

## 3.1 Duplexes

### Applicability

These guidelines apply to all duplexes in any applicable zone within the City.

Duplexes are also subject to Chapter 3.4 of the Multifamily Design Guidelines (Pedestrian Access and Amenities) and Chapter 4.4 of the Single-Family Design Guidelines (Building Design) unless otherwise noted. Where there is a conflict between these guidelines and guidelines in other chapters, these Duplex Guidelines shall apply.

### Intent

- ◆ To ensure that duplexes are pedestrian friendly and contribute to the character the surrounding neighborhood.

### Guidelines

- 3.1.1 SMC zoning standards for duplexes.** Duplexes are subject to the provisions of SMC Title 18. Figure 3-1 below illustrates key dimensional standards for duplexes.
- 3.1.2 Covered entry.** Duplexes shall provide separate covered entries for each dwelling unit with a minimum dimension of 4 feet by 6 feet. Exceptions may be granted by the Director for the use of regional housing styles that do not traditionally contain such entries.
- 3.1.3 Windows on the street.** All duplexes must provide transparent windows and/or doors on at least 15 percent of the facade (this includes any upper levels, if applicable).
- 3.1.4 Garage design standards for duplexes.**
- a) Garages fronting the street shall be setback a minimum of 20 feet.
  - b) The garage face or side wall shall occupy no more than 50 percent of the ground-level facade facing the street.
  - c) Where the garage faces the side yard, but is visible from the street, the garage shall incorporate a window on the streetfront facade so that it appears to be a habitable portion of the house. The window size and design must be compatible with the windows on habitable portions of the house.
- 3.1.5 Corner duplexes.** Duplexes located on corner lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-family dwelling. Where no alley is available for vehicular access, separate driveways for each unit may be placed on opposite streets.

- 3.1.6 Through lots.** Duplexes located on through lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-family dwelling.

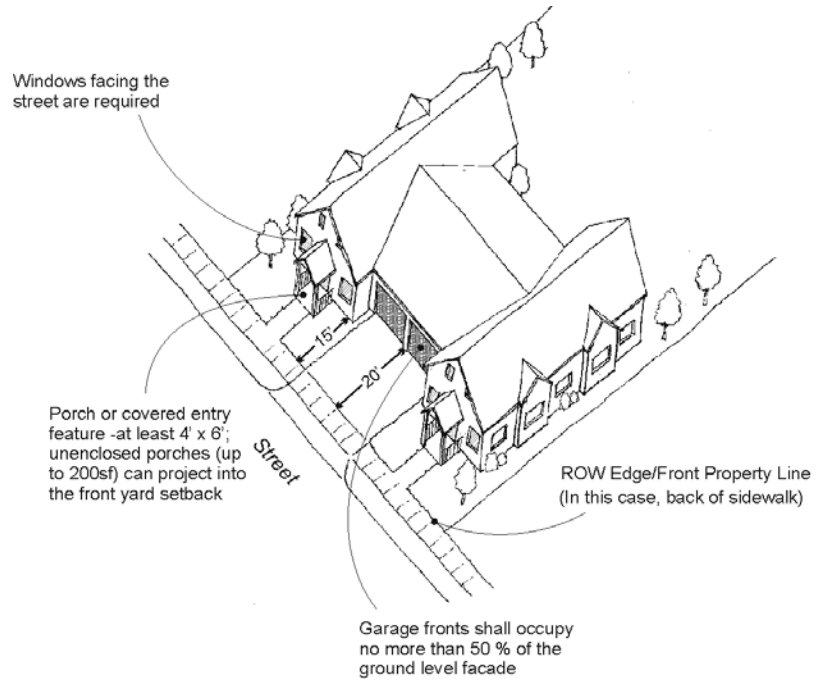


Figure 3-1. Design requirements for duplexes with front loaded access.

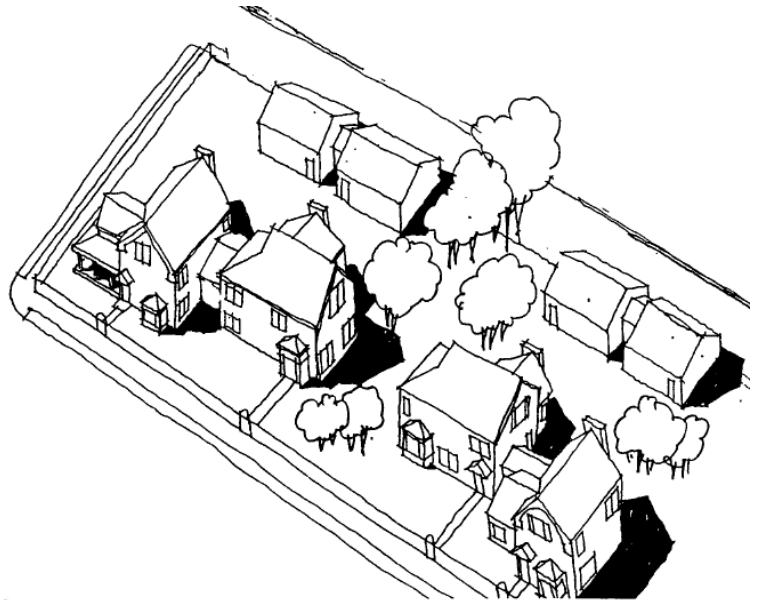


Figure 3-2. Duplex examples with alley access.

## **4. Single-Family Guidelines**

### **Introduction**

#### **Applicability**

These guidelines apply to all new detached single-family development. This includes subdivisions for detached single-family development and new homes, accessory dwelling units, or other development plans for these detached structures.

#### **Relationship to Sumner Municipal Code (SMC)**

These guidelines shall serve as a supplement to the SMC. Where there is a conflict between the guidelines herein and the standards in the SMC, these guidelines shall apply. Deviations to these standards may be presented to the Design Commission for consideration and recommendation to the Director.

## 4.1 Building Design

### Applicability

These guidelines apply to the building design of all large subdivisions (10 lots or more) for detached single-family dwellings, and ADU's, in any applicable zone within the City.

### Intent

To ensure new development is compatible with the historical character of Sumner.

To create a cohesive streetscape, massing and roof pitches while providing for a variety of housing styles.

To encourage pedestrian friendliness and protect residents' privacy through careful placement of porches, doors, windows and garages.

To encourage Crime Prevention Through Environmental Design principles.

To encourage design details, which add visual interest and encourage outdoor living spaces.

### Guidelines

#### 4.1.1 Roof design.

a)

Roofs shall have variation in roof planes in order to break up the large roof mass through dormers, gables, or changes in elevation.

b) A variety of roof forms may be used. Roof forms and roof pitches of porches, dormers and garages shall be consistent and complement the primary structure and building style.

c) Roof overhangs should be sized to provide a shadow line on the façade and protect sidewalls in accordance with the structure's architectural style.



Figure 4-10. Variable rooflines, entries, and porches.

### 4.1.2 Porches.

- a) All houses shall provide a covered entry porch at the front of the house with no dimension less than 6 feet. The porch area shall be at least 60 square feet with the wider dimension parallel to the street. Exceptions may be granted by the Director.
- b) Each dwelling unit shall have a separate designated pedestrian connection from the front door to the sidewalk with a minimum width of 3 feet. The pedestrian connection shall be separate from the driveway.

### 4.1.3 Corner lots. Structures on corner lots shall take advantage of the dual frontage, make an architectural statement, and create interest in architecture and promote human activity on the street. This can be accomplished by, but not limited to, providing one or more of the following:

- a) Wrap around porches
- b) Bay windows
- c) Varied exterior materials, roof feature, colors, and/or *articulation*. Varied materials shall be compatible with one another.



Figure 4-11. Corner lot example.

### 4.1.4 Architectural details. Dwelling units shall contain architectural details. Dwelling units must achieve a minimum of **four points** worth of architectural details on the street façade(s), and a minimum of two points on the non-street facades. Chosen details must be compatible with the architectural style of the structure.

- a) Stonework detailing on columns and/or across foundation (1 point).
- b) Brick or stonework covering more than 10 percent of the facade (2 points).
- c) Decorative window design (including stained glass or leaded glass windows). Plastic muntins are not sufficient (1 point).
- d) Decorative door design (1 point).

- e) Decorative roofline elements including roof brackets or multiple dormers (1 point).
- f) Use of complimentary siding type different from the main body siding to accent features such as gables and dormers. Example: Shingles over lap siding (1 point).
- g) Other decorative ornamentation (1 point).
- h) Distinctive architectural features such as curved bay windows (1 point).



*Figure 4-13. This homes includes stonework detailing, decorative roofline elements (multiple gables), decorative siding (shingles), and roof brackets.*

### 4.1.5 Siding materials.

- a) Siding material shall be appropriate to the architectural style of the structure.
- b) Traditional materials consistent with local and regional architectural styles are encouraged, such as wood, stone and brick.
- c) Mirrored glass, corrugated siding, exposed concrete block, and solid panel siding (plywood, T-111, or fiber cement panels) are not in keeping with the desired character of traditional regional materials and are prohibited.
- d) Siding materials and window trim should generally be consistent on all sides of structures. No “Hollywood Facades.” Hollywood facades are those where the architectural details are all on the street side of the building and not continued and consistent on all sides.





Figure 4-14. T-111 siding is prohibited.

### 4.1.6 Window design.

- a) Windows should be vertically oriented. Several windows can be grouped together horizontally to accent a bay or interior room.
- b) Houses shall incorporate window trim at least 3.5 inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or facade treatment that adds visual interest to the building.



Figure 4-15. Good (left and middle) and bad (right) window design.

### 4.1.7 Garages and accessory structures design.

- a) Garages fronting the street shall be setback a minimum of 20 feet.
- b) The garage doors shall occupy no more than 50 percent of the ground-level facade facing the street.
- c) Where the garage faces the side yard, but is visible from the street, the garage shall incorporate a window on the street front facade so that it appears to be a habitable portion of the house. The window size and design must be compatible with the windows on habitable portions of the house.
- d) Detached garages and other accessory buildings shall not exceed 18 feet in height. Exception: Garages with ADU's may be taller (see Guideline 4.2.3).
- e) Accessory structures shall be designed consistently with the primary residence. Consistency of design includes the use of similar roofing, siding, trim, and color(s).
- f) Standards and guidelines for dwellings with garages facing a street:
  - i) Upper level dormers, where applicable, shall be used to deemphasize the garage.
  - ii) The garage door shall include trim and detail work sufficient to deemphasize its role on the building.
  - iii) A grass or grasscrete median should be provided to separate the lanes in a driveway.



Figure 4-16. Good example of a garage design, where facing the street. Note the garage door detailing.



## 4.2 Infill Single-Family Residential

### Applicability

These guidelines apply to all infill (9 lots or less) detached single-family. This section does not apply to single-family residential remodels of projects less than 50% valuation.

### Intent

To ensure that new development is compatible with the character of Sumner.

To encourage the use of design details that adds visual interest.

### Guidelines

#### **4.2.1 Siding materials.**

- a) Siding material shall be appropriate to the architectural style of the structure.
- b) Traditional materials consistent with local and regional architectural styles are encouraged, such as wood, stone and brick.
- c) Mirrored glass, corrugated siding, exposed concrete block, and solid panel siding (plywood, T-111, or fiber cement panels) are not in keeping with the desired character of traditional regional materials and are prohibited.
- d) Siding materials and window trim should generally be consistent on all sides of structures. No “Hollywood Facades.” Hollywood facades are those where the architectural details are all on the street side of the building and not continued and consistent on all sides.

## 4.3 Subdivision Design

### Applicability

These guidelines apply to all large residential subdivisions (10 lots or more). Single-family dwellings within the large-lot residential subdivision shall also comply with Subchapter 4.1, Building Design.

### Intent

To reinforce the pedestrian-oriented character of Sumner's residential neighborhoods.

To encourage visual diversity in residential developments.

To avoid *blank walls* along streets.

To encourage the appearance of adequate side-yards on lot layouts.

### Guidelines

**4.3.1 Lot diversity.** New subdivisions shall employ methods to integrate visual diversity into the design of the development. At least two of the following methods must be integrated into subdivision design. Proposed treatments must be sufficient to meet the intent of the guidelines, as determined by the Director. Options:

- a) Variable front setbacks. Even minor front setback variations can make significant impacts in reducing streetscape monotony in new developments. Setback envelopes may be noted on the plat to accomplish this.
- b) Variable lot sizes. Subdivisions can use this option if:
  - i) 15-20 percent of the proposed lots are below the minimum lot size of the zoning district as provided in SMC 18.12.070.
  - ii) Other mixtures of lot sizes meet the intent of the guidelines. To qualify, the varying lot sizes shall be mixed throughout the subdivision and not simply segregated off in separate areas. For example, corner lots are good locations for larger lots.
- c) Variable house sizes. For example, a combination of single and two-story homes helps to provide visual diversity. To qualify for this option, at least 20 percent of the homes must be single story and at least 20 percent of the homes must be two stories. Such variation also appeals to different demographics – promoting a diversity of residents. House size variation can be accomplished by providing applicable standards on lots on the plat.

Street and block layouts can also help to provide visual diversity in subdivisions. SMC 17.28.110 (Street and Block Layout) and 17.28.120 (Block Requirements) promote continuity in the surrounding street grid and small block sizes, which are consistent with historic development patterns in the City.



Figure 4-4. Variable front yard setbacks would have helped this development avoid the monotonous “housing tract” look .

**4.3.2 Alternative lot configurations.** Alternative lot configurations may be considered to provide flexibility in lot layout and to provide more usable open space.

a) Zero lot line.

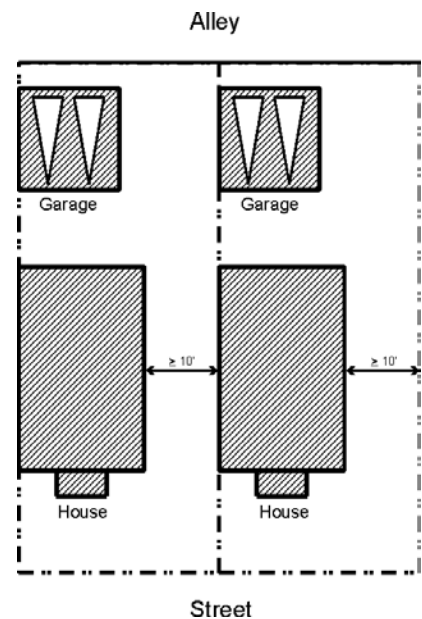


Figure 4-5. Zero lot line configurations are encouraged for small lot single family developments as they provide an efficient layout that maximizes usable open space on the lot.

b) Courtyard access lots. This refers to a single-family detached dwelling unit located on an interior lot that features vehicular access from a “Courtyard Access” drive located on an easement. The term “Courtyard Access Development” includes both

the lots served by the Courtyard Access and the streetfront lots on which the Courtyard Access passes through. Standards:

- i) Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).
- ii) Maximum length of a courtyard access: One-hundred feet (or deeper if approved by the local fire department).
- iii) Surface width of courtyard access: Twelve feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).
- iv) An easement of twenty feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat.
- v) Courtyard access lots shall meet applicable single-family design guidelines in Subchapters 4.1 and 4.6 herein, except that lots not adjacent to a public street shall be exempt from Guideline 4.1.4 provided the garage does not face the public street.
- vi) Courtyard access lots not adjacent to a public street do not require a defined front yard. They may be configured with three side yards and one rear yard. Setback minimums shall be noted on the plat.

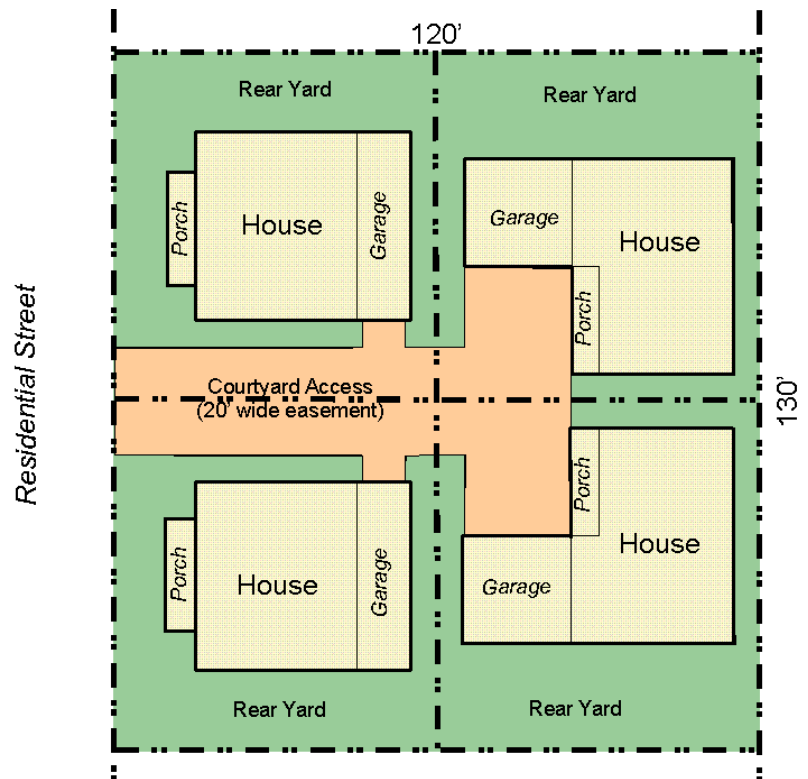


Figure 4-6. An example courtyard access development configuration.



*Figure 4-7. There are a number of good courtyard access lot configurations built within the region. Note how the garages of the rear lots aren't visible from the street.*

**4.3.3 Variety of housing types – architectural styles.** Buildings shall achieve a variety of design through the use of different architectural styles, variations of the same architectural style, and through the use of multiple design elements. The larger the subdivision, the greater the number of different façade elevations that shall be used. To qualify as a distinct façade elevation, **at least five** of the following shall apply as determined by the Director and as recommended by the Design Commission:

- Different roofline configuration.
- Different color palette.
- Different porch/entry design.
- Different window openings.
- One and two-story houses.
- Different exterior materials (including different roofing materials).
- Different garage location, configuration, and design.
- Different façade detailing.

Architectural variety standards:

- a) No two identical façade elevations may be adjacent.
- b) 10-19 homes = at least 4 different façade elevations.
- c) 20-39 homes = at least 5 different façade elevations.
- d) 40-69 homes = at least 6 different façade elevations.
- e) 70 or more homes = at least 7 different façade elevations.
- f) Alternative façade variations will be considered provided design elements are included that provide desired visual diversity. For example, a combination of variable setbacks, lot sizes, street/block layouts, and color palettes may reduce the need for a large number of different façade elevations.





*Figure 4-8. Examples of different façade elevations. Note how the floor-plans appear to be relatively similar, but each home has different porch design, color, roofline, window treatment, and façade detailing.*

**4.3.4 Landscaping along Street Side Yard Fences.** Lot configurations where unscreened fences back up to streets are prohibited. Where side or rear yards abut a street right-of-way or common internal access roadway, a planting strip shall be provided between the sidewalk and any fence. For fences alongside yards at the end of a block, a 3-foot planting strip with shrubs and groundcover is required. Where more than one house backs up to a public right-of-way, planting strips at least 5 feet wide with a combination of trees, shrubs, and groundcover sufficient to screen the fence are required (10 feet wide along arterials). Landscaped area and fence location shall be noted on the plat.



*Figure 4-9. Fences along a side yard at the end of a block shall be set back at least 5 feet to provide space for landscaping in front of the wall.*

**4.3.5 Cul-de-sac streets.** The use of cul-de-sac streets should be avoided wherever possible and shall be limited unless the applicant can successfully demonstrate that an alternative circulation pattern is not feasible. If cul-de-sacs are necessary, the end of each cul-de-sac shall provide a pedestrian walkway and bikeway between private parcels to link with an adjacent cul-de-sac, street, and/or park, school, or open space area, as determined by the Director and as recommended by the Design Commission.



## 4.4 Accessory Dwelling Units (ADU)

### Applicability

These guidelines apply to all ADUs in any applicable zone within the City. Accessory dwelling units shall also comply with Subchapter 4.4, Building Design.

### Intent

To ensure that ADUs minimize negative impacts to the neighborhood.

To limit the bulk and size of ADUs buildings in relation to the neighborhood.

To protect privacy of adjacent yards and outdoor spaces.

To provide opportunities for affordable housing.

### Guidelines

**4.4.1 SMC zoning standards for accessory dwelling units.** Accessory dwelling units are subject to the provisions of SMC subsection 18.12.030(A) (permitted as an accessory use in Low Density Residential Districts).

**4.4.2 Design and Materials.** An accessory dwelling unit shall be designed to maintain the appearance of the main building of the single-family residence.

- a) ADUs that extend beyond the current footprint of the principal residence and detached ADUs shall be consistent with the existing roof pitch, siding and windows of the main building.
- b) Only one entrance for the main building shall be permitted in the front of the principal residence. The entrance for the accessory dwelling unit shall be located either off the rear or side of the building or located within a garage out of view from the street.

**4.4.3 Height.** Detached accessory dwelling units shall have an approximate building height of 16 feet for gabled, hipped and gambrel roofs and 12 feet for flat and mansard roofs, except that the height may be increased to match the existing roof pitch of the principal structure. In no case shall the second story contain exterior walls exceeding 5 feet in height on more than 50% of the perimeter of the second story.

**4.4.4 Setbacks.** Setbacks for detached ADUs should be flexible and allow for an increase or decrease depending on the context of the neighborhood. For example, a setback may be increased if it is determined that privacy of adjacent yards would be impacted or views blocked. Conversely, setbacks may be decreased to the minimum allowed if existing landscaping or accessory structures effectively screen adjacent yards.

Refer to the Zoning Code (SMC 18.12.030) for minimum setbacks for Accessory Dwelling Units.

Minimum yard setbacks for detached accessory dwelling units are as follows:

- a.)** Front yard setback in feet: Equal to or greater than existing setback of the principal structure or the required setback, whichever is greater;
- b.)** Rear yard setback in feet: 5, except when the rear property line is abutting an alley then 5 feet or that required for garage ingress and egress per SMC 18.12.080(E);
- c.)** Interior side yard in feet: 5, or if the interior side property line is abutting an alley with vehicular access to a garage, then the setback is per SMC 18.12.080(E); and
- d.)** Street side yard in feet: Same as required for the principal structure.

**4.4.5 Window Size and Placement.** Windows should be placed in locations that reduce privacy impacts and views into adjacent yards.

- a) Windows in living, dining, and great room areas located on the second story should face interior to the site.
- b) Window area above the first floor should remain in proportion with the wall plane of proposed structure for all windows on all sides.