

17.99 Design Standards

17.99.010 Purpose.

17.99.020 General Requirements.

17.99.030 Conflict with Other Statutes.

17.99.040 Single Family Residence.

17.99.050 Multi-family Residence.

17.99.060 Commercial Development.

17.99.070 Industrial Development.

17.99.010 Purpose.

This chapter is to provide clear guidelines for single-family, multi-family, commercial and industrial developments in Kittitas County. The standards are intended to offer creativity and promote quality development. The design standards of this chapter are intended to:

- A. Encourage building design and site planning to:
 1. Complement the existing character of specific neighborhoods or geographic areas in which the proposed project is located.
 2. Relate visually and physically to surrounding development.
- B. Encourage creativity in development and design.
- C. Promote a vibrant community.
- D. Increase public awareness of design issues and design options.
- E. Ensure that the intent of the goals and objectives of the Kittitas County Comprehensive Plan are met.

17.99.020 General Requirements.

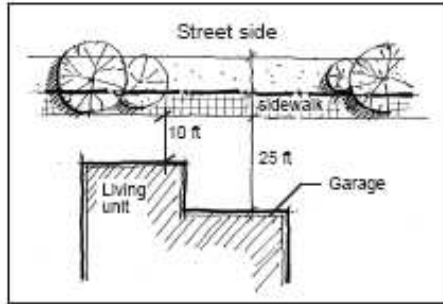
- A. Standards in this Chapter are applicable to the following:
 - a. Projects located within a designated Urban Growth Area.

17.99.030 Conflict with Other Statutes.

Where a provision of the Kittitas County Code, the Revised Code of Washington, or other state or federal code requires, for the purpose of health, welfare or public safety, a requirement contrary to the provision of this Chapter, said provision shall prevail over any or all requirements of this Chapter.

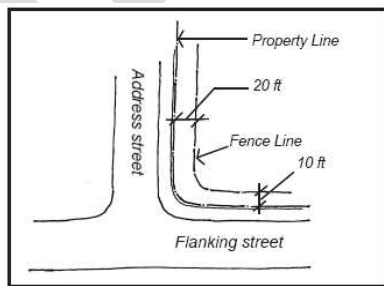
17.99.040 Single Family Residence

- A. Setbacks
 - a. Intent: to minimize garage domination and encourage liveliness of a streetscape.
 - b. Guidelines: Garages should be sited at the rear of the site, or the side setback and screened from the roadway. At a minimum, the garage should be set back or recessed from the front of the house.
 - c. The living unit of a home may be setback from the back of the sidewalk a minimum of 10 feet if the attached garage is setback at least 25 feet from the back of the sidewalk.

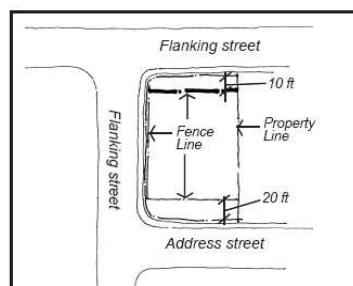


B. Fences

- a. Intent: To provide setbacks that minimize the domination of fences in the streetscape, improve pedestrian safety on sidewalks, and improve aesthetic appearance of public streets and fences.
- b. Standards:
 - i. Limit the maximum height to six feet.
 - ii. Fences along alleys, and walkways open to the public shall be no more than 4 feet solid or 6 feet open in height or a combination of both with a maximum of four feet solid portion starting from the ground level.
 - iii. For corner lots: fencing over 36 inches in height must be setback 10 feet from the flanking street property line.
 - iv. For lots with triple street frontages- fences over 36 inches are permitted at the property line of on non-addressed street side.
 - v. Razor wire and barbed wire are not permitted.
 - vi. Chain link fencing with slats is not permitted when visible from a public or private street.
 - vii. The support posts and stringers must be on the interior and not face the street.
 - viii. Non-conforming fences installed without a building permit are not vested.
 - ix. All fencing elements and landscaping shall be maintained by the homeowner's association. In absence of a homeowner's association, it shall be maintained by the individual property owner.



Corner lots - fence over 36 inches



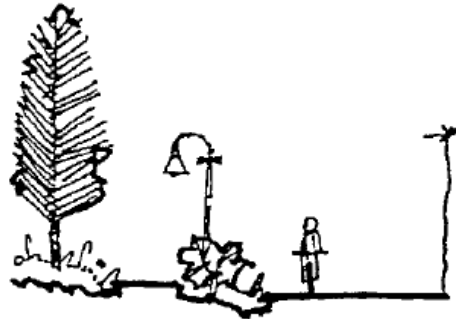
Tripple frontage lot - fence over 36 inches

C. Lighting

- a. Intent: To establish streetlights in residential areas that are appropriately scaled to neighborhood and residential streetscape. To promote pedestrian and vehicular

safety, and to improve and the aesthetic appearance of public and private streetlights.

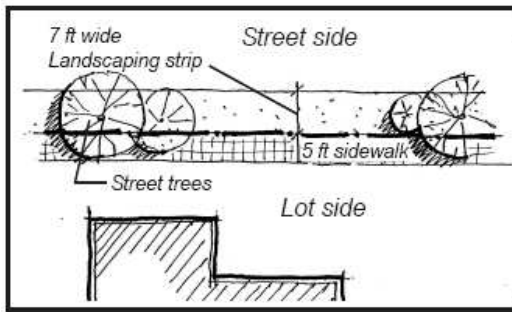
- b. All lighting must be shielded to prevent stray upward light.
- c. Except for intermittent security lighting on motion detectors, all lights more the seven feet above the ground shall be downward directional lighting.
- d. Lighting may also conform per the requirements of the associated City requirements for projects located within an Urban Growth Area.



D. Street Landscaping

- a. Intent: To provide adequate width for planting strips and sidewalks in away that creates a buffer between streets and houses; to provide street side landscaping of home sites; and to ensure the appropriate maintenance of landscaped areas and improve the physical environment of the neighborhood.
- b. A minimum of 7 feet of landscaping/planting strip must be provided along subdivision streets between street edge and sidewalks. Minimum of 5 feet will be allowed to accommodate meandering pathways.
- c. Plant materials shall be a mixture of drought tolerant deciduous and evergreen trees. Drought tolerant plant materials may contribute up to 50% of the required landscaping and street trees. Selection of trees and plant materials shall be approved by the County.
- d. Trees must be allowed to mature and maintained at a minimum height of 20 feet. Any alternative must be approved by the Director.
- e. All landscaping elements, plant materials, and street trees shall be planted by the developer and maintained by the homeowner's association.
- f. Front yards of lots must be landscaped within 180 days of the issuance of the Certificate of Occupancy Permit.
- g. A separate irrigation system designed for the health of the street trees (e.g. drip irrigation system) maintained by the Homeowner's Association or individual owner shall be required.
- h. Landscaping strip can be a mixture of hardscape and living plant material with hardscape consisting of a maximum 50% of the total planting strip area.
- i. A combination of brick paving and/or colored stamped concrete or similar paving material is encouraged for sidewalks. A variation in design with meandering sidewalks compatible with the subdivision design is also encouraged.

- j. Planting strips are encouraged to be incorporated with the overall storm water plan.



E. Open Space

- a. Intent: To provide for open spaces that enhance visual and environmental quality of neighborhoods, protect natural features, and serve as gathering points that enhance livability of neighborhoods.
- b. It is recommended that:
 - i. Open spaces and common areas are strongly encouraged in a residential neighborhood.
 - ii. Open spaces should be incorporated with the overall storm water plan.
 - iii. Open spaces should be visible and accessing from roads, walkways and homes.
 - iv. Open spaces should abut roads wherever possible.
 - v. Open spaces are encouraged to have pedestrian access.
- c. Standards
 - i. Fences shall be open type to allow visual connection and should be 4 feet or less in height. Examples include split rail and wrought iron fences.
 - ii. Privately owned open spaces must include provisions for perpetual maintenance by the individual homeowner or by the homeowners association.
 - iii. Open spaces must be protected from future development with easements or other restrictions to ensure their long-term existence.



F. Alleys

- a. Intent: To provide the opportunity for the creation of lots and homes with vehicular accesses from alleys in a way that enhances the visual quality of the

- neighborhood, are safe to see and use, and provide emergency and utility vehicle access.
- b. Alleys must be shown as a tract and maintained by the homeowner's association for long-term maintenances.
 - c. Fences abutting the alley must be limited to 4 feet in height in order to create safe spaces that are visibly from abutting homes while maintaining a reasonable degree of privacy for residents.
 - d. Addresses must be posted on both the alley side and the front side of the lot.
 - e. Alleys need to be included in the stormwater plan.
 - f. Allow garages (attached and detached) and detached accessory units near the rear property line facing the alley.
 - g. Planting and landscaping consistent with the neighborhood character shall be incorporated.



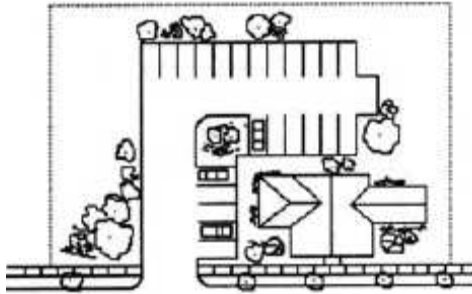
G. Accessory Units

- a. Intent: To make structures built close to each other on the same lot or remodels that add accessory units to the principal structure appear complimentary.
- b. Accessory units should be generally consistent with the architecture of the principal structure. Consistency of design includes use of the same or compatible siding, roofing, trim, roof pitch, window orientation, and colors.



17.99.050 Multi-family Residence.

- A. Design and Development Standards for multi-family housing located within the Urban Growth Area shall be referred to the requirements as outlined in the corresponding City's code.
- B. The following standards apply to residential structures with three or more units, and to three or more single-family units that share common walls:
 - a. Avoid parking lots oriented to the street. Parking lots shall not be located in front of the street oriented units. Driveways are allowed, as are garages, but garages shall not be the dominant architectural feature.



- b. Avoid dominant garages on multifamily or high-density housing. Create focal points in the design such as front porches or larger accent windows which project forward of the garage door and draw attention above the garage door.
- c. Vary design on units or group of units. Emphasize individuality of units with variation of massing and/or details, e.g., a combination of trim, roof-lines, porch designs, color variation, particularly on street-oriented units.



- d. Provide consistent architectural interest to all prominent facades, especially for facades visible to public rights-of-way. Prominent facades shall not be blank wall, and shall reflect the same design and detailing which typify the building's front including roof design, window proportion, façade variation, and building materials.

17.99.060 Commercial Development.

Design and Development Standards for commercial development located within the Urban Growth Area shall be referred to the requirements as outlined in the corresponding City's code.

17.99.070 Industrial Development.

Design and Development Standards for industrial development located within the Urban Growth Area shall be referred to the requirements as outlined in the corresponding City's code.

Staff Draft