

Holdener Farm Area P.U.D.  
Enumclaw, Washington



DESIGN STANDARDS  
PHASE TWO  
September 2, 2010

Holdener Farm Area PUD  
Design Standards – Phase Two

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**DESIGN GUIDELINES**

Development of the 150 acre Holdener Farm Area Planned Unit is being accomplished in three phases. Concomitant with each phase (subdivision) of the PUD is the development of design guidelines that will in part ensure a look and feel consistent with the concept and principles originally adopted by the City Council for the PUD.

Phase One guidelines were adopted (June 2002) by the City Council and are applicable to residential development within the plats of Elk Meadows and Suntop Division I.

The Phase Two Design Guidelines shall apply to Suntop Division II preliminary and final plat, and to the subsequent development of residential dwelling units located therein.

Phase Three design guidelines will apply to the remaining portion of the PUD and will be development once the master planning and preliminary plat work commences. The guidelines will include additional detail and criteria to be used in the development of additional single family residential units, attached residential units and potential office, commercial and civic uses.

**HOLDENER FARM AREA PUD CONCEPT AND PRINCIPLES**

- A. Concept** – The “Holdener Farm Area” PUD, which encompasses approximately 150 acres, and is the largest contiguous undeveloped area within the current City limits. It is desired that the development plan for the PUD area reflect the design aesthetic of the original core areas of Enumclaw by utilizing traditional planning concepts and architecture. Thoughtful architecture and a high quality of construction combined with good site planning will result in a quality neighborhood that will provide housing opportunities to a variety of demographic segments. Land uses shall be integrated to balance housing, environment, public services, recreation and employment. The PUD will encourage energy and resource conservation, non-automotive mobility and neighborhood interaction.
- B. Residential Architectural Styles** – Homes shall feature traditional architectural details reminiscent of those used in older sections of the City. Homes shall address the street with porches, stoops and walkways as much as possible, creating opportunities for social interaction. The impact of garages on the streetscape shall be minimized. Alley access may be used wherever available; garages shall be set back from the front elevation of the house if accessed from the front. It is the intent of the plan to enable the inclusion of a variety of home sizes and styles in a range of prices that provide housing for a diverse demographic group representative of the City as a whole.
- C. Streetscape** – In addition to residential architectural styles, other elements of the streetscape to be addressed include street widths, sidewalks, landscaping, street signs and street lights.
- D. Public Areas, Schools & Parks** - Schools, parks and other public areas will be connected to the residential areas with a system of sidewalks and trails. Public outdoor areas will include protected wetlands, open space, playgrounds and intimate neighborhood parks. A school site will be made available to the Enumclaw School District if an elementary school is desired within the planning area.

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- E. Commercial Areas** – Potential civic, office and commercial uses may be allowed in appropriate areas of the PUD including the Highway 410 frontage. Specific uses and development standards will be prepared at a later date.
- F. Natural Features** - Natural features shall be preserved for the enjoyment of the residents of the PUD and the City of Enumclaw. Examples of natural features include wetlands, significant trees, view corridors and connection to existing trails and amenities available for use by future residents. View corridors to Mt. Rainier and Mt. Peak shall be retained when appropriate.

**ARCHITECTURAL STANDARDS – PHASE TWO**

Phase Two architectural standards apply to all single-family units developed within Suntop Division II. The Community Development Director shall be considered the administrator of these design guidelines.

**A. Modifications to Architectural Standards**

Modifications to the design and architectural standards contained herein shall be subject to review and approval by the City’s Design Review Board (DRB).

**B. Single Family Detached Residential Units**

**1. Architectural Styles** – A variety of historic architectural styles may be applied such as Craftsman, Bungalow, Victorian, Shingle, Farmhouse, Arts & Crafts, Queen Anne, Colonial or other appropriate styles. Examples of styles and design features are shown in Exhibit 1.

**2. Elevations**

**a. Design** – In order to encourage a diverse and interesting streetscape, the same elevation shall not be built on adjacent lots or on lots directly or diagonally across the street from one another (see Figure 1). The same plan with a significantly different elevation may be constructed on lots adjacent or across the street from one another, if approved by the administrator

**Figure 1**

	x	☺	x
	x	x	x

**b. Front Elevations -**

Front door - shall be visible from the street. Doors may be perpendicular or parallel to the street centerline. A variety of front door styles is encouraged.

Porches or Stoops - shall be included on all homes to protect the front door from the weather and to provide sitting areas. Stoops and porches shall be covered. At least 2/3rds of the homes on a street shall have porches; all others may have either stoops or porches. Porches shall have a minimum width of 12' or one half of the front elevation excluding the garage, whichever is greater. Porches shall

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have a minimum depth of six feet except for Estate lots, which shall have a minimum depth of eight feet. Porches shall not be enclosed or screened. Second story living space may be placed over the porch when approved by the administrator. Stoops shall have a minimum width of 6 feet and minimum depth of 4 feet.

Garages - shall be incorporated into the overall architectural design of the home. Garages shall not be wider than 55% of the width of the front elevation. If an alley is not available the garage shall be accessed from the front, or in some cases from the side. Estate front and side load garages shall be placed at least six (6') back from the front plane of the abutting porch. If the garage does not abut the porch it must be placed at least four (4') behind the body of the house. Village front and side load garages shall be placed at least four feet (4') behind the front plane of the abutting porch or body of the house. Bungalow front load garages shall be placed at least two feet (2') behind the body of the house. Policy Call 12/2007 - Alley Loaded Garages are not subject to 55% width of front elevation requirement.

Balcony and Decks - Balconies and decks on front elevations (including both street frontages for corner lots) or that are otherwise visually prominent shall be consistent with the proposed architectural style.

**c. Corner Lot Elevations** – The primary front elevation is addressed above. The secondary front elevation shall have articulation in order to avoid a flat wall plane facing the street. Mechanisms to provide articulation may include a bay window, chimney, porch, et cetera. Policy Call on April 2008 – Articulation on secondary front elevations for corner lots can extend into the 13' setback up to the plane of the overhang. This exception applies to this elevation only.

**d. Side and Rear Elevations** – Window trim shall be included on sides facing streets or sides that are otherwise visually prominent.

**3. Exterior Siding – Colors and Materials**

Siding Materials - Wood lap, shingles, board & batten, brick and stone shall be allowed. In addition, high quality vinyl, cement lap and cultured stone may be allowed if they provide the appearance of the natural materials that they mimic. No 4x8 or 4x9 composite or plywood panels shall be used as a primary siding material. However, panel products may be used for soffits, porch ceilings or siding when used in a "board and batten" presentation.

Trim - Windows and door trim shall be included on all front windows, and on side and rear windows abutting or visible from a right of way or other public place.

Windows - Vinyl, aluminum or wood may be used.

Exterior Doors - Wood, fiberglass or steel. The front door style shall compliment the architecture of the house. Sliding glass doors shall be allowed for secondary access (on the side or rear of the house only).

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Color Palette - Diversity is encouraged. A minimum of eight base colors must be used per 50 unit phase; base colors shall include light, medium and dark tones. A suggested ratio would be 2 light colors, 4 medium colors and 2 dark or high intensity colors. Three distinct colors should be used per home. Additional colors may be allowed if they are a close shade of one of the other three colors. Trim colors (fascia, cornice, window and door trim, kick panels, et cetera) should contrast or compliment the siding color without being too bright or bold. The use of accent colors will help provide diversity and a greater range of colors. Appropriate areas for accent colors include doors, moldings, medallions, door and window trim, gable end siding and changes in material texture.

**4. Roofs**

Roof Pitch - Minimum 4:12, Maximum 12:12

Materials - Architectural composition, wood shingle, metal or tile. Approval is required.

Colors - A variety of colors in any phase is encouraged. A minimum of 4 colors shall be used per 50 unit phase.

Roof Vents - Orient toward the rear elevation.

Flashing - Shall match roof or body color.

Gutters and Downspouts - Required on all units. Must drain to storm system. Finish shall match trim or be factory applied white finish. Fascia gutters shall be allowed.

Skylights - Skylights shall be flat glass. 2'x2', 2'x4' and 4'x4' are allowed.

Overhangs - Minimums: Gable Ends -- 12", Horizontal -- 16".

Solar Collectors - Shall not be allowed on front elevations unless special approval is given by the administrator.

- 5. Mechanical Equipment** – Mechanical equipment such as air conditioning compressor units, HVAC units and meters shall be screened from direct view from the street.

**6. Garage and Parking Requirements**

Garage Locations -

- Estate Lots - Front or side load, attached or detached.
- Village Lots - Front or alley load, attached or detached.
- Bungalow Lots - Front or alley load. Side load maybe be allowed for corner lots.
- Cottage Lots - Alley load.

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Alley access - If an alley is available, garage access may be from the alley (rear loaded).

Side entry - Only certain styles of side entry garages may be used on Estate, Village and Bungalow lots. Exhibit 2 shows acceptable side entry garage configurations, as well as a configuration that is unacceptable.

Garage configuration - If Estate or Village lot garage fronts are wider than required for a typical two car garage and are visible from a public right-of-way (or other public area), the front plane of the garage must be articulated by minimum of four feet (4'). Bungalow and Cottage lot garage fronts shall not be wider than required for a typical two car garage.

Corner Lots - Driveways serving corner lots shall intersect the street at least half the length of the street front away from the corner. See Exhibit 3.

Living space - Living space may be constructed over garages, but garages shall not be converted to living space.

Minimum Off Street Parking Requirements:

Estate Lots	2 garage spaces plus 2 uncovered spaces
Village Lots --	2 garage spaces plus 1 uncovered space
Bungalow Lots -	2 garage spaces plus 1 uncovered space
Cottage Lots -	2 uncovered spaces (if garage parking is added, a minimum of 1 uncovered space must be retained)

(Please note: All parking areas shall be hard surfaced. See item #9 below.)

**7. Fences and Hedges**

Front Yard - Decorative fences and hedges are allowed. The maximum height shall be 42". Allowable materials include wood, synthetics, wrought iron or masonry. No metal fabric (chain link) shall be allowed. Fences shall be setback a minimum of 2 feet from public sidewalks and driveways. A gate or entry shall be provided to access the interior sidewalk and front door. Front yard fences shall compliment the architecture of the house. Please note that per the EMC, a corner lot has two front and two side yards.

Rear and Side Yard - Rear and side yard fences and hedges are allowed. A maximum height of 72" shall be allowed along the rear lot line and along the side lot line(s) behind the front plane of the house (not the garage, porch or stoop). Please note that per the EMC, no fence greater than 48" is allowed within 20' of a public street right-of-way. Allowable materials include wood, synthetics, wrought iron or masonry. No metal fabric (chain link) shall be allowed. Fences shall be setback a minimum of 2 feet from public sidewalks and driveways.

Fences must be approved by the administrator.

**8. Decorative Exterior Elements** - Decorative elements may include flagpoles, arbors, trellises, play structures et cetera. Individual elements shall be approved by the DRB. Heights up to 10' are allowed for all decorative elements except flagpoles, which shall have a maximum height of 20'.

## 9. Landscaping and Exterior Surfaces

Landscaping - Front yard landscaping shall be provided by the builder prior to occupancy. Typical designs shall be approved by the DRB prior to installation. Plant materials shall be appropriate to the area and shall reflect local water conservation recommendations. Side and rear yards shall be landscaped within 6 months of occupancy by the homeowner. A minimum of 20% of each lot shall be landscaped.

Interior Sidewalks and Driveways - Interior sidewalks shall be a minimum of 42" in width and constructed of concrete, concrete pavers, stone or brick pavers. Sidewalks shall connect the front door to the City sidewalk. Driveways shall be constructed of concrete, asphaltic concrete materials or other such paving materials as allowed for pursuant to City code.

## 10. Accessory Buildings

Storage Sheds (and Outbuildings) - Shall be allowed as provided for by City code, with the exception that these structures shall be no taller than 10 feet at the highest point. They may not be placed within a front yard, and must match materials and colors of the house unless otherwise approved by administrator. Sheds with a footprint less than 120 square feet do not require a building permit. Design and site plans shall be approved by the administrator.

Minimum side and rear yard setbacks for accessory buildings are:

- 3' to the eaves for sheds with a footprint less than 120 square feet, a roof peak maximum of 10' and an eave height maximum of 8'; and
- 7.5' to the eaves for all others.

Play Structures - shall not exceed 10 feet in height and shall only be installed in back yards.

Accessory Dwelling Units and Detached Garages - Accessory dwelling units (ADUs), may be allowed only on Village or Estate sized lots. These structures may not be placed within a front yard and must match materials and colors of the house. Detached ADUs and garages shall meet all city codes and requirements; however, they shall be allowed to comply with the setbacks specified within this document and shall be allowed a maximum height of 30' to the highest point.

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**LOT STANDARDS**

- A. Building Height** – A maximum 30’ roof height and a maximum of two stories are allowed per the EMC.
- B. Lot Sizes and Building Setbacks** – A variety of single family detached lot sizes shall be allowed within the PUD. No lot shall have an impervious surface greater than 80%, building coverage greater than 50% or landscaping less than 20% of the lot. Minimum lot sizes and widths for single family homes shall be as follows (all dimensions in feet):

Lot Type	Size Range	Minimum Lot Width	Typical Size
Estate Lots	>9000	80	80x120
Village Lots	6000 - 9000	64	64x120
Bungalow Lots	4400 - 6000	48	48x100
Cottage Lots	2400 - 4400	32	32x 100

Note: Corner lots shall be 8’ wider than standard minimum lot width.

Minimum setbacks for the four lot types are shown below. Exhibit 4 contains diagrams showing the setbacks for each lot type and also portrays most configurations possible within each lot type. Definitions of front, side and rear load lots are as follows:

Front load lot: the garage faces the front of the lot.

Side load lot: the garage faces the side of the lot. Examples of acceptable side loaded drive/garage configurations are shown in Exhibit 2.

Rear load lot: the garage faces the rear of the lot and is accessed from the alley.

- 1. Estate Lots** – Minimum lot widths = 80’ for midblock lots, 88’ for corner lots.

Lot types (4):

Midblock front and side load; corner front and side load.

Minimum Setbacks:

	<u>House w/ porch</u>	<u>House w/ stoop</u>
Front setback to body of house	22’	20’
Front setback to porch or stoop	14’	14’
Garage (front of house)	Must be min. of 4’ behind adjacent porch or body of house. Minimum driveway length shall be 23 feet.	
Garage (side of house)	Minimum driveway length shall be 23 feet.	
Rear house setback	20’	
Rear setback for detached front and side load garages (and living space over)	5’	
Side setback from interior lot line	10’	
Corner lots (setback from secondary front lot line)	18’	

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**2. Village Lots** – Minimum lot widths = 64’ for midblock lots, 72’ for corner lots.

Lot types (6):

Midblock front, rear and side load; corner front, rear and side load.

<u>Minimum Setbacks:</u>	<u>House w/ porch</u>	<u>House w/ stoop</u>
Front setback to body of house	20’	18’
Front setback to porch or stoop	14’	14’
Garage (front of house)	Must be min. of 4’ behind adjacent porch or body of house. Minimum driveway length shall be 23 feet.	
Garage (side of house)	Minimum driveway length shall be 23 feet.	
Rear house setback	20’	
Rear setback for detached front and side load garages (and living space over)	5’	
Rear load garage (and living space over)	Between 5’ and 8’, or greater than 23’ from alley line	
Side setback from interior lot line	5’ (eaves 3’ minimum)	
Corner lots (setback from secondary front lot line)	13’	

**3. Bungalow Lots** – Minimum lot widths = 48’ for midblock lots, 56’ for corner lots.

Lot types (6):

Midblock front, rear and side load; corner front, rear and side load.

<u>Minimum Setbacks:</u>	<u>House w/ porch</u>	<u>House w/ stoop</u>
Front setback to body of house	16’	14’
Front setback to porch or stoop	10’	10’
Garage (front of house)	Must be min. of 2’ behind adjacent porch or body of house. Minimum driveway length shall be 23 feet.	
Garage (side of house)	Minimum driveway length shall be 23 feet.	
Rear house setback	15’	
Rear setback for detached front and side load garages (and living space over)	5’	
Rear load garage (and living space over)	Between 5’ and 8’, or greater than 23’ from alley line	
Side setback from interior lot line	5’ (eaves 3’ minimum)	
Corner lots (setback from secondary front lot line)	13’	

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**4. Cottage Lots** – Minimum lot widths = 32’ for midblock lots, 40’ for corner lots.

Lot types (2):

Midblock rear load; corner rear load.

<u>Minimum Setbacks:</u>	<u>House w/ porch</u>	<u>House w/ stoop</u>
Front setback to body of house	16’	14’
Front setback to porch or stoop	10’	10’
Rear house setback	15’	
Rear load garage (and living space over)	Between 5’ and 8’, or greater than 23’ from alley line	
Side setback from interior lot line	5’ (eaves 3’ minimum)	
Corner lots (setback from secondary front lot line)	13’	

*Future sections include – residential attached (row houses & stacked flats), commercial.*

**NEIGHBORHOOD DESIGN STANDARDS**

**A. Street, Alley and Sidewalk Standards**

Detached sidewalks – minimum width 5 feet, both sides of street. Vertical concrete curb. Street and alley widths per Exhibit 5. Curb bulbs at corners shall be required when appropriate.

**B. Neighborhood Landscaping**

Parks and open spaces: City parks, private pocket parks and boulevard design and maintenance to be discussed.

**C. Street Tree Coordination**

A street tree plan shall be reviewed by the City’s Community Development Department prior to the installation of trees. Street trees shall be installed by the developer along the frontage of all public streets. Spacing shall be appropriate to the species, with minimum spacing of 30 feet and a maximum of 50 feet center to center. A variety of species shall be used throughout the project with one species used consistently on each street. One alley tree shall be provided per unit, with species and spacing to be coordinated with the street tree plan.

**D. Street Lights**

Phase Two street lights shall be the same as those used in Phase One.

**E. Street Signs**

Street signs shall be the same as those used in Phase One. Street signs shall be installed by the developer. Subdivision or other non-street signs shall meet the standard City requirements and shall be subject to the City Design Review Board approval.