subject to regular inundation, and should be constructed with nonhazardous materials. Impervious materials may also be used if necessary for soil stabilization or to prevent soil erosion, or if the trail is specifically designed and intended to be accessible to physically challenged persons and is identified as such in the City's adopted comprehensive plan.
- (7) Maintenance. Maintenance of any trail corridor or improvements, retained in private ownership, shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the City.

20.42.440 Open space

(a) Intent.

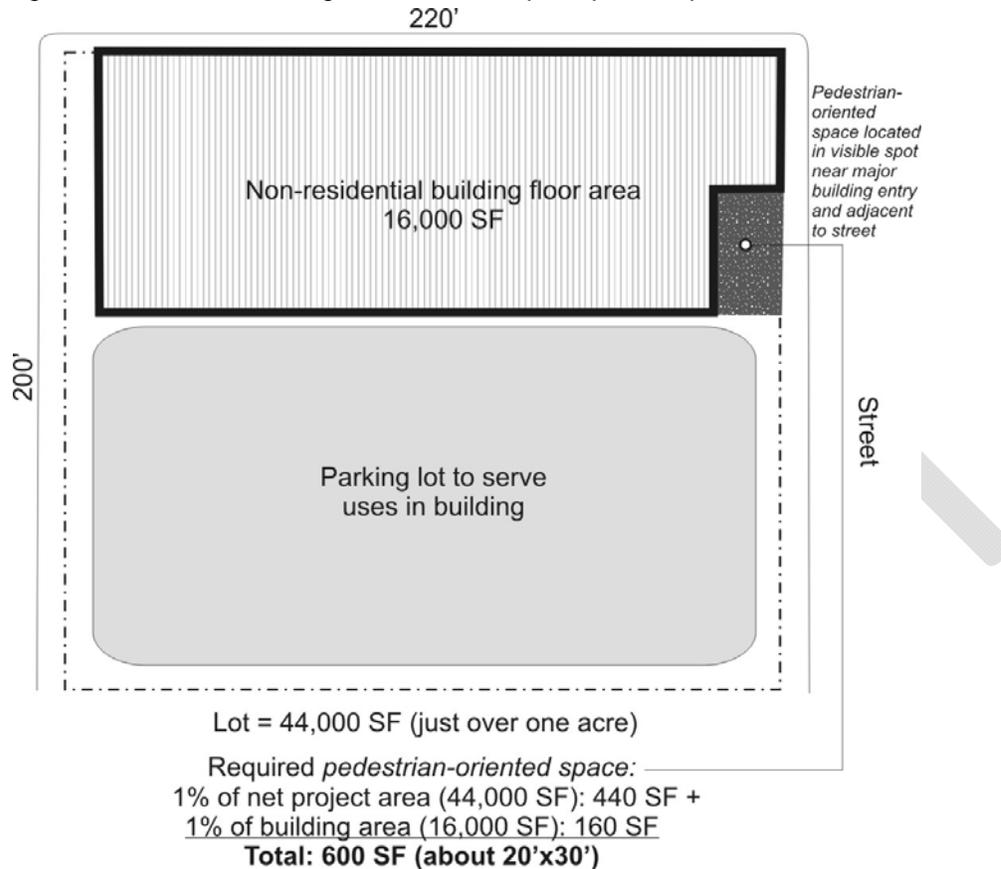
- (1) To integrate usable open spaces into commercial and multi-family development, and
- (2) To enhance the setting for residential and commercial uses.

(b) Public open space design criteria *(PLACEHOLDER – STANDARDS TO BE ADDED)*.

(c) Open space requirements for non-residential uses. All non-residential development more than one acre in size, including commercial portions of mixed use development, shall provide pedestrian-oriented space equal to at least one percent of the net project area plus one percent of the gross non-residential building floor area, exclusive of structured parking. The intent is to mitigate the impacts of large scale commercial development and to contribute to the pedestrian-oriented character of West Arlington. Buildings and site areas used entirely for storage intents (not including customer parking area) are exempt from this

standard. Pedestrian-oriented space shall comply with the design provisions of paragraph (d) below.

Figure 20.42-30. Illustrating the amount of open space required for non-residential development.

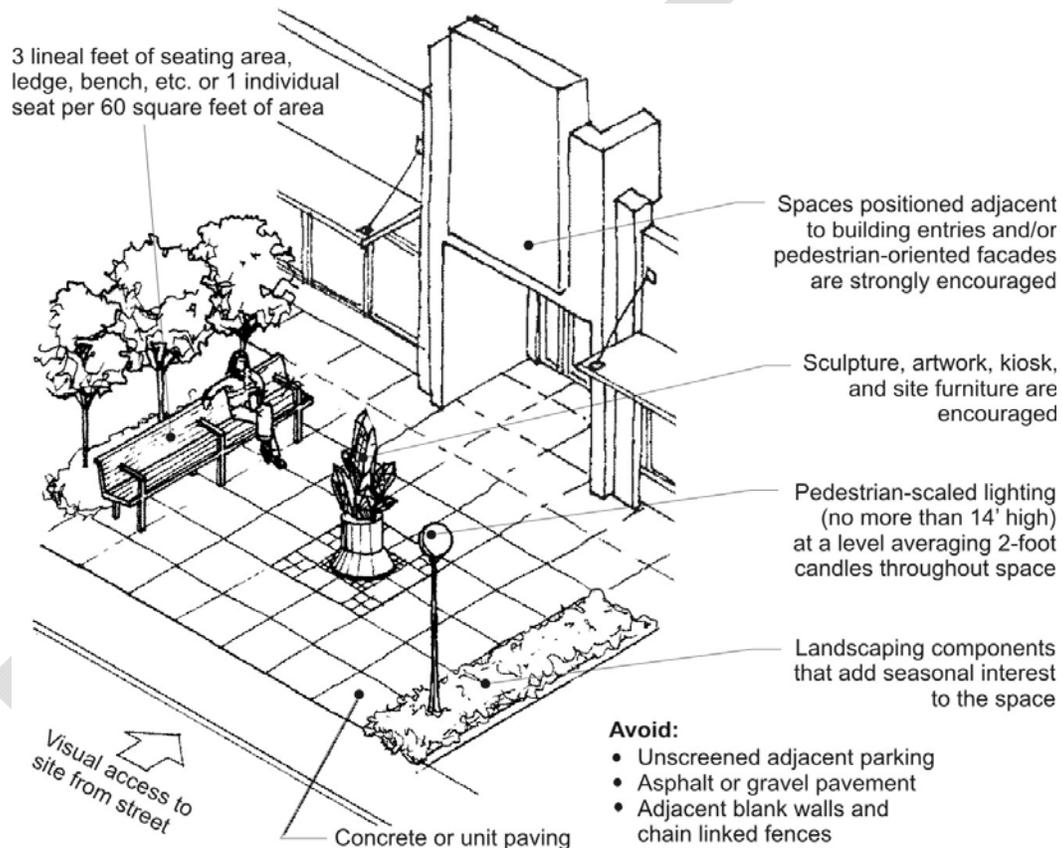


(d) Pedestrian-oriented space design criteria. These spaces, as required per paragraph (c) above, are intended to be publicly accessible spaces that enliven the pedestrian environment by providing (1) opportunities for outdoor dining, socializing, relaxing and (2) visual amenities that contribute to the character of commercial areas. Design criteria for pedestrian-oriented space:

- (1) Sidewalk area, where widened beyond minimum requirements, shall count as pedestrian-oriented open space. The additional sidewalk area may be used for outdoor dining and temporary display of retail goods. The standards below shall not apply to sidewalks, where used as usable open space;
- (2) The following design elements are required for pedestrian-oriented open space:
 - (A) Spaces shall be physically and visually accessible from the adjacent street or major internal vehicle or pedestrian route. Spaces shall be in locations that the intended user can easily access and use, rather than simply left-over or undevelopable spaces where very little pedestrian traffic is anticipated;
 - (B) Paved walking surfaces of either concrete or approved unit paving;

- (C) Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting;
- (D) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space. This provision may be relaxed or waived where there are provisions for movable seating that meet the intent of the standard;
- (E) Spaces shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry; and
- (F) Landscaping that adds visual or seasonal interest to the space.

Figure 20.42-31. Illustrating key standards for pedestrian-oriented spaces.



(3) The following features are encouraged in pedestrian-oriented space:

- (A) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork;
- (B) Provide pedestrian-oriented facades on some or all buildings facing the space;
- (C) Consideration of the sun angle at noon and the wind pattern in the design of the space;
- (D) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer;
- (E) Movable seating;

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- (F) Incorporation of water treatment features such as rain gardens or the use of an area over a vault as a pedestrian-oriented space; and
- (G) Weather protection, especially weather protection that can be moved or altered to accommodate conditions.

(4) The following features are prohibited within pedestrian-oriented space:

- (A). Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space;
- (B) Adjacent chain link fences;
- (C) Adjacent unscreened blank walls; and
- (D) Adjacent dumpsters or service areas.

Figure 20.42-32. Examples of pedestrian-oriented spaces.



(e) Open space requirement for multi-family uses. All multi-family development, including multi-family portions of mixed use development, shall provide open space at least equal to 10 percent of the building living space, not counting corridors, lobbies, etc. For example, for an 8-unit development where the units average 1,000 square feet, the minimum required open space shall be 800 square feet. The required open space may be provided in a combination of the following ways.

- (1) 100 percent of the required open space may be in the form of common open space available to all residents and meeting the requirements of paragraph (f)(1) of this sub-section below. Common open space may be in the form of courtyards, front porches, patios, play areas gardens or similar spaces;
- (2) Up to 50 percent of the required open space may be provided by private or common balconies meeting the requirements of paragraph (f)(2) of this sub-section below;
- (3) For mixed-use buildings (as defined in AMC Chapter 20.08) up to 50 percent of the required open space may be provided by common indoor recreation areas meeting the requirements of paragraph (f)(3) of this sub-section below;
- (4) For mixed-use buildings (as defined in AMC Chapter 20.08), up to 50 percent of the required open space may be provided by shared roof decks located on the top of buildings which are available to all residents and meet the requirements of paragraph (f)(4) of this sub-section below; and/or

(5) Up to 25 percent of the required open space may be provided by pea patch areas meeting the requirements of paragraph (f)(5) of this sub-section below.

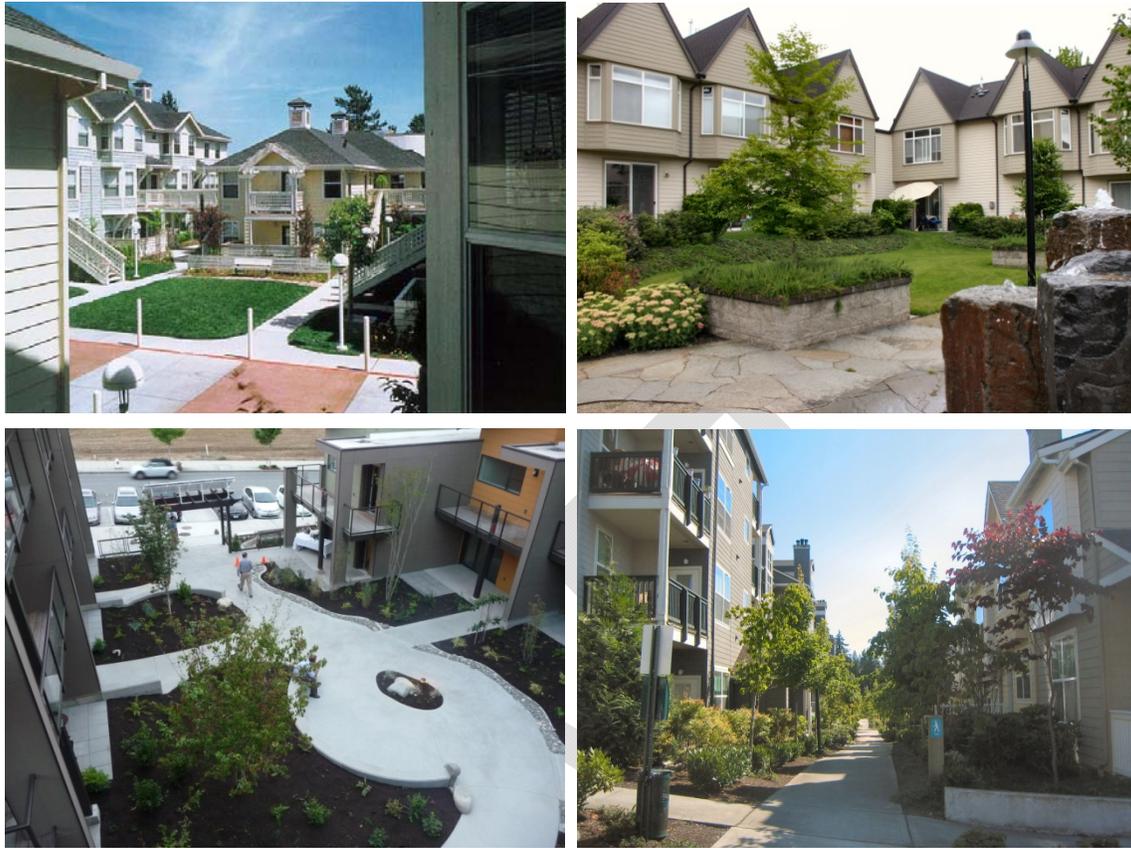
(f) Multi-family open space design criteria. The amount and distribution of multi-family open space is defined in paragraph (e) above, whereas the criteria for designing such spaces is provided below:

(1) Common open space includes landscaped courtyards or decks, front porches, gardens with pathways, children's play areas, or other multi-intent recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:

- (A) Required setback areas shall not count towards the open space requirement unless they are portions of a space that meets the dimensional and design requirements and guidelines herein;
- (B) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than 15 feet in width (except for front porches);
- (C) Spaces (particularly children's play areas) shall be visible from at least some dwelling units and positioned near pedestrian activity;
- (D) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable;
- (E) Individual entries may be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are encouraged to enliven the space. Low walls or hedges (less than three feet in height) are encouraged to provide clear definition of semi-private and common spaces;
- (F) Separate common space from ground floor windows, automobile circulation, service areas and parking lots with landscaping, low-level fencing, and/or other treatments that enhance safety and privacy (both for common open space and dwelling units);
- (G) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible;
- (H) Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into minimum required common open space areas. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception; and
- (I) Shared front porches qualify as common open space provided:
 - (i) No dimension is less than eight feet; and
 - (ii) The porches are accessible to all residents.

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Figure 20.42-33. Examples of common open space.



(2) Private balconies and decks. Such spaces shall be at least 35 square feet, with no dimension less than four feet, to provide a space usable for human activity. The space shall meet ADA standards. This standard also applies to individual front porches if counted toward townhouse open space requirements.

Figure 20.42-34. Usable balcony examples.



- (3) Indoor recreational areas. Such spaces shall meet the following conditions:
- (A) The space shall meet ADA standards and shall be located in a visible area, such as near an entrance, lobby, or high traffic corridors; and
 - (B) Space shall be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space shall include amenities and design elements that will encourage use by residents.
- (4) Shared rooftop decks. Such spaces shall meet the following requirements:
- (A) Space shall be ADA accessible to all dwelling units;
 - (B) Space shall provide amenities such as seating areas, landscaping, and/or other features that encourage use;
 - (C) Space shall feature hard surfacing appropriate to encourage resident use; and
 - (D) Space shall incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels; or
 - (E) A green roof meeting the requirements of 20.42.470(b)(2) may qualify as rooftop deck space.

Figure 20.42-35. Shared rooftop deck (left) and pea patch example (right).



- (5) Pea patches. Such spaces shall meet the following conditions:
- (A) All spaces shall be located to receive at least six hours of natural sunlight per day in summer months;
 - (B) All spaces shall have access to irrigation;
 - (C) All spaces shall have tillable soil to a depth of 1-foot, minimum;
 - (D) Spaces may be provided in shared or private yard areas, at ground level, on balconies, or on rooftop decks;
 - (E) Where some or all of the pea patch is within shared common open space, a management program shall be required setting forth the following provisions:
 - (i) Access to interested residents meeting minimum space requirements set forth herein;
 - (ii) Provisions for space management and maintenance; and

- (iii) No additional fees shall be assessed to space users beyond standard homeowners' association or resident maintenance fees; and
- (F) Design standards where pea patch space is provided within shared common open spaces:
 - (i) Walkways between planting beds shall be at least two feet wide; and
 - (ii) Planting beds shall be raised above surface level. For ground level spaces, planting beds shall be raised at least 6 inches. For rooftop spaces, planting beds shall be raised by at least 18 inches.

20.42.450 Side and rear yard design.

(a) Applicability. Unless otherwise noted, these standards apply to all non-residential and multi-family development in the West Arlington subarea.

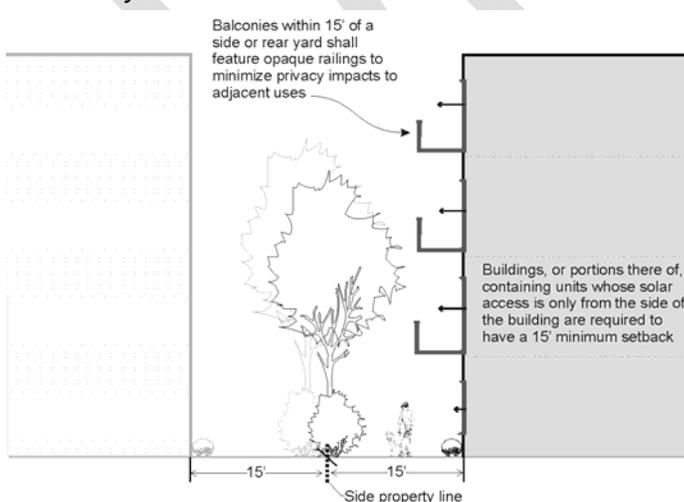
(b) Intent.

- (1) To provide for compatibility between developments;
- (2) To provide side and rear yard design options that enhance West Arlington's pedestrian environment and the areas around the development; and
- (3) To provide flexible standards that allow property owners to maximize on-site development while meeting community design goals.

(c) Solar access and privacy along side and rear yards.

- (1) Buildings or portions thereof containing multi-family dwelling units whose only solar access is from the applicable side of the building (facing towards the side property line) shall be set back from the applicable side or rear property lines at least 15 feet. See figure 20.42-36 below.
- (2) Balconies or rooftop decks within 15 horizontal feet of a side property line must utilize opaque guard rails to minimize privacy impacts to adjacent properties.

Figure 20.42-36. Solar access and privacy standards for multi-family residential buildings along side/rear yards.



The Community Development Director may relax or waive these requirements where he or she finds that it achieves no practical increase in privacy. Consideration shall be given to the physical and development conditions on-site and any applicable recorded agreements between property owners.

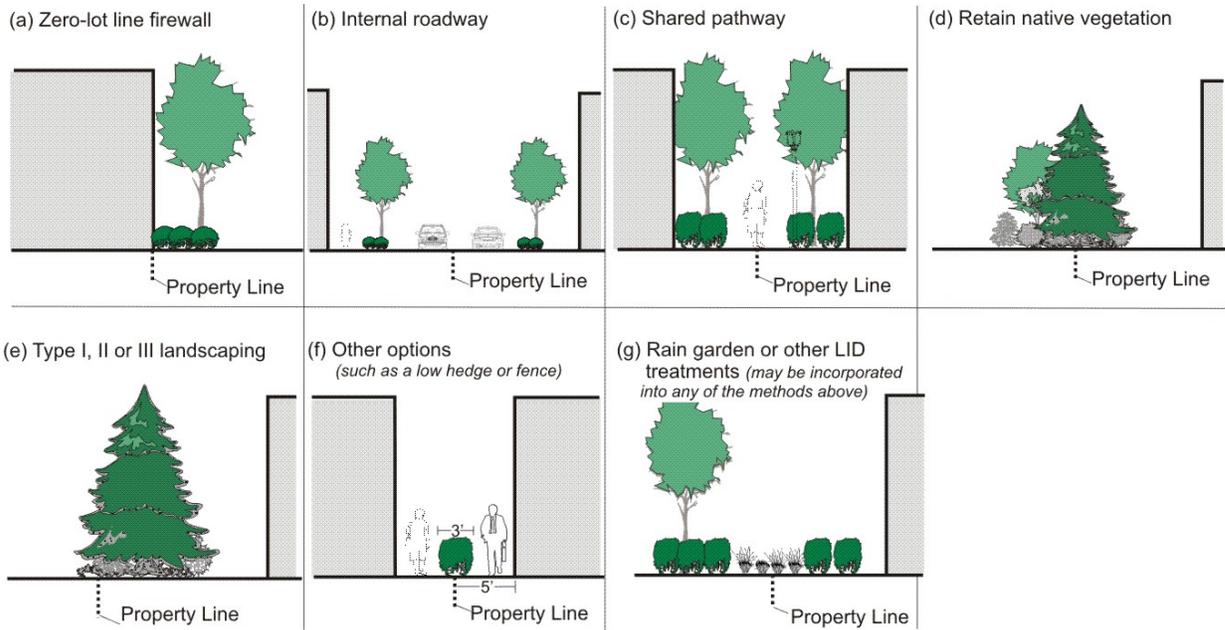
(d) Side and back yard design options for non-residential and multi-family development.

Project applicants shall incorporate one or more of the following design options into the site's design:

- (1) Provide a zero-lot line fire wall for commercial or mixed-use developments within Special Districts;
- (2) Provide a shared internal roadway along the property line;
- (3) Provide a trail or other internal pathway along the property line. This may be required in some areas to implement the trails plan set forth in the Regulating Map, Figure 20.42-2;
- (4) Retain existing native or desirable mature vegetation along the side or back property line;
- (5) Provide Type I, II, or III landscaping as defined in AMC 20.42.630 at least 7 feet deep along side and back property lines. A fence may be included with the landscaping. This option may be used only where options (a), (b), or (c) above are not viable as determined by the Community Development Director; and/or
- (6) Other treatments that meet the intent of the standards as approved by the Community Development Director. Factors that shall be considered in determining the appropriate treatment include views, applicable uses, connectivity, environmental conditions, and desired level of privacy;
- (7) A rain garden or other Low Impact Development measure may be incorporated as part of the treatments above.

Figure 20.42-37. Side and back yard design options for non-residential and multi-family development. (NOTE - TO REPLACE LETTERS IN GRAPHIC WITH NUMBERS)

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(e) Table of landscaped separators and buffers. In order to mitigate the impacts of new development on adjacent residential areas, public open spaces, and public trails, the required buffer standards listed in the table below are established. The landscaping standards referenced in this table are set forth in AMC 20.42.630, which shall supersede the landscaping and screening requirements of AMC 20.76.090. A new development use or facility listed in the first column shall include the buffer indicated in the cell in the applicable Adjacent Uses and Zoning column. The buffers are only required where the new and existing developments have a common property line (not properties across the street from one another). The Community Development Director may modify the requirements if such a revision results in a public benefit and better condition for the adjacent properties.

Table 20.42-10. Table of landscaped separators and buffers.

PROPOSED NEW DEVELOPMENT		ADJACENT USES AND ZONING			
		Existing single-family residential and undeveloped Land in the T2 or T3 Sub-districts	Existing multi-family, mixed-use building (as defined in AMC Chapter 20.08), or undeveloped land in the T4 or T5 Sub-districts or Special Districts	Street right-of-way	Public trail or public open space
USES AND ZONES	New multi-family residential	10 feet of Type I, Type II, or Type IV landscaping	None required	10 feet of any type of landscaping	10 feet of any type of landscaping
	New town-house or cottage housing	5 feet of Type I, Type II, or 10 feet of Type IV landscaping	None required	10 feet of any type of landscaping	10 feet of any type of landscaping
	New commercial or mixed-use building, as defined in AMC Chapter 20.08	10 feet of Type I landscaping	10 feet of Type I, Type II, or Type III landscaping	See site orientation standards in AMC 20.42.410.	None required with a pedestrian-oriented façade; 10 feet of Type I, Type II, or Type III landscaping without a pedestrian-oriented façade
FACILITIES	Parking area	10 feet of Type I or Type II landscaping	10 feet of Type I or Type II landscaping	10 feet of Type III landscaping	6 feet of Type I, Type II, or Type III landscaping
	Service, loading, or waste management areas	10 feet of Type I landscaping	10 feet of Type I or Type II landscaping	10 feet of Type I landscaping	6 feet of Type I or Type II landscaping

20.42.460 High visibility street corners and gateway sites.

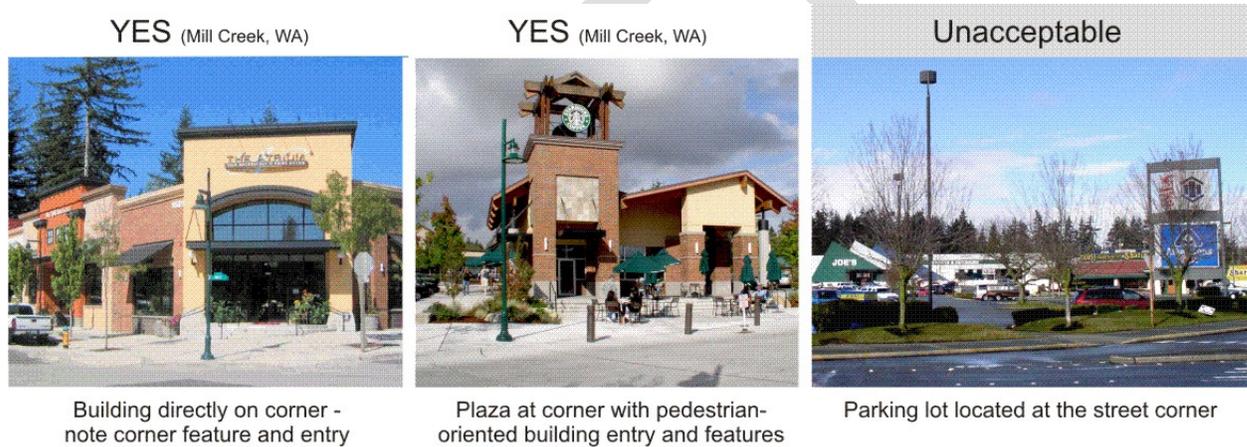
(a) **Street corner treatments.** All development proposals located at designated high visibility street corners and gateway sites shall include at least one of the design treatments described below [in order of preference, (a) being the highest]:

- (1) Locate a building on the street corner (preferably with a corner entry); or
- (2) Provide pedestrian-oriented space (designed per AMC 20.42.440(d)) at the corner leading directly to a building entry or entries.

If the Community Development Director determines that (1) or (2) above are not feasible, and if the site is not on a pedestrian-oriented street, provide for one of the following options:

- (3) Install substantial landscaping: At least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and ground cover in a decorative manner that provides four-season interest. The space shall include a special architectural element, such as a trellis, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses); or
- (4) Other treatments will be considered, provided they meet the intent of the standards and guidelines as determined by the Community Development Director.

Figure 20.42-38. Acceptable and unacceptable street corner treatments.



20.42.470 Stormwater facility planning.

The provisions herein shall supplement the provisions in Chapter 3 of the Arlington Design and Construction Standards and Specifications. (ADD LINK)

(a) Intent:

- (1) To encourage the integration of low impact development techniques (LID) into the design of site improvements; and
- (2) To integrate detention ponds, grass swales and other features, into site design while maintaining biofiltration efficiency.

(b) Low Impact Development (LID) guidelines. Developments are encouraged to incorporate LID treatments, wherever soil conditions allow for such methods. Specifically:

- (1) Rain gardens and similar landscape measures to treat stormwater may be counted as part of required on-site open space provided the design meets applicable open space standards. For commercial uses, see AMC 20.42.440(d) for pedestrian-oriented space standards. For multi-family uses see AMC 20.42.440(f)(1) for common open space design guidelines.
- (2) Green roofs may be counted as rooftop deck space as referenced in AMC 20.42.440(f)(4) if there is access for residents to the roof and elements, such as seating to allow them to enjoy the space;

(c) Visual standards for stormwater management ponds and biofiltration swales and other stormwater management features. Where possible, integrate biofiltration swales and ponds into the overall site design. Methods of filtration are listed below in order of preference:

- (1) Locate biofiltration swales, ponds, or other approved stormwater management systems as part of a landscape feature such as a screen, natural area or garden. Trees may be planted near the grass swale as long as they do not substantially shade the grass within the swale. The swale or pond should be designed so it does not impede pedestrian circulation or shared parking between two or more properties;
- (2) Where topography is favorable, locate the biofiltration swale, wet pond, or other approved stormwater management system within the paved parking or service area. The swale or pond should be landscaped as part of the required internal parking lot landscaping and oriented so it does not impede pedestrian circulation; or
- (3) Locate the swale along the front edge of the property. Incorporate landscaping and screening to visually enhance the swale without reducing maintainability and sun exposure; and
- (4) The incorporation of landscaping into biofiltration swale designs is encouraged if the biofiltration swale is located and/or designed as a positive landscaping feature with approved design and plant materials. Where appropriate, shade tolerant plants should be used.

- (5) The sloped edges of unfenced bioswales shall be no greater than 2.5 percent. Where slopes are greater than 2.5 percent, the swale shall be fenced or vegetated to avoid safety hazards.

Figure 20.42-39. Examples of integrating stormwater management systems into development.



Part V: Building Design

20.42.600 Intent and applicability.

- (a) **Intent.** This section provides direction for the design of buildings consistent with the goals and policies of the West Arlington Subarea Plan.
- (b) **Applicability.** Unless otherwise noted, the provisions in this section apply to all non-residential and multi-family development.

20.42.610 Architectural scale.

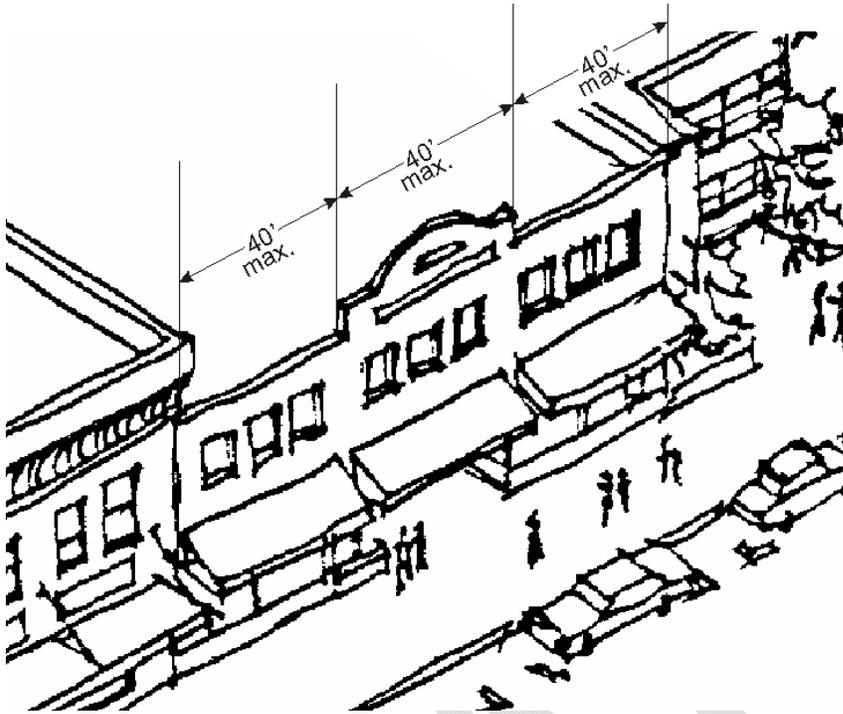
(a) Intent.

- (1) To reduce the scale of large buildings and add visual interest;
- (2) To promote compatible development in terms of architectural scale; and
- (3) To enhance the visual character of West Arlington.

- (b) **Building articulation – storefronts.** All buildings meeting the definition of a storefront per Table 20.42-8 (ADD LINK) must include articulation features no more than every 40 feet to create a pattern of small storefronts. Buildings less than 60 feet wide are exempt from this standard. At least two of the following methods must be employed:

- (1) Use of window and/or entries that reinforce the pattern of small storefront spaces;
- (2) Use of weather protection features that reinforce small storefronts. For example, for a business that occupies 120 feet of frontage, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well;
- (3) Change of roofline per paragraph (f) below;
- (4) Use of vertical piers that reinforce the storefront pattern;
- (5) Change in building material or siding style; and/or
- (6) Other methods that meet the intent of the standards.

Figure 20.42-40. Storefront articulation examples.



DEPARTURES will be considered pursuant to AMC 20.42.140(d) provided the design meets the intent of the standards. For example, the proposed articulation may be longer, but if the building features attractive detailing, materials, interesting roofline treatments, and interesting storefront design helps the design fit into the site's context and contributes to the pedestrian environment and existing/desired character, then perhaps it should be an approved departure.

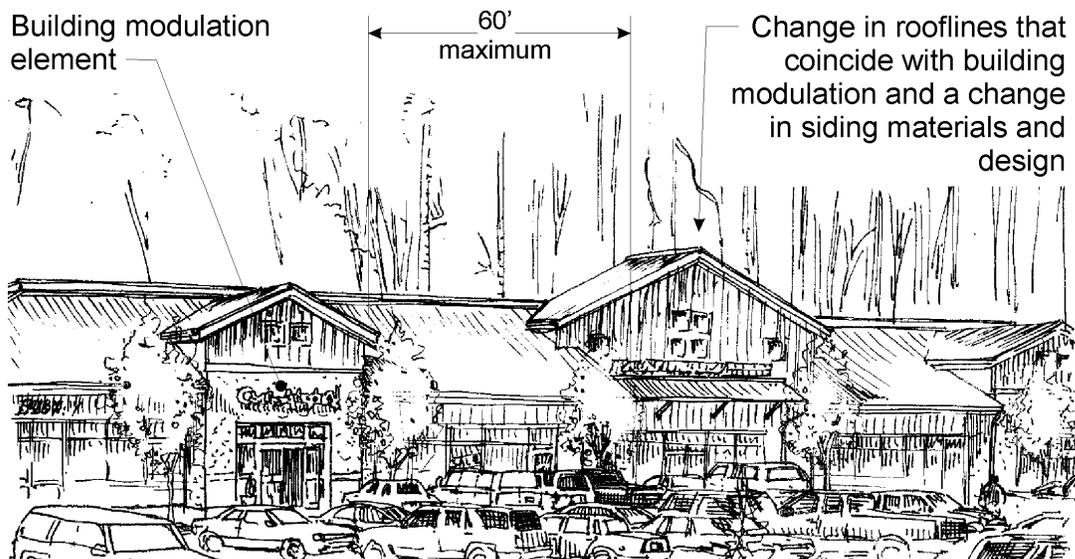
(c) Building articulation – other non-residential /mixed-use buildings. All other buildings featuring non-residential uses on the ground floor [not covered in paragraph (b) above] shall include at least three of the following articulation features along all facades containing the public building entries (alley facades are exempt) at intervals of no more than 60 feet. Buildings in the SD-3 sub-district that are primarily used for storage and/or service uses and generally not visible from a public right-of-way or customer parking lot are exempt from this standard.

- (1) Providing vertical building modulation of at least two feet in depth and four feet in width if combined with a change in siding materials and/or roofline modulation per AMC paragraph (f) below. Otherwise, the vertical modulation shall be at least ten feet deep and 15 feet wide, to qualify;
- (2) Providing horizontal modulation (upper level stepbacks). To qualify for this measure, the minimum upper level stepback shall be at least five feet and the treatment shall be used consistently with other articulation elements or utilized along at least 75 percent of the façade;
- (3) Repeating distinctive window patterns at intervals less than the articulation interval;

- (4) Providing a covered entry or separate weather protection feature for each articulation interval;
- (5) Use of vertical piers that reinforce storefront pattern. To qualify for this measure, the piers must project at least 2 inches from the façade and extend from the ground to the roofline;
- (6) Change of roofline per paragraph (f) below;
- (7) Changing materials and/or color with a change in building plane;
- (8) Providing lighting fixtures, trellis, tree, or other landscape feature within each interval; and/or
- (9) Other methods that meet the intent of the standards.

DEPARTURES will be considered pursuant to AMC 20.42.140(d) provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, design of storefronts, and integration with/or enhancement of, the surrounding context.

Figure 20.42-41. Building articulation example for other non-storefront commercial facades.



(d) Building articulation – multi-family buildings. All multi-family buildings and residential portions of mixed-use buildings shall include at least three of the following articulation features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas:

- (1) Repeating distinctive window patterns at intervals less than the required interval;
- (2) Providing vertical building modulation. Minimum depth and width of modulation is 18 inches and four feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined in paragraph (f) below. Otherwise, minimum depth of modulation is ten feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade and integrated with the building’s architecture. For example, “cave” balconies or other balconies that appear to be “tacked on” to the façade will not qualify for this option;
- (3) Change of roofline per paragraph (f) below;
- (4) Providing horizontal modulation (upper level step-backs). To qualify for this measure, the minimum upper level stepback shall be at least five feet and the treatment shall be used consistently with other articulation elements or utilized along at least 50 percent of the façade; and/or
- (5) Articulating of the building’s top, middle, and bottom. This includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.

DEPARTURES will be considered pursuant to 20.42.140(d) provided the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context.

For articulation of townhouses, also see AMC 20.42.750(e).

Figure 20.42-42. Articulation for multi-family buildings.



Figure 20.42-43. Illustrating desirable multi-family building articulation compatible with the design of pre-existing single family homes.



- (e) Roofline/cornice design options.** Rooflines visible from a public street, open space, or public parking area must meet one of the following design options:
- (1) Comply with roofline modulation provisions per paragraph (f) below;
 - (2) Provide a decorative building cornice that projects at least six inches from the face of the building. The cornice line must extend along at least 75 percent of the façade; or
 - (3) Any combination of the options above.

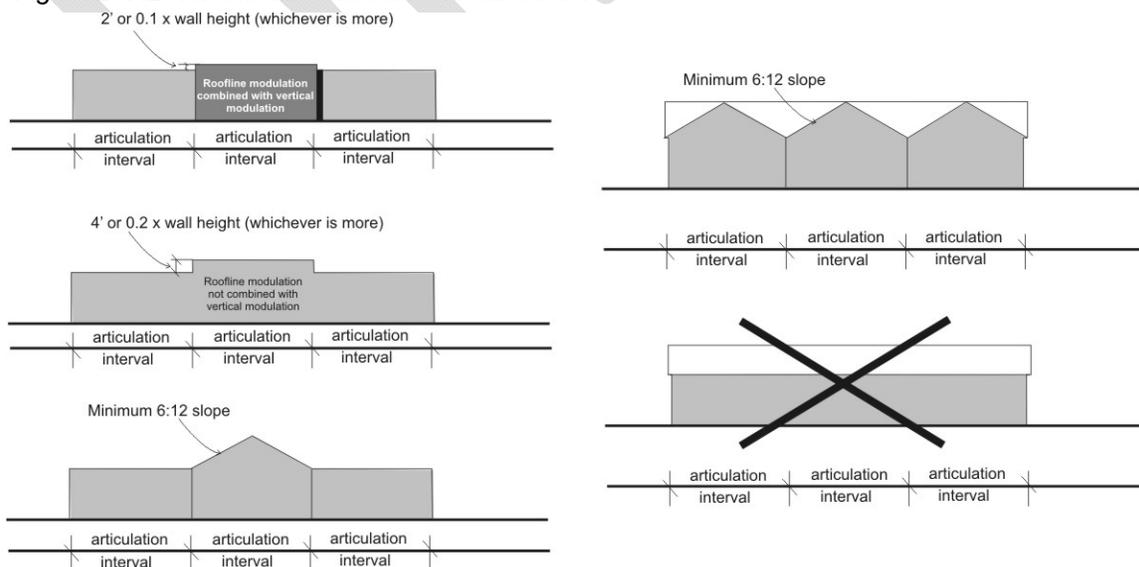
Figure 20.42-44. Acceptable cornice designs on commercial buildings.



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

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

Figure 20.42-45. Roofline modulation standards.



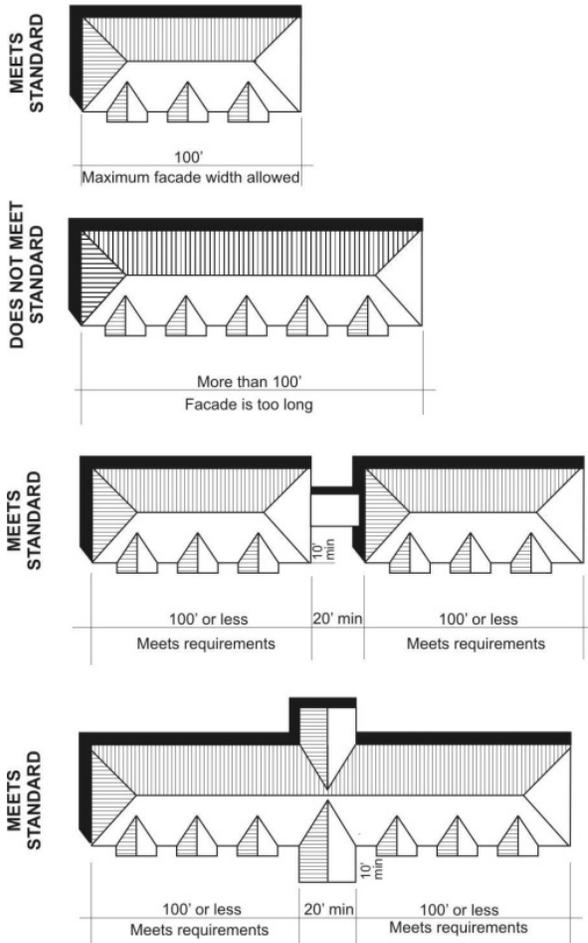
(g) Maximum façade width. The maximum façade width (facades facing the street or customer parking lot) for commercial and residential buildings is 120 feet (buildings in the I-H zone are exempt from this standard). Exceptions: Buildings exceeding 120 feet in width shall incorporate significant modulation and/or articulation features that effectively break up the scale of the building and add visual interest from the street. Such buildings shall incorporate at least one of the following design elements:

- (1) Provide vertical building modulation at least ten feet deep and 20 feet wide. For multi-story buildings the modulation must extend through more than one-half of the building floors;
- (2) Use of a contrasting vertical modulated design component featuring all of the following:
 - (A) Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are stepped back more than ten feet from the façade are exempt;
 - (B) Utilizes a change in building materials that effectively contrast from the rest of the façade;
 - (C) Component is modulated vertically from the rest of the façade by an average of 6 inches; and
 - (D) Component is designed to provide roofline modulation per paragraph (f) above; or
- (3) Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting facades must employ both of the following:
 - (A) Different building materials and/or configuration of building materials; and
 - (B) Contrasting window design (sizes or configurations).

DEPARTURES will be considered pursuant to AMC 20.42.140(d) provided the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context (considering views from all publicly observable locations within the area).

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Figure 20.42-46. Maximum façade width standards and acceptable/unacceptable departure examples. The upper right examples uses a change in materials, façade articulation (window styles), and roofline change. The middle right image uses substantial façade and roofline modulation. The lower right doesn't include any notable articulation or modulation.



20.42.620 Building elements and details

- (a) **Intent.** To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.
- (b) **Applicability.** All non-residential and mixed-use buildings shall comply with the building elements and details standards herein unless otherwise noted. **Exception: Buildings in the SD-3 sub-district that are primarily used for storage and/or service uses and are generally not visible from a public right-of-way or customer parking lot are exempt from these standards.**
- (c) **Façade details toolbox.** All non-residential and mixed-use buildings shall be enhanced with appropriate details. Buildings in the I-H zone and buildings in the I-L zones that are primarily used for manufacturing, storage, and/or service uses and are generally not visible from the street or customer parking lot are exempt from this standard. All new buildings and additions and buildings associated with Level II and III Improvements must employ at least one detail element from each of the three categories below for each façade facing a street or public space for each façade articulation interval (per AMC 20.42.610(b) or (c)). For example, a building with 120 feet of street frontage with a façade articulated at 40-foot intervals will need to meet the standards for each of the three façade segments.

(1) Window and/or entry treatment.

- (A) Display windows divided into a grid of multiple panes;
- (B) Transom windows;
- (C) Roll-up windows/doors;
- (D) Other distinctive window treatment that meets the intent of the standards;
- (E) Recessed entry;
- (F) Decorative door;
- (G) Arcade;
- (H) Landscaped trellises or other decorative element that incorporates landscaping near the building entry; or
- (I) Other decorative or specially designed entry treatment that meets the intent of the standards.

(2) Building elements and façade details.

- (A) Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning;
- (B) Decorative, custom hanging sign(s);
- (C) Decorative building-mounted light fixtures;
- (D) Bay windows, trellises, towers, and similar elements; or
- (E) Other details or elements that meet the intent of these standards.

(3) Building materials and other facade elements.

- (A) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework;
- (B) Artwork on building (such as a mural) or bas-relief sculpture;
- (C) Decorative kick-plate, pier, belt-course, or other similar feature;
- (D) Hand-crafted material, such as special wrought iron or carved wood; or
- (E) Other details that meet the intent of the standards.

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

DEPARTURES to the standards above will be considered pursuant to AMC 20.42.140(d) provided the number, quality, and mix of details meet the intent of the standards.

Figure 20.42-47. Façade details examples. The building on the left uses decorative materials (stonework), a decorative canopy, and a decorative roofline. The right image uses decorative materials (brick and wood shingle), decorative ground floor windows (left), a decorative entry feature (extensive glass wall), and steel canopies (far right).



(d) High visibility street corner buildings. Buildings located at street corners shall provide one or more of the elements listed below on the building corner. (ADD CROSS-REFERENCE)

- (1) A cropped building corner with corner pedestrian entry;
- (2) A bay window or turret;
- (3) A clock or bell tower;
- (4) Balconies above the ground floor;
- (5) Sculpture or artwork element; Must be a one-of-a-kind design element;
- (6) Distinctive use of facade materials; and/or
- (7) Other special or unique corner building treatment, other than the use of fabric or vinyl awnings, for pedestrian weather protection at the corner of the building.

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

Figure 20.42-48. Desirable building corner example.



(e) Window design. Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. DEPARTURES will be considered pursuant to AMC 20.42.140(d) where buildings employ other distinctive window or façade treatment that adds a sense of depth to the façade and/or visual interest to the building.

Figure 20.42-49. Acceptable and unacceptable window design on upper floors. Note that the windows in the brick building on the left are recessed from the façade. The windows in the middle images include trim. The image on the right includes no trim or recess/projection, and thus would not be permitted.



20.42.630 Building materials.

(a) Intent.

- (1) To encourage high-quality building materials that reinforce the desired character of West Arlington.
- (2) To discourage poor materials with high life-cycle costs.
- (3) To encourage the use of materials that reduce the visual bulk of large buildings.

(b) Applicability. All non-residential and multi-family buildings shall comply with the materials standards herein. **Exception: Buildings in the SD-3 sub-district that are primarily used for storage and/or service uses and are generally not visible from a public right-of-way or customer parking lot are exempt from these standards.**

(c) Metal siding standards. Metal siding may be used if it is incorporated with other permitted materials and it complies with the following:

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

Figure 20.42-50. Acceptable and unacceptable metal siding examples. Notice the corner and window trim and use of concrete block near the ground level on the left image. The circled area on the right includes metal siding all the way to the ground, which is prohibited.



(d) Concrete block standards. Concrete block may be used if it is incorporated with other permitted materials and it complies with the following:

- (1) When used for the primary façade, buildings must incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns; and
- (2) Concrete block may comprise no more than 50 percent of a façade facing a public right-of-way or open space. DEPARTURES to this standard will be considered pursuant to

AMC 20.42.140(d) provided design treatments are included to enhance the visual character of the building at all observable scales.

Figure 20.42-51. Acceptable and unacceptable concrete block examples. The left example uses a mixture of split-faced colored concrete block and smooth-faced concrete block, together comprising just under 50 percent of the whole façade. The large expanse of smooth-faced concrete block on the right is not desirable for West Arlington façades.



(e) Standards for stucco or other troweled finishes. Such material/finishes may be used if it is incorporated with other permitted materials and it complies with the following:

- (1) Stucco and similar troweled finishes (including Exterior Insulation and Finish system or “EIFS”) must be trimmed in wood, masonry, or other material and must be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 50 percent of the façade area facing a public right-of-way or open space. DEPARTURES to this standard will be considered pursuant to AMC 20.42.140(d) provided design treatments are included to enhance the visual character of the building at all observable scales;
- (2) Horizontal surfaces exposed to the weather must be avoided; and
- (3) Stucco, EIFS, and similar surfaces should not extend below two feet above the ground plane. Concrete, masonry, or other durable material must be used for wall surfaces within two feet of grade to provide a durable surface where damage is most likely.

Figure 20.42-52. Acceptable and unacceptable stucco examples. The left image uses concrete block near the sidewalk, while the Petco maintains stucco to the base of the façade.



(f) Prohibited materials.

- (1) Mirrored glass where used on more than 10 percent of the façade;
- (2) T-111 siding and similar processed sheet products;
- (3) Chain-link fencing (except for temporary fencing and for parks);
- (4) Fiberglass products and similar sheet products; and
- (5) Back-lit vinyl awnings used as signs.

20.42.640 Blank wall treatment.

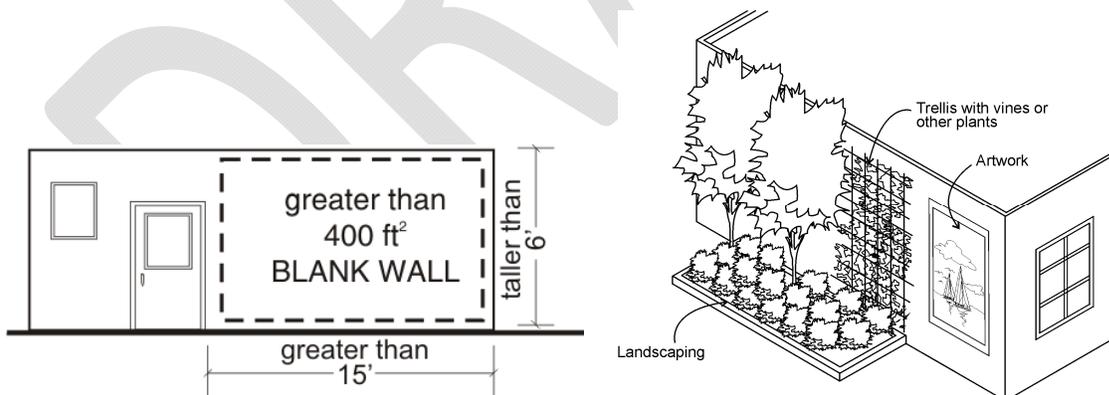
(a) Intent.

- (1) To avoid untreated blank walls.
- (2) To enhance the character of West Arlington's streets, business districts, and neighborhoods.

(b) Blank wall definition. A wall (including building façades and retaining walls) is considered a blank wall if:

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

Figure 20.42-53. Blank wall definition and treatment examples.



(c) Blank wall treatment standards. Untreated blank walls visible from a public street or pedestrian pathway are prohibited. Methods to treat blank walls can include:

- (1) Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment;
- (2) Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years;

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- (3) Installing a vertical trellis in front of the wall with climbing vines or plant materials;
- (4) Installing a mural as approved by the reviewing authority; and/or
- (5) Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the intent of the standards.

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

- (d) Firewalls** along property lines are exempt from the above standards, but where they are visible to the public, they shall include horizontal and/or vertical banding or other design treatments to add visual interest to the wall.

Figure 20.42-54. Acceptable and unacceptable fire wall treatments. Note the use of horizontal banding in the left image. Plain concrete block as in the right image is not allowed.



Part VI: General Design Provisions

20.42.600 Intent and applicability.

The intent of this sub-chapter is to provide guidance in designing site design elements including service elements, fences and retaining wall design, site lighting, landscaping, and signage components in a way that enhance the character of new development and mitigate the impacts between developments, consistent with the goals and policies of the West Arlington Subarea Plan.

Unless otherwise noted, these standards shall apply to all new non-residential and multi-family development in the West Arlington Subarea. See 20.42.150 for how the standards would apply to building additions, remodels, and site improvements.

20.42.610 Service element location and design.

(a) Intent.

- (1) To minimize the potential negative impacts of service elements; and
- (2) To encourage thoughtful siting of service elements that balance functional needs with the desire to screen negative impacts.

(b) Internal pathway standards and guidelines. All developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

- (1) Service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas;
- (2) The designated spot for service elements shall be paved with concrete;

Figure 20.42-55. Appropriate service area location and enclosure example.



(3) Appropriate enclosure of the common trash and recycling elements shall be required. Requirements and considerations:

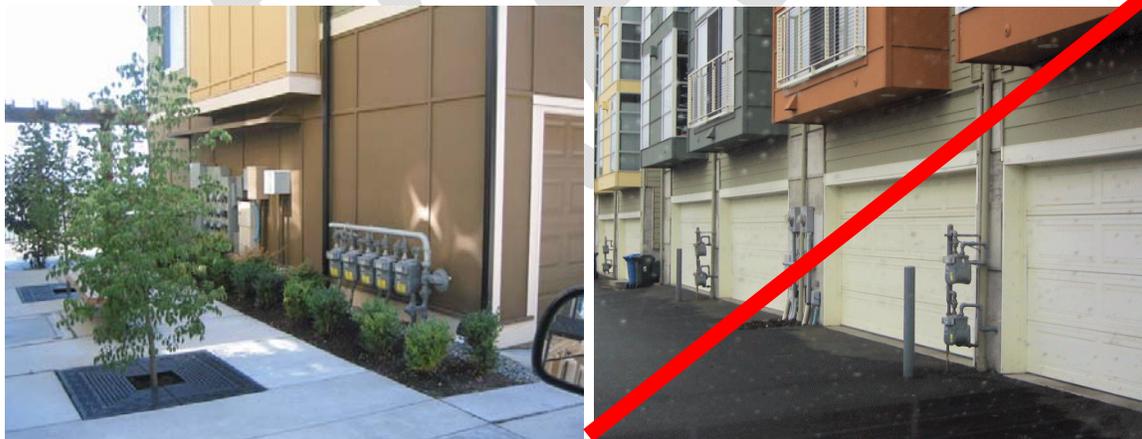
- (A) Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a durable

wall or fence at least six feet high. Developments shall use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block or stone;

- (B) The sides and rear of the enclosure must be screened with Type A, B, or C landscaping (see AMC _____) at least five feet deep in locations visible from the street, dwelling units, customer parking areas, or pathways to soften the views of the screening element and add visual interest;
- (C) Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way;
- (D) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment; and
- (E) Preferably, service enclosures are integrated into the building itself.

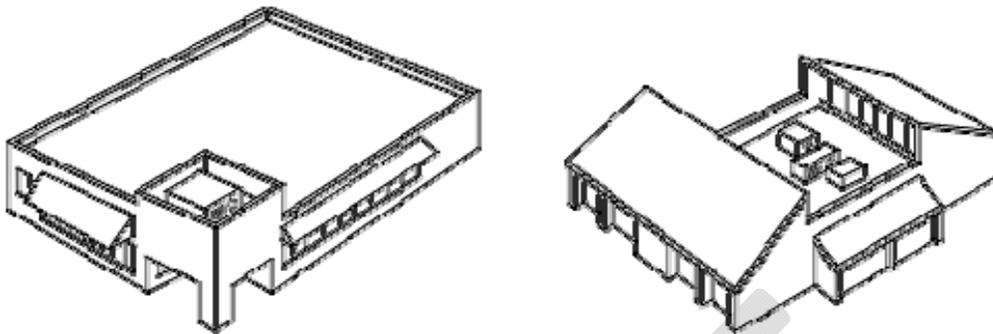
(c) Utility meters, electrical conduit, and other service utility apparatus. These elements shall be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

Figure 20.42-56. Good and bad utility meter configurations. The examples on the left are consolidated and somewhat screened by landscaping elements, whereas the right examples are exposed and degrade the character of these townhomes.



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

Figure 20.42-57. Screening examples of rooftop mechanical equipment.



20.42.610 Fences and retaining walls.

(a) Intent.

- (1) To avoid large blank walls adjacent to and visible from the street, which degrade the visual character of the street; and
- (2) To accommodate privacy fences along side and rear yards.

(b) Fence standards. Fences are permitted as follows:

- (1) Fences up to three feet. Fences up to three feet are permitted between any street and any building provided other site orientation standards per AMC 20.42.410 are met. This standard applies to all properties regardless of whether the frontage is considered a front, street side, or back yard.

Figure 20.42-58. Acceptable and unacceptable fencing examples along a street.



- (2) Fences up to six feet. Fences up to six feet in height may project into the side or back setback, except where otherwise provided in paragraph (1) above and paragraph (5) below, regarding fences along an alley.
- (3) Fences exceeding six feet. Fences exceeding a height of six feet shall comply with the applicable street and interior setbacks of the zone in which the property is located,

except: fences located on a rockery, retaining wall, or berm within a required setback area are permitted subject to the following requirements:

- (4) Fences on a rockery, retaining wall, or berm. Fences located on a rockery, retaining wall or berm, outside required setback areas shall not exceed the building height for the zone, measured in accordance with the standards established in the **Uniform Building Code, AMC Title xx.**
- (5) Fences along alleys. Fences within 5 feet of an alley are limited to 4 feet in height to maximize visibility and to enhance the visual character of alleys. Figure 20.42-58 below shows acceptable and unacceptable examples.

Figure 20.42-59. Acceptable fencing examples along an alley. In the left example, fences are all set back at least 5 feet from the alley edge and are thus not visible except for the short section of fence beyond the garage on the right. Shrubs placed between the alley and fences help to enhance the character of alleys. In the right image, the fences are low enough to maintain good visibility within and to the alley from dwelling units.



- (6) Prohibited fences. Chain-link fences and electric fences are prohibited in the Town Center, except to enclose service areas that are fully screened with landscaping and for public park areas such as dog runs and ball fields. In such cases, the fencing shall be vinyl coated.
- (7) Retaining wall standards. Retaining walls taller than four feet and visible from a street shall be terraced so that no individual segment is taller than four feet. Terraced walls shall be separated by a landscaping bed at least two feet in width that includes one shrub every three lineal feet of retaining wall. Departures from this standard may be considered pursuant to AMC 20.42.140(d) provided the combination of wall treatment and landscaping reduces the bulk and scale of the retaining wall and enhances the streetscape. In determining whether departures will be granted, the Community Development Director will consider the level of visibility of the wall (from adjacent uses, streets, parks, and pathways), quality of landscaping and wall materials, detailing, and overall design quality.

Figure 20.42-60. Retaining wall standards and an acceptable example.



20.42.620 Site lighting.

(a) Intent.

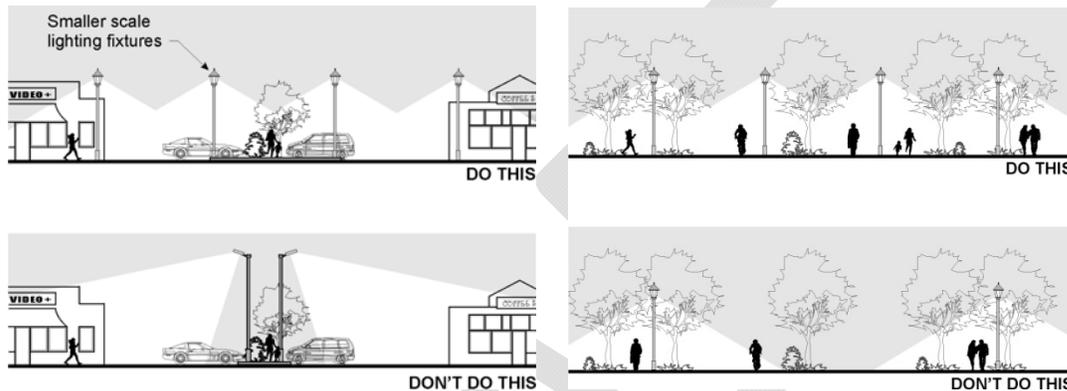
- (1) To encourage the judicious use of lighting in conjunction with other security methods to increase site safety;
- (2) To encourage the use of lighting as an integral design component to enhance buildings, landscaping, and other site features;
- (3) To encourage night sky visibility and to reduce the general illumination of the sky in West Arlington;
- (4) To reduce the horizontal glare and vertical light trespass from a development onto adjacent parcels and natural features; and
- (5) To discourage the use of lighting for advertising intents.

(b) Lighting standards and guidelines. An exterior lighting plan providing appropriate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas shall be submitted and meet the following standards and guidelines:

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

- (4) Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety;
- (5) Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. Fixtures used to accent architectural features, materials, colors, styles of buildings or art shall be located, aimed and shielded so that light is directed only on those features. Such fixtures shall be aimed or shielded so as to minimize light spill into the dark night sky;

Figure 20.42-61. Lighting guidelines.



- (6) In order to direct light downward and minimize the amount of light spilled into the dark night sky, all lighting fixtures shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA);
- (7) Flags of the United States or Washington State may be illuminated from below provided such lighting is focused primarily on the individual flag or flags so as to limit light trespass and spill into the dark night sky;
- (8) Illumination of landscaping shall utilize diffused or muted lighting, avoid glare, and minimize light trespass and escape beyond landscaping onto neighboring property, streets, or the night sky; and
- (9) Vegetation and landscaping shall be maintained in a manner that does not obstruct security lighting.

20.42.630 Landscaping.

The standards herein shall supersede conflicting landscape screening provisions in AMC Chapter 20.76, Part I. Maintenance standards for the landscaping provisions herein are set forth in AMC 20.76.140.

(a) Intent:

- (1) Promote well-conceived and attractive landscaping that reinforces the architectural and site planning concepts in response to site conditions and context;
- (2) To enhance environmental conditions;
- (3) To maintain and enhance the character of the area;
- (4) To reduce negative potential impacts between adjacent and neighboring uses;
- (5) To encourage the use of attractive and drought tolerant plant materials native to the Puget Sound region;
- (6) To ensure that plants will quickly achieve their intended visual objectives;
- (7) To promote tree retention and the protection of existing native vegetation;
- (8) To define, break up, and screen parking areas to reduce potentially negative impacts on adjacent uses; and
- (9) To provide for the long-term establishment and health of new landscape plantings.

(b) Applicability. The standards herein apply to non-residential and multi-family development unless otherwise noted herein.

(c) Plant material standards.

- (1) Native and naturalized plant species. New landscaping materials shall include species native to Puget Sound region or non-invasive naturalized species that have adapted to the climatic conditions of the Puget Sound region. The selection of plant species should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, compatibility with existing native vegetation preserved on the site, water conservation where needed, and the impact of landscaping on visibility of the site for intents of public safety and surveillance.
- (2) Tree standards and guidelines. Unless otherwise noted herein, required trees shall meet the following standards at time of planting:
 - (A) Required trees within parking areas shall be a minimum caliper of 2 inches (as measured 6 feet above the root ball) and a minimum height of 10 feet at the time of planting;
 - (B) Required deciduous trees (other than street trees) shall be fully branched, have a minimum caliper of 1 1/2 inches (as measured 6 feet above the root ball), and a minimum height of 8 feet at the time of planting;
 - (C) Required evergreen trees (other than street trees) shall be fully branched and a minimum of 6 feet in height, measured from the treetop to the ground, at the time of planting; and

- (D) If the reviewing authority decides reducing the minimum size of trees will not detract from the desired effect of the trees, the minimum size of trees (other than street trees) may be reduced if the applicant submits a written statement by a licensed Washington landscape architect or Washington-Certified Professional Horticulturist (CPH) certifying that the reduction in size at planting will not decrease the likelihood the trees will survive.
- (3) Shrub standard. Shrubs, except for ornamental grasses, shall be a minimum of 2-gallon size at the time of planting.
- (4) Ground cover standards and guidelines.
- (A) Ground covers shall be planted and spaced to result in total coverage of the required landscape area within 3 years, or as per recommendations by a licensed Washington landscape architect or CHP as follows:
- (i) 4 inch pots at 18-inches on-center; and
 - (ii) One-gallon or greater sized containers at 24-inches on-center; or
 - (iii) A bed of flowers in place of ground cover plants. A reduction in the minimum size may be permitted if certified by a registered landscape architect or CHP that the reduction shall not diminish the intended effect or the likelihood the plants will survive;
- (B) Grass is acceptable as ground cover in landscaped areas, but generally not preferred for water conservation and maintenance intents. (Lawn areas designed as play areas are an exception); and
- (C) Ground cover areas shall contain at least 2 inches of composted organic material at finished grade.
- (5) Soil augmentation and mulching.
- (A) Existing soils shall be augmented with a 2 inch layer of fully composted organic material tilled a minimum of 6 inches deep prior to initial planting;
- (B) Landscape areas shall be covered with at least 2 inches of mulch to minimize evaporation. Mulch shall consist of materials such as yard waste, sawdust, and/or manure that is fully composted;
- (C) Berm/mound standards. Berms or mounds shall be no steeper than 3(H): 1(V). Any slopes steeper than 3: 1 (: 1 is maximum permitted by the city for fill slopes) need erosion control netting or other erosion control methods in planting areas not covered by grass (e.g., rockery); and
- (D) Tree/shrub height and location. The landscape plan should plan for the mature size of trees and major shrubs to avoid interference with windows, decks or lighting.

(d) Landscaping types.

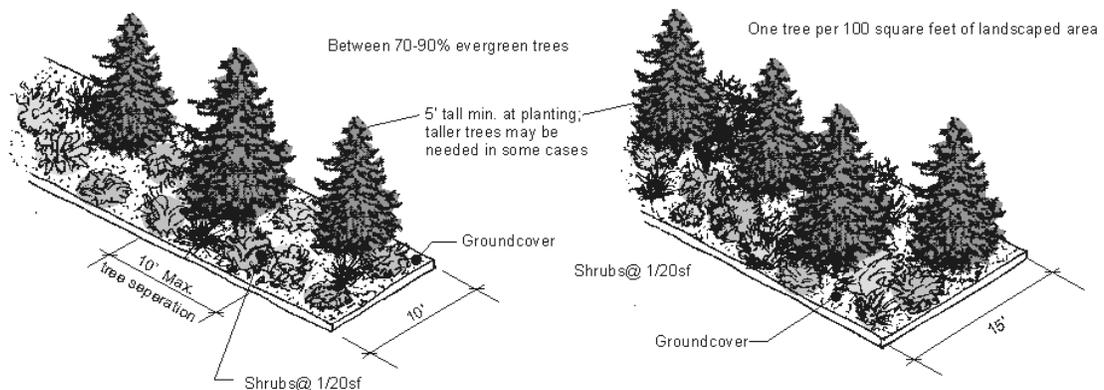
Below are described five landscaping types. These landscaping types may be required by different sections of code within this chapter and elsewhere in this article.

(1) Type A landscaping. (see Figure 20.42-61)

- (A) Type A landscaping shall function as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas and to screen unwanted views;
- (B) Type A landscaping shall minimally consist of:

- (i) A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscape strip and spaced to form a continuous screen;
- (ii) Between 70 and 90 percent evergreen trees;
- (iii) Trees provided at the rate of 1 tree per 100 square feet or 1 tree per 10 linear feet, whichever is greater, of landscape strip;
- (iv) Evergreen shrubs provided at the rate of 1 shrub per 20 square feet of landscape strip;
- (v) Groundcover; and
- (vi) The selected plant materials and configuration will be able to completely screen 80 percent of the unwanted views within 3 years of planting and fully screen the unwanted view within 6 years. This requirement will account for the size of materials planted and their typical growth rate;

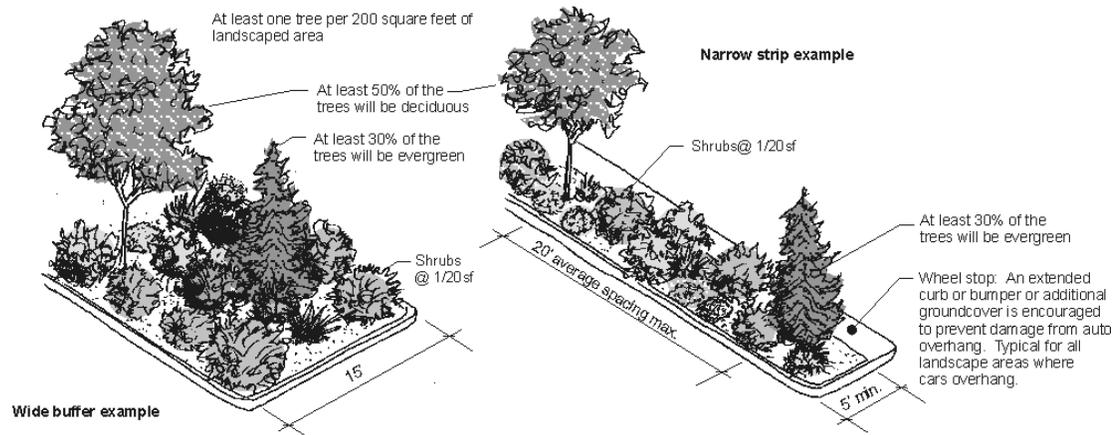
Figure 20.42-62. Type A landscaping standards.



(2) Type B landscaping. (see Figure 20.42-63)

- (A) Type B landscaping is a “filtered screen” that functions as a visual separator. This landscaping is typically found between differing types of residential development, and to screen unwanted views from the pedestrian environment;
- (B) Type B landscaping shall minimally consist of:
 - (i) A mix of evergreen and deciduous trees and shrubs generally interspersed throughout the landscape strip spaced to create a filtered screen;
 - (ii) At least 50 percent deciduous trees and at least 30 percent evergreen trees;
 - (iii) Trees provided at the rate of 1 tree per 200 square feet or 1 tree per 20 linear feet, whichever is greater, of landscape strip;
 - (iv) Shrubs provided at the rate of 1 shrub per 20 square feet of landscape strip and spaced no more than 8 feet apart on center;
 - (v) Groundcover; and
 - (vi) The selected plant materials and configuration will meet the intent of the standards within 3 years of planting. This requirement will account for the size of materials and the growth rate;

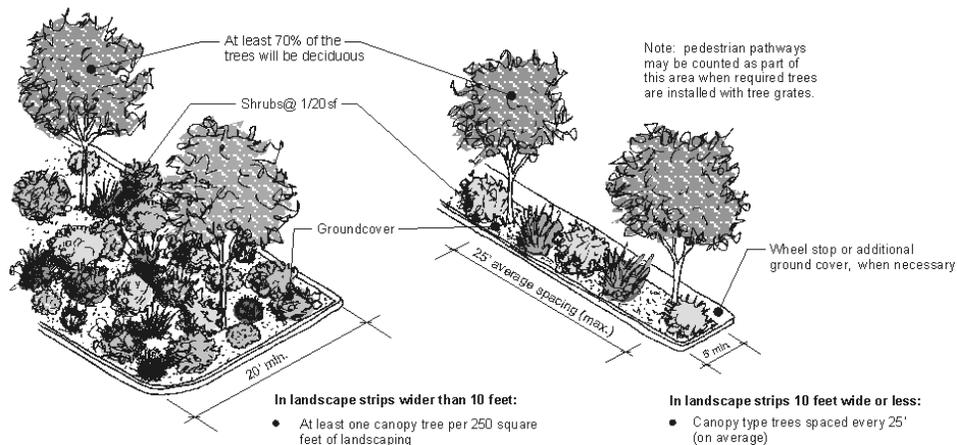
Figure 20.42-63. Type B landscaping standards.



(3) Type C landscaping. (see Figure 20.42-64)

- (A) Type C landscaping is a “see-through screen” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between multifamily developments;
- (B) Type C landscaping shall minimally consist of:
- (i) Primarily deciduous trees generally spaced to create a continuous canopy that extends well beyond the landscaped area;
 - (ii) At least 70 percent deciduous trees;
 - (iii) Trees provided at the rate of 1 tree per 250 square feet or 1 tree per 25 linear feet, whichever is greater, of landscape strip and spaced no more than 30 feet apart on center;
 - (iv) Shrubs provided at the rate of 1 shrub per 20 square feet of landscape strip and spaced no more than 8 feet apart on center;
 - (v) Groundcover;
 - (vi) Maintain trees and shrubs to maximize pedestrian visibility (generally between 3 and 8 feet above grade); and
 - (vii) The selected plant materials and configuration will meet the intent of the standards within 3 years of planting. This requirement will account for the size of materials and the growth rate.

Figure 20.42-64. Type C landscaping standards.



(4) Type D landscaping.

(A) Type D landscaping refers to enhanced woodland that functions as a buffer between different intensities of uses. These areas feature existing trees and vegetation, but often need supplemental planting to effectively function as an attractive buffer.

(B) Type D landscaping shall minimally consist of:

- (i) Trees, shrubs, and ground covers that are native to eastern Washington and are appropriate to the conditions of the site;
- (ii) Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in 3 growing seasons;
- (iii) Minimum 20 feet in width if used as a screen; and
- (iv) The selected plant materials and configuration will meet the intent of the standards within 3 years of planting. This requirement will account for the size of materials and the growth rate.

(5) Type E landscaping.

(A) Type E landscaping refers to all other landscaped areas that do not qualify as Type A-D landscaping. While native and low maintenance trees and shrubs are encouraged in these areas, lawn areas may be used for recreational or design intents. These areas also could include flower beds and perennial beds.

(B) Type E landscaping may include any combination of plant materials.

(e) Landscape site design standards.

(1) Minimum landscaped areas. Required pervious areas as set forth in AMC 20.42.243 shall be landscaped consistent with the standards herein.

(2) Surface parking lot landscaping.

(A) Intent. To minimize potential negative impacts of parking lots on downtown's visual character, pedestrian environment, local water quality conditions, and adjacent uses.

(B) Parking lot perimeters.

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- (i) For parking lots adjacent to public streets, use Type C landscaping at least 6 feet deep and no less than the minimum applicable building setback (whichever is more).
 - (ii) For parking lots along internal private roadways in commercial areas, provide a planting strip at least 6 feet wide with Type C landscaping.
 - (iii) For parking lots along internal lot lines, use Type A, B, or C landscaping at least 10 feet deep. DEPARTURES to the landscaping standard will be considered pursuant to AMC 20.42.140(d) provided the alternative landscaping design meets the intent of the applicable standards.
- (C) Internal parking lot landscaping.
- (i) 20 square feet of planting area utilizing Type C landscaping is required for each parking space. Parking lots containing less than 40 spaces are exempt from this standard;
 - (ii) At least 1 tree is required for every planting island within a parking lot;
 - (iii) All parking spaces shall be within 50 feet of a planting island with a tree;
 - (iv) Planting islands must be at least 6 feet deep and wide to be used in planting area calculations;
 - (v) Trees along internal parking lot pathways may be placed in tree grates, but the planting area will not count towards minimum planting area requirements;
 - (vi) Wheel stops, curbs or walkways shall be used to protect planting islands from vehicles;
 - (vii) Canopy type trees shall be utilized;
 - (viii) Rain gardens and swales may be integrated into required planting areas; and
 - (ix) DEPARTURES to the landscaping standard will be considered pursuant to AMC 20.42.140(d) provided the alternative landscaping design meets the intent of the applicable standards.
- (3) Side/ rear yard screening. See AMC 20.42.450(e) for applicable standards.
- (4) Foundation planting.
- All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:
- (A) The landscaped area must be at least 3 feet wide;
 - (B) There must be at least 1 3-gallon shrub for every 3 lineal feet of foundation; and
 - (C) Ground cover plants must fully cover the remainder of the landscaped area.

Figure 20.42-65. Foundation plantings would be required along the exposed concrete foundation.



20.42.640 Signage.

NOTE: WEST ARLINGTON SIGNAGE STANDARDS TO BE COORDINATED WITH CITYWIDE SIGN STANDARDS UPDATE. DRAFT STANDARDS FORTHCOMING.

(a) Intent.

(1) To;

(b) Standards.

(1) To;

Part VII: Housing Type Standards

20.42.700 Purpose and applicability.

- (a) **Purpose.** This section provides supplemental direction for the design of new residential developments consistent with the goals and policies of the West Arlington Subarea Plan.
- (b) **Applicability.** Each section herein provides standards that apply to a particular type of housing. Like all other standards in this chapter, the provisions herein supplement other relevant standards set forth in AMC, most notably the zoning provisions and dimensional standards set forth in AMC 20.42.240. Triplexes and Townhouses, as a type of multi-family development, are also subject all other design provisions in Parts IV-VI in this chapter unless otherwise noted.

20.42.710 Single family design standards

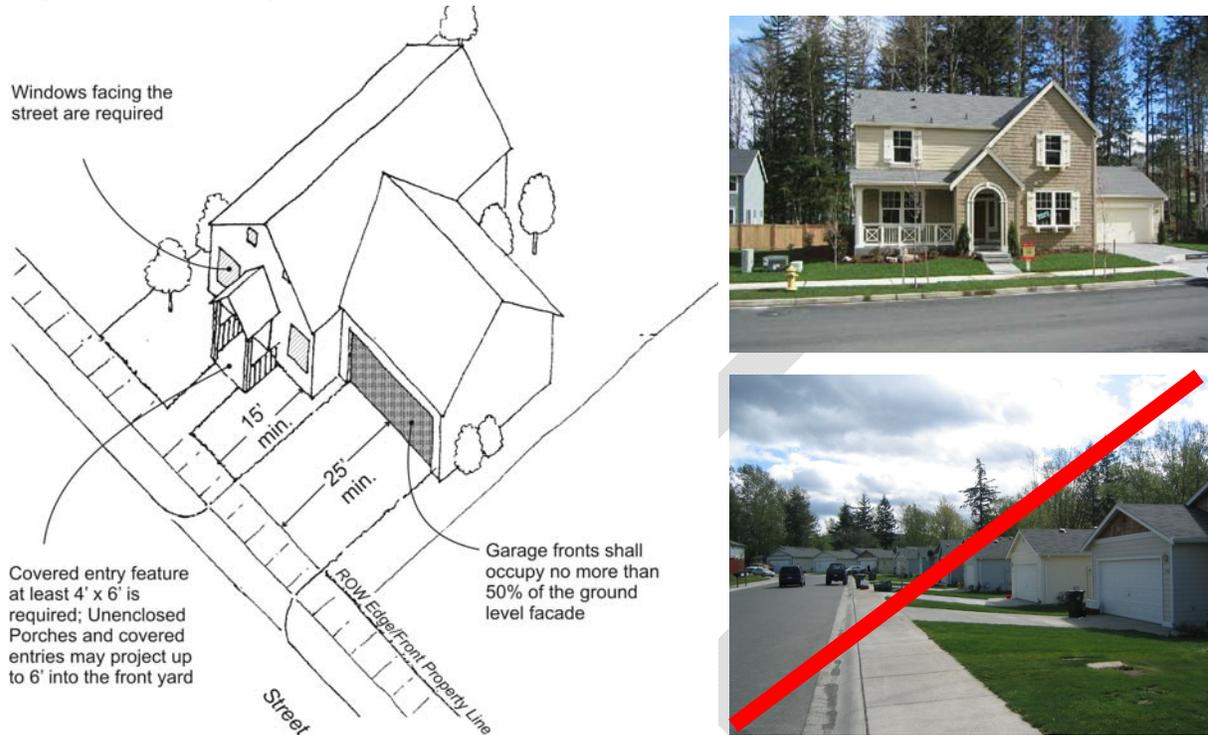
(a) Intent.

- (1) To enhance the character of the street;
- (2) To maintain “eyes on the street” for safety to pedestrians and to create a more welcoming and interesting streetscape;
- (3) To deemphasize garages and driveways as major visual elements along the street; and
- (4) To provide usable yard space for residents.

(b) Entries and façade transparency:

- (1) Clear and obvious pedestrian access between the sidewalk and the building entry is required for new homes.
- (2) All new houses shall provide a covered entry with a minimum dimension of four feet by six feet. Covered entries may be project up to six feet into the front yard.
- (3) At least 15 percent of the façade (all vertical surfaces facing the street) shall include transparent windows or doors.

Figure 20.42-66. Single-family design requirements and acceptable/unacceptable examples.



(c) Garages placement and design

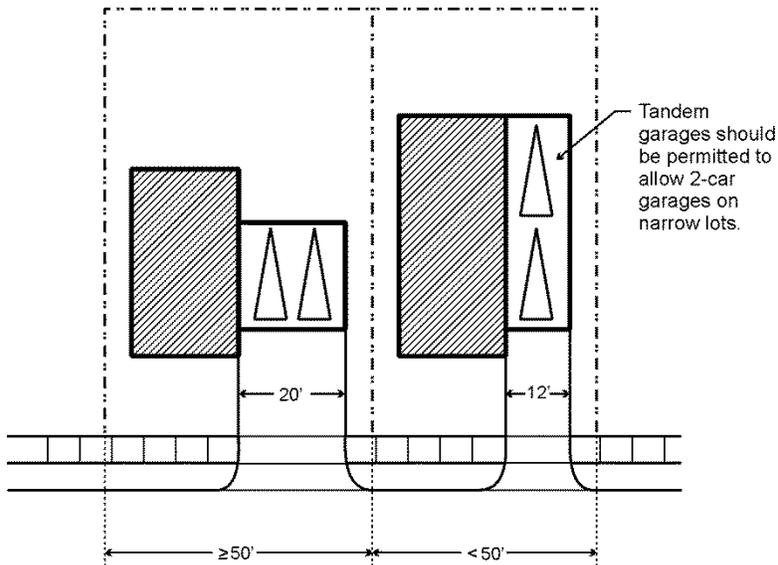
- (1) Where lots abut an alley, the garage or off-street parking area are encouraged to take access from the alley.
- (2) The garage face shall occupy no more than 50 percent of the ground-level façade facing the street.
- (3) Garages shall be setback at least 25 feet from the front property line.

(d) Driveway standards. Where a new driveway off of a public street is permitted, the following standards apply:

- (1) No more than one driveway per dwelling unit;
- (2) Driveways for individual lots 50 feet or wider may be up to 20 feet in width; and
- (3) Driveways for individual lots less than 50 feet wide may be up to 12 feet in width.
Tandem parking configurations may be used to accommodate two-car garages.

Also see Arlington Design and Construction Standards and Specifications, Chapter 2, for detailed driveway provisions.

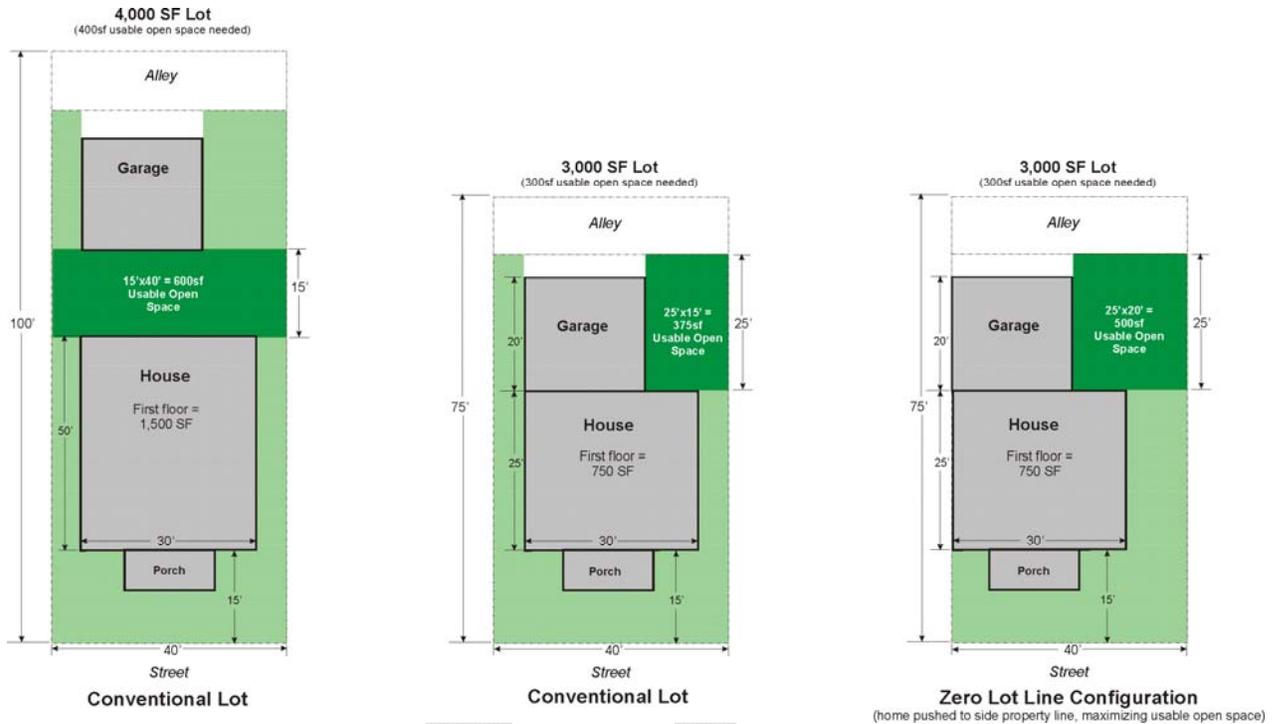
Figure 20.42-67. Driveway standards for single family lots.



- (e) Minimum useable open space.** All new single-family residences shall provide a contiguous open space equivalent to 10 percent of the lot size. Such open space shall not be located within the front yard. The required open space shall feature a minimum dimension of 15 feet on all sides. For example, a 6,000 square foot lot would require a contiguous open space of at least 600 square feet, or 20 feet by 30 feet in area. Driveways shall not count in the calculations for usable open space. Single family additions shall not create or increase any non-conformity with this standard.

Figure 20.42-68. Examples of how to meet open space requirements for alley-loaded lots.

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20.42.720 Duplex and triplex design standards.

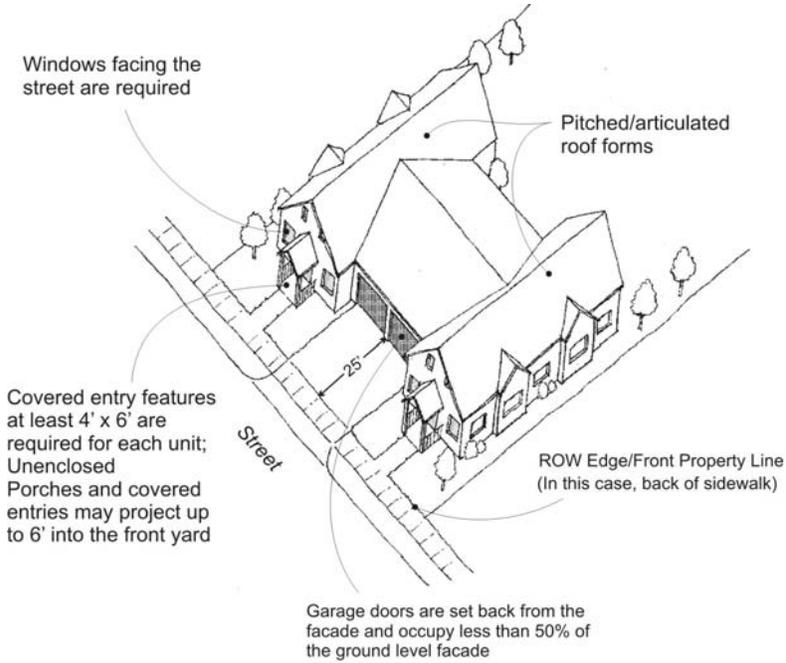
(a) Intent. Duplexes and triplexes should be designed similar in nature to single-family homes and shall feature a visible entry and windows facing the street. The visibility of driveways and garages should be minimized and sufficient private open space should be provided.

(b) Design Standards. Specifically, duplexes and triplexes shall comply with the single family design standards set forth in AMC 20.42.710 above with the following exceptions and additional provisions:

- (1) Duplexes and triplexes may include a 20-foot wide shared driveway or two 12-foot driveways on opposite ends of the lot;
- (2) Separate covered entries for each unit are required (applicable to new buildings only); and
- (3) Duplexes on corner lots shall place pedestrian entries on opposite streets (applicable to new buildings only).
- (4) Duplexes and triplexes shall use modulated roof forms to help break up the massing of buildings and distinguish individual units. Duplexes on corner lots may be exceptions, where it's often desirable for a duplex to appear as one home (but with entries on opposite streets).

Figure 20.42-69. Diagram illustrating duplex design standards and acceptable/unacceptable examples.

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20.42.730 Accessory Dwelling Unit design standards (ADU).

(a) Intent.

- (1) To provide infill housing opportunities throughout residential zones in West Arlington;
- (2) To provide affordable housing options; and
- (3) To provide an opportunity for rental income for downtown property owners.

(b) Standards for all ADU's. One accessory dwelling unit is permitted provided all of the following conditions are met:

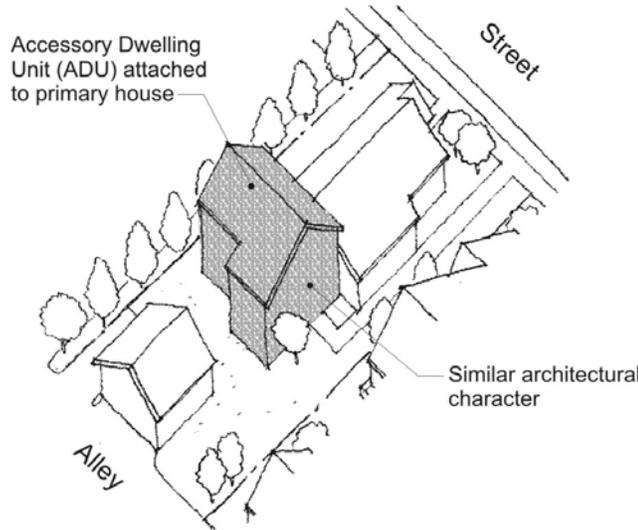
- (1) ADU entrance. The ADU entrance shall be subordinate to the principal dwelling unit entrance. The ADU entrance shall be less visible from the street view of the principal dwelling than the main entrance of the principal dwelling unit.
 - (a) A pedestrian walkway shall be provided from the street or alley to the ADU entrance; and
 - (b) A stairway to access a second story ADU shall be internal, or, if external, it must not be visible from the street;
- (2) No more than two bedrooms shall be provided in an accessory dwelling unit;
- (3) ADU's shall contain a minimum of 300 square feet in floor area, exclusive of stairways or garage area;
- (4) One additional off-street parking space shall be required for an ADU;
- (5) ADU's must be screened from neighboring properties with a six to eight-foot height solid visual barrier where necessary to protect abutting property owners' privacy; and
- (6) The presence of an accessory dwelling unit must be clearly identified on each entrance by proper numbering.

(c) Standards for an attached ADU.

- (1) ADU's may not exceed 40 percent of the floor area of a primary dwelling unit or 1,000 square feet, whichever is less. Exception: The City may allow increased size for an attached ADU in order to efficiently use all for area on one floor or a portion of an existing house (constructed as of INSERT ADOPTION DATE OF THIS ORDINANCE), as long as all other standards herein are met; and
- (2) Additions to existing homes: The ADU shall be architecturally consistent with the principal unit. Specific standards:
 - (A) Exterior materials. The exterior finish material must be the same or visually match in type, size and placement the exterior finish material of the primary dwelling;
 - (B) Roof Pitch. The roof pitch must be similar to the predominant roof pitch of the primary dwelling;
 - (C) Trim. Trim must be the same in type, size, and location as the trim used on the primary dwelling;

- (D) Windows. Windows must match those in the primary dwelling in proportion (relationship of width to height) and orientation (horizontal or vertical). This standard does not apply when it conflicts with building code regulations; and
- (E) Front façade. The front façade of the principle dwelling shall not be significantly altered to accommodate an ADU, except where the whole structure is being remodeled.

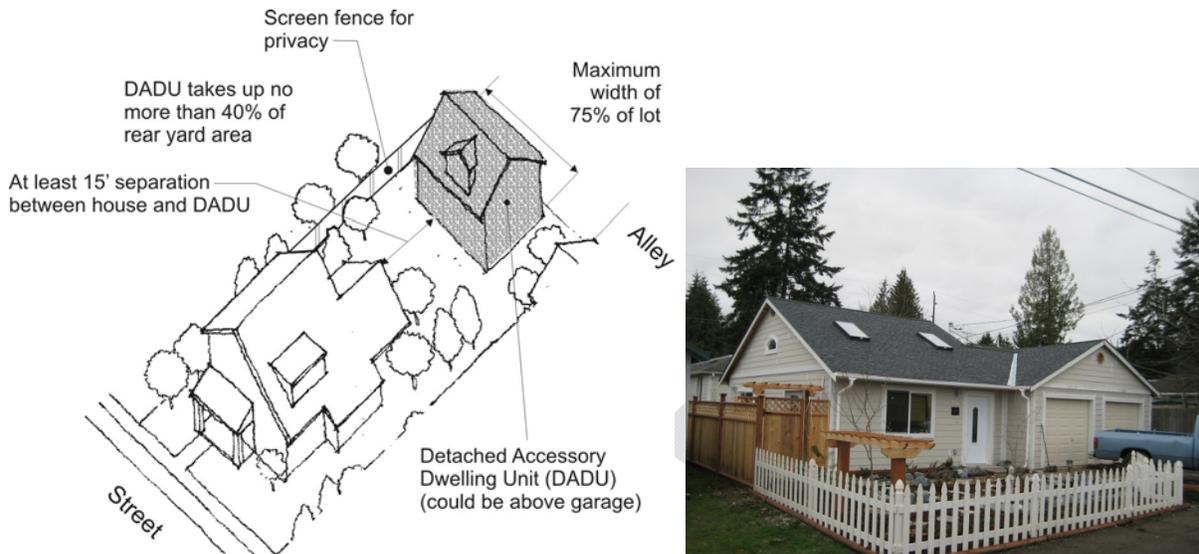
Figure 20.42-70. Attached ADU example.



(d) Standards for a detached ADU (DADU).

- (1) DADU's may not exceed 40 percent of the floor area of a primary dwelling unit or 800 square feet if within the DSF district and 1,000 square feet if within the DMR district, whichever is less;
- (2) Detached DADU's may be separate free standing structures located to the side or rear of a primary dwelling unit or may be placed next to and/or above a garage;
- (3) DADU's are subject to the building placement standards set forth for garages for the applicable land use district in AMC 20.42.240;
- (4) The site coverage of the DADU and accessory buildings shall not exceed 40 percent of the rear yard area;
- (5) There shall be a minimum separation of 15 feet between the existing dwellings and the DADU, except where the DADU is built on top of and/or next to an existing garage; and

Figure 20.42-71. DADU examples/standards.



- (6) The maximum width of the DADU shall be 75 percent of the width of the lot, including all projecting building elements such as bay windows and balconies.

20.42.740 Cottage housing design standards

(a) Intent.

- (1) To provide an opportunity for small, detached housing types clustered around a common open space;
- (2) To ensure that cottage developments contribute to the overall character of downtown residential areas;
- (3) To provide for centrally located and functional common open space that fosters a sense of community;
- (4) To provide for semi-private area around individual cottages to enable diversity in landscape design and foster a sense of ownership;
- (5) To minimize visual impacts of parking areas on the street and adjacent properties and the visual setting for the development; and
- (6) To promote conservation of resources by providing for clusters of small dwelling units on a property.

(b) Description. Cottage housing refers to clusters of small detached dwelling units arranged around a common open space.

(c) Lot configuration. Cottages may be configured as condominiums or fee-simple lots provided they meet the standards herein.

(d) Density bonus. Due to the smaller relative size of cottage units, each cottage shall be counted as one-half a dwelling unit for the intent of calculating density. For example, a cluster of six cottages would be equivalent to three dwelling units.

(e) Dimensional standards.

Table 20.42-11. Dimensional standards for cottages:

Standard	Requirement
Maximum floor area	1,200SF
Maximum floor area/ground or main floor	800 SF
Minimum common space (See Design Standards below for more info)	400 SF/unit
Minimum private open space (See Design Standards below for more info)	200 SF/unit
Maximum height for cottages	25 ft (all parts of the roof above 18 ft shall be pitched with a minimum roof slope of 6:12)
Maximum height for cottages accessory structures	18 ft
Setbacks (to exterior property lines)	See AMC 20.42.240
Minimum distance between structures (Including accessory structures)	10 ft
Minimum parking spaces per cottage:	1.5

(f) Units in each cluster. Cottage housing developments shall contain a minimum of four and a maximum of 12 cottages located in a cluster to encourage a sense of community among the residents. A development site may contain more than one cottage housing development.

(g) Windows on the street. Transparent windows and/or doors are required on at least 15 percent of the facades (all vertical surfaces) of all cottages facing the street and common open space. DEPARTURES may be permitted pursuant to AMC 20.42.140(d) for cottages that where this standard applies to two or more facades, provided the design meets the intent of the standards.

(h) Parking and driveway location and design.

- (1) Parking shall be located on the same property as the cottage development;
- (2) Where lots abut an alley, the garage or off-street parking area are encouraged to take access from the alley;
- (3) Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages. Parking is prohibited in the front and interior setback areas;
- (4) Parking and vehicular areas shall be screened from public street and adjacent residential uses by landscaping or architectural screens. For parking lots adjacent to the street, at least ten feet of Type C landscaping (see AMC 20.42.630(d)(3)) shall be provided between the sidewalk and the parking area. For parking lots along adjacent residential uses, at least five feet of Type A, B, or C landscaping (see AMC 20.42.630(d)) shall be

required. The City will consider alternative landscaping techniques provided they effectively mitigate views into the parking area from the street or adjacent residential uses and enhance the visual setting for the development;

- (5) Parking shall be located in clusters of not more than five adjoining uncovered spaces (except where adjacent to an alley). DEPARTURES will be considered pursuant to AMC 20.42.140(d) provided alternative configurations improve the visual setting for development;
- (6) Garages may be attached to individual cottages provided all other standards herein are met and the footprint of the ground floor, including garage, does not exceed 1,000 square feet. Such garages shall be located away from the common open spaces; and
- (7) No more than one driveway per cottage cluster shall be permitted, except where clusters front onto more than one street.

(i) Common open space requirements.

- (1) Shall abut at least 50 percent of the cottages in a cottage housing development;
- (2) Shall have cottages abutting on at least two sides;
- (3) Cottages shall be oriented around and have the main entry from the common open space;
- (4) Cottages shall be within 60 feet walking distance of the common open space; and
- (5) Open space shall include at least one courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet.

(j) Required private open space. Required private open space shall be adjacent to each dwelling unit, for the exclusive use of the cottage resident(s). The space shall be usable (not on a steep slope) and oriented toward the common open space as much as possible, with no dimension less than ten feet.

(k) Porches. Cottage facades facing the common open space or common pathway shall feature a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side.

(l) Covered entry and visual interest. Cottages located facing a public street shall provide:

- (1) A covered entry feature (with a minimum dimension of six feet by six feet) visible from the street;
- (2) At least ten feet of landscaped open space between the residence and the street; and
- (3) At least two architectural details, such as:
 - (A) Decorative lighting;
 - (B) Decorative trim;
 - (C) Special door;

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- (D) Trellis or decorative building element; and/or
- (E) Bay window.

Alternative design treatments will be considered provided the design treatments provide visual interest to the pedestrian.

(m) Character and diversity. Cottages and accessory buildings within a particular cluster shall be designed within the same “family” of architectural styles. Examples elements include:

- (1) Similar building/roof form and pitch;
- (2) Similar siding materials;
- (3) Similar porch detailing; and/or
- (4) Similar window trim;

A diversity of cottages can be achieved within a “family” of styles by:

- (1) Alternating porch styles (such as roof forms);
- (2) Alternating siding details on facades and/or roof gables; and/or
- (3) Different siding color.

Figure 20.42-72. Typical cottage housing layouts.

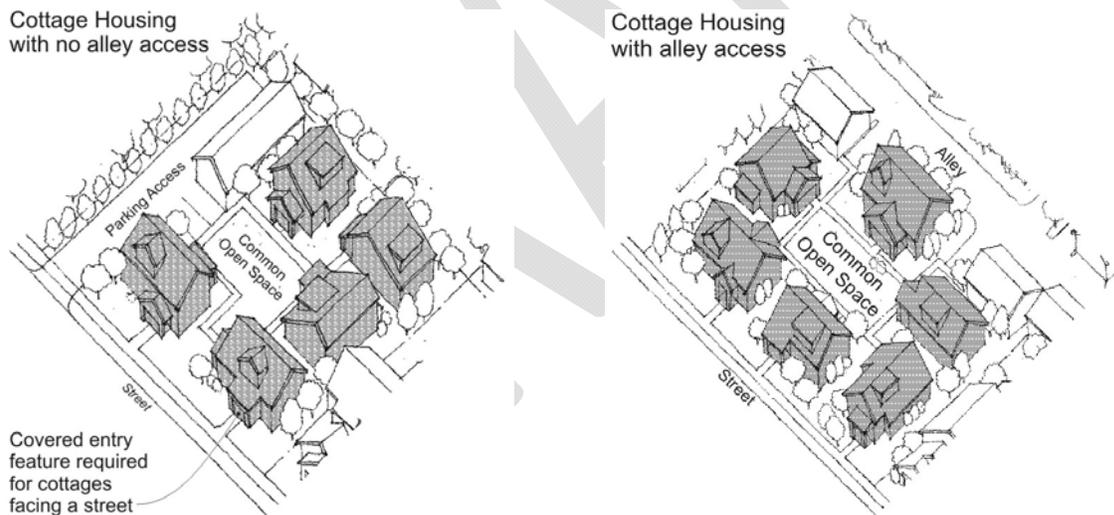


Figure 20.42-73. Cottage housing examples.

(Danielson Grove - Kirkland, WA)

(Greenwood Cottages - Seattle, WA)

(Conover Commons - Redmond, WA)



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20.42.750 Townhouse design standards.

(a) Intent.

- (1) To ensure that townhouse developments enhance the pedestrian-oriented character of downtown streets;
- (2) To provide adequate open space for townhouse developments;
- (3) To reduce the impact of garages and driveways on the pedestrian environment;
- (4) To reduce the apparent bulk and scale of townhouse buildings compatible with adjacent uses; and
- (5) To promote architectural variety that adds visual interest to the neighborhood.

Figure 20.42-74. Desirable townhouse examples. Both contain units fronting on the street and garages placed to the rear accessible from an alley or shared driveway.



(b) Entries.

- (1) Townhouses fronting on a street must all have individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited;
- (2) Separate covered entries at least three feet deep are required for all dwelling units;
- (3) For sites without alleys or other rear vehicular access, new buildings must emphasize individual pedestrian entrances over private garages to the extent possible by using both of the following measures:
 - (A) Enhance entries with a trellis, small porch, or other architectural features that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling; and
 - (B) Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than four feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available); and
- (4) Planting strips with no dimension less than four feet are required adjacent to the primary entry of all dwelling units. This includes townhouses located to the rear of lots off an alley or private internal drive.

(c) Garages and driveways.

- (1) Where lots abut an alley, the garage or off-street parking area should take access from the alley;
- (2) For lots without alleys, individual driveways off of the street are prohibited (shared driveways are required);
- (3) Garages facing a public street are prohibited;
- (4) Internal drive aisle standards:
 - (A) Must meet minimum fire code widths;
 - (B) Minimum building separation along uncovered internal drive aisles shall be 25 feet. The intent is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and to provide adequate light and air on both sides of the dwelling units and drive aisles, which often function as usable open space for residents; and
 - (C) Upper level building projections over drive aisles are limited to three feet, and must comply with provisions in (b) above.

Figure 20.42-75. Good and bad examples of garage/entry configurations. The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas deemphasize the garage. In the right image, the lack of landscaping is a glaring omission.



- (d) Open space.** Townhouse residential units shall provide open space at least equal to 10 percent of the building living space, not counting automobile storage. The required open space may be provided by a one or more of the following ways:
- (1) Usable private open space that is directly adjacent and accessible to dwelling units. Such space shall have minimum dimensions of at least 12 feet on all sides and is configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc.;
 - (2) Common open space meeting the requirements of AMC 20.42.440(g)(1).
 - (3) Balconies, decks and/or front porches meeting the requirements of AMC 20.42.440(g)(2) and/or
 - (4) Pea patch space meeting the requirements of AMC 20.42.440(g)(5).

(e) Building design.

- (1) Townhouse articulation. Townhouse buildings shall comply with multi-family building articulation standards as set forth in AMC 20.42.610(d) except that the articulation intervals shall be no wider than the width of units in the building. Thus – if individual units are 15 feet wide, the building shall include at least three articulation features per AMC 20.42.610(d) for all facades facing a street, common open space, and common parking areas at intervals no greater than 15 feet.
- (2) Repetition with variety: Townhouse developments shall employ one or more of the following “repetition with variety” guidelines:
 - (A) Reversing the elevation of two out of four dwellings for townhouses;
 - (B) Providing different building elevations for external townhouse units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns (see Figure 20.42-42);
 - (C) Adding a different dwelling design or different scale of the same design, where a one-story version of the basic dwelling design where two stories are typical (or a two story design where three stories are typical); and/or
 - (D) Other design treatments that add variety of provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the guidelines.

Figure 20.42-76. Acceptable townhouse configuration employing the repetition with variety concept.



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Figure 20.42-77. An acceptable townhouse building. Note the landscaped front yards and individual walkways and entries. The internal units each have distinct, but identical windows and roof forms. The outside unit is differentiated through the use of building materials, window design, unit size, and facade detailing.



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20.08 Basic Definitions and Interpretations

Add the following new definitions and refinements.

20.08.010 Definitions of basic terms

Accessory dwelling unit (ADU). “Accessory dwelling unit” means a self-contained residential unit that is accessory to a single-family home. An accessory dwelling unit has its own bathroom, kitchen facilities, living and sleeping areas, though it can share other features with the single-family dwelling including the yard, parking, or storage. See AMC 20.42.730 for special ADU design standards.

Agriculture. “Agriculture” means the use of land for farming, dairying, pasturing and grazing, horticulture, floriculture, viticulture, apiaries, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, harvesting, feeding or maintenance of equipment, but excluding stockyards, slaughtering or commercial food processing.

Bed and breakfast. “Bed and breakfast” means overnight accommodations and a morning meal in a dwelling unit provided to transients for compensation.

Brewpub. “Brewpub” means a restaurant that manufactures up to 5,000 barrels of fermented malt beverages per year on premise as an accessory use. Such an accessory use shall not occupy more than 30 percent of the gross floor area of the restaurant.

Community residential facility (CRF). “Community residential facility “ means living quarters meeting applicable Federal and state standards that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision, excluding drug and alcohol detoxification which is classified as health services. CRFs are further classified as follows:

1. CRF-I – 9 to 10 residents and staff;
2. CRF-II – 11 or more residents and staff.

If staffed by nonresident staff, each 24 staff hours per day equals one full-time residing staff member for intents of subclassifying CRFs. CRFs shall not include Secure Community Transitional Facilities.

Conference center. “Conference center” means an establishment developed primarily as a meeting facility, including only facilities for recreation, overnight lodging, and related activities provided for conference participants.

Departure. “Departure” means an alternative way to meet specific design standards set forth in the West Arlington Form-Based Code (Chapter 20.42). See AMC 20.42.140(d) for the review process for applications proposing departures.

Frontage. “Frontage” means either the front of the lot abutting a street or the front of a building (where the main entrance to the particular use is), depending on the context it is used

in. Unless the context specifically refers to “building frontage”, the term frontage shall mean the front of the lot abutting the street. Where a lot is adjacent to multiple streets, then it has multiple frontages, for the intent of the standards in this title unless otherwise noted.

Fruit stand. “Fruit stand” means an open air market selling fruits, vegetables, and herbs grown on-site.

General service establishment. “General service establishment” refers to a category of uses whose primary activity is the provision of assistance, as opposed to products, to individuals, businesses, industry, government, and other enterprises. Specific uses in this category include:

1. Postal service, local office only;
2. Couriers and messengers, local office only;
3. Consumer rental goods;
4. General rental centers;
5. Services to buildings and dwellings;
6. Electronic and precision equipment repair;
7. Personal and household goods repair;
8. Personal and laundry services;
9. Commercial copy centers;
10. Gas service stations with minor repair work permitted only; excludes truck stop operations unless otherwise noted;
11. Miniwarehouses and self storage units with less than fifty thousand (50,000) GFA;
12. Taxidermist;
13. Special trade contractors;
14. Veterinary services; or
15. Other uses similar in nature and impacts to those referenced above.

Green roof. “Green roof” is an area of living vegetation installed on top of buildings that can help mitigate stormwater runoff, increase thermal and acoustical properties within the building, and provide habitat for wildlife.

Heavy retail and service. “Heavy retail and service” includes retail and/or service activities that may have exterior service or storage areas. This use category includes:

1. Special trade contractors;
2. Agriculture supply sales;
3. Lumber sales;
4. Truck, recreational vehicles, boats and other vehicle sales;

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5. Building materials and home centers;
6. Other building materials dealers;
7. Manufactured home dealers;
8. Fuel dealers;
9. Equipment sales and service (farm and construction);
10. Truck, utility, trailer, RV rental;
11. Commercial industrial machinery and equipment rental;
12. Vehicle repair services, towing, parking, storage; motor vehicle auction;
13. Taxi and limousine service;
14. Truck stop, including other associated uses such as restaurant, laundry, showers;
15. Outdoor display and sale of prefabricated garden sheds and other similar outdoor structures, including picnic tables and play equipment;
16. Warehousing storage facilities with a maximum GFA of 50,000 square feet; or
17. Other uses similar in nature and impacts to those referenced above.

Hospital. “Hospital” means an institution receiving in-patients and out-patients and rendering medical, surgical and/or obstetrical care.

Hotel/Motel. “Hotel/Motel” means any building or portion thereof in which lodging is provided and offered to the public for compensation, and which is open to transient guests and is not a boarding, lodging, sorority or fraternity house.

Kennel. “Kennel” means a place where dogs or cats are boarded for compensation and/or where dogs or cats are bred or raised for sale intents.

Light industry. “Light industry” refers to a category of uses that accommodate limited intensity levels of manufacturing and assembly activities, storage, warehousing, services, associated offices and similar uses. This use category includes:

1. Construction of buildings;
2. Call centers, claim centers;
3. Heavy and civil engineering construction;
4. Special trade contractors;
5. Food and drug processing and manufacturing;
6. Beverage and tobacco product manufacturing;
7. Textile mills, textile product mills and apparel manufacturing;
8. Leather and allied product manufacturing;

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9. Wood product manufacturing;
10. Paper manufacturing;
11. Printing and related support services;
12. Carbon black manufacturing;
13. Pharmaceutical and medicine manufacturing;
14. Soap cleaning compound and toilet preparation manufacturing;
15. Printing ink manufacturing;
16. Plastics and rubber product manufacturing;
17. Nonmetallic mineral product manufacturing;
18. Fabricated metal product manufacturing;
19. Machinery manufacturing;
20. Computer and electronic product manufacturing;
21. Electrical equipment, appliance and component manufacturing;
22. Motor vehicle parts manufacturing;
23. Motorcycle, bicycle and parts manufacturing;
24. Furniture and related product manufacturing;
25. Miscellaneous manufacturing;
26. Wholesale trade;
27. Non-store retailers;
28. Trucking transportation;
29. Transit and ground passenger transportation maintenance, service, storage facilities;
30. Support activities for transportation;
31. Postal service, regional;
32. Couriers and messengers, regional;
33. Warehousing storage facilities;
34. Research and development, including biotech, software;
35. Services to buildings and dwellings;
36. Medical and diagnostic laboratories;
37. Special food services;
38. Automotive paint, body, interior repair and maintenance;
39. Commercial and industrial machinery and equipment repair;

40. Heavy industry, where the business is less than 20,000 square feet;
41. Research and development facility, where the facility generally resembles an industrial or manufacturing facility or where such facility manufactures a finished product;
42. Crematories; or
43. Other uses similar in nature and impacts to those referenced above.

Miniwarehouse. “Miniwarehouse” means an enclosed single story building(s) designed and constructed to provide individual compartmentalized controlled access stalls or lockers which shall be used only for the storage of personal property. Miniwarehouse is synonymous with miniwarehouse.

Mixed-use building. “Mixed-use building” refers to a building that includes both residential and non-residential uses and/or business or professional office uses with other non-residential uses or is designed to integrate such a mixture of uses. Such uses may be mixed vertically or horizontally in one building. The floor area designed for ground floor retail use shall be at least 30 feet deep and feature minimum floor to ceiling heights of 13 feet. Examples include a restaurant with apartments and/or professional offices upstairs or professional offices on one end of the building with retail and/or residential uses on another end. (NOTE TO STAFF – WE’LL WANT TO DETERMINE IF THIS DEFINITION ONLY APPLIES TO WEST ARLINGTON OR CITYWIDE – ALSO NOTE THE PROVISIONS OF 20.44.016 – WHICH APPLIES TO MIXED-USE CITYWIDE – BUT WHICH WE’D LIKE TO EXEMPT WEST ARLINGTON FROM...)

Net project area. “Net project area” means all of the land area included within a development project excluding land dedicated as a public street or park.

Nurseries and greenhouses (commercial). “Nurseries and greenhouses” means an establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor plantings conducted within or without an enclosed building.

Office, business or professional. “Office, business or professional” means an office wherein business, technical or scientific services are rendered involving labor, skill, education and special knowledge for certain compensation or profit, but such labor, skill, education and special knowledge being predominantly mental or intellectual, rather than physical, manual or mercantile in nature. Examples of such uses would include, but not be limited to, the offices of lawyers, accountants, dentists, physicians, brokers, insurance agents, and optometrists.

Office, medical. “Office, medical” means an office or clinic used exclusively by physicians, dentists, and similar personnel for the treatment and examination of patients solely on an outpatient basis, provided that no overnight patients shall be kept on the premises.

Pedestrian-oriented space. “Pedestrian-oriented space” refers to pedestrian plaza type spaces. Standards for pedestrian-oriented spaces located in the West Arlington Subarea are defined in AMC 20.42.440(d).

Permeable pavement. “Permeable pavement” is a paving system which allows rainfall to percolate through it into the underlying soil or an aggregate reservoir. Examples include porous asphalt, porous concrete, interlocking concrete pavers, and open cell paving grids.

Public agency or utility office. “Public agency or utility office” means a building or portion thereof used primarily for administration intents by a public agency or utility.

Public meeting. “Public meeting” means an informal meeting of people to obtain comments from a city commission, committee, or public agency and members of the public prior to a decision on a project permit application. The proceedings at a public meeting may be recorded and included in the permit application file. Public notice for a public meeting shall be the same as set forth for a public hearing (see AMC _____).

Recreation – indoor commercial. “Recreation – indoor commercial” means a commercial recreation land use conducted entirely within a building, including, but not limited athletic and health clubs, pool or billiard halls, skating rinks, swimming pools, and tennis courts.

Recreation – outdoor commercial. “Recreation – outdoor commercial” means a commercial recreation land use conducted primarily outdoors, including, but not limited to water parks, amusement parks, and miniature golf courses.

Religious institution. “Religious institution” means a church or place of worship or religious assembly that can have related facilities such as the following in any combination: rectory or convent, private school, meeting hall, offices for administration of the institution, licensed child or adult day care, or playground.

Residence, cottage. “Cottage” means a small single family dwelling that is clustered with other similar units surrounding a common open space. See AMC20.42.740 for special cottage housing provisions in the West Arlington Subarea.

Retail. “Retail” means any use which involves the display and sale of retail consumer goods.

Reverse frontage lot. “Reverse frontage lot” is a double frontage lot for which the boundary along one of the streets is established as the rear lot line.

Reviewing authority. “Reviewing authority” refers to the individual or official body identified as having the responsibility to review and approve or deny permit applications described in this title.

Rooming and boarding houses. “Rooming and boarding houses” means an establishment with lodging for 5 or more persons on a weekly or longer basis with a central kitchen and dining area maintained exclusively for residents and their guests.

Senior citizen assisted housing. “Senior citizen assisted housing” (NOTE TO STAFF - CONSIDER A REDUCTION IN PARKING REQUIREMENTS - DOESN'T APPEAR TO BE ADDRESSED IN CURRENT PARKING PROVISIONS) means housing in a building consisting of 2 or more dwelling units

restricted to occupancy by at least one occupant 62 years of age or older per unit, and must include at least 2 of the following support services:

1. Common dining facilities or food preparation service;
2. Group activity areas separate from dining facilities;
3. A vehicle exclusively dedicated to providing transportation services to housing occupants;
4. Have a boarding home (assisting living) license from Washington State Department of Social and Health Services.

Storefront. “Storefront” means a building located adjacent to the sidewalk and featuring non-residential uses on the ground floor, an entry facing the sidewalk, generous transparent window area along the ground floor façade.

Studio apartment. “Studio apartment” means a dwelling unit no larger than 500 square feet with one habitable room together with a kitchen or kitchenette and bathroom facilities. **NOTE TO STAFF - WE MAY WANT TO DISTINGUISH STUDIO APARTMENTS FOR THE PURPOSE OF ALLOWING REDUCED PARKING REQUIREMENTS - DOESN'T APPEAR TO BE ADDRESSED NOW IN 20.72**

TDR development. “TDR development” refers to developments that comply with the provisions of AMC 20.37 _____.

Utility facility. “Utility facility” means any privately, publicly, or cooperatively owned line, facility, or system for producing, transmitting, or distributing communications, power, electricity, light, heat, gas, oil, crude products, water, steam, waste, storm water not connected with highway drainage, or any other similar commodity, including any fire or police signal system or street lighting system, which directly or indirectly serves the public.

Yard. “Yard” means, for the purpose of the West Arlington Form-Based Code, a required open space unoccupied and unobstructed by any structure or portion of a structure from 3 feet above the general ground level of the graded lot upward; provided, however, that fences, walls, covered building entries, and limited building projections may be permitted in any yard per AMC 20.42.245.

Yard, front. “Front yard” means, for the purpose of the West Arlington Form-Based Code, a yard extending between side lot lines across the front of a lot and abutting the front property line.

Yard, rear. “Rear yard” means, for the purpose of the West Arlington Form-Based Code, a yard extending across the rear of the lot between inner side yard lines. In the case of through lots, there will be no rear yard.

Yard, side. “Side yard” means, for the purpose of the West Arlington Form-Based Code, a yard extending from the rear line of required front yard to the rear lot line. In the case of through

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lots, side yards shall extend from the rear lines of the front yards required. In the case of corner lots with normal frontage, there will be only one side yard, adjacent to an interior lot.

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