



# CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375

## APPLICANT'S PROPOSAL ASSESSMENT COMPLIANCE WITH NON-RESIDENTIAL DESIGN STANDARDS & GUIDELINES OUTSIDE THE HISTORIC DISTRICT

<b>Project Name</b>	<b>Project Address</b>	<b>Applicant Name:</b>
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The Design Standards and Guidelines for Non-Residential development outside of the Historic District are provided below in a checklist format to assist you in evaluating your proposal's compliance.

This checklist is broken down by development type, then Design Standards applicable to that type of development.

### ASSESSMENT SECTION GUIDE

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Please complete the applicable portions of this checklist and submit it with your design review application. Use the following scoring system when comparing your proposal to the Design Standards and Guidelines.

<b>Scoring Guide</b>	
Fully Complies	<b>5</b>
Moderately Complies	<b>4</b>
Neutral	<b>3</b>
Moderately Inconsistent	<b>2</b>
Inconsistent/Does Not Comply	<b>1</b>
Not Applicable	<b>0</b>

Applicant Signature

Printed Name

Date



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## STANDARDS AND GUIDELINES FOR ALL DEVELOPMENT

### SITE DESIGN

#### Location of Parking

##### GUIDELINES:

1. Commercial parking lots should be located behind buildings, when feasible. Commercial parking lots which are allowed to remain in front of or beside buildings shall provide a 10-foot wide planting area between the parking lot and street right-of-way to include:
  - A year-round sight barrier
  - Evergreen shrubs
  - Evergreen ground cover
  - Shrub material maintained at a maximum height of 3-feet, for visibility

Location of Parking		SITE DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

#### Parking Lot Landscaping

##### STANDARDS:

1. The number of trees required in internal planting areas shall vary depending on the location of the parking lot in relation to the building and public right-of-way:
  - Parking lots located *between* the building and the public right-of-way: one tree for every five spaces (1:5)
  - Parking lots located to the *side* of the building and partially abut the public right-of-way: one tree for every six spaces (1:6)
  - Parking lots located *behind* the building and is not visible from the public right-of-way: one tree for every seven spaces (1:7)

##### GUIDELINES:

1. Commercial parking lots are encouraged to meet stormwater drainage requirements by using Low Impact Development (LID) techniques wherever possible and practical.

Parking Lot Landscaping		SITE DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		



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## Parking Lot Screening (not applicable to sales car lots)

### STANDARDS:

1. Parking lots that abut the public right-of-way shall be screened with one of the following treatments:
  - Low walls made of concrete, masonry, or similar material, not exceeding 3 feet in height
  - Raised planter walls, of a minimum 80% evergreen shrubs, not exceeding 3 feet in height, including planter wall and landscape planting
  - Landscape plantings consisting of:
    - ✓ Trees, of which at least 80% are deciduous
    - ✓ Shrubs
    - ✓ Groundcover materials, of which at least 80% are evergreen
2. Walls, fencing, and architectural details shall compliment the materials used in adjacent architectural styles.
3. Screen walls or fences located across the street from, or adjacent to, a residential designation shall include one or more of the following:
  - Arbor and/or trellis structure with climbing vines
  - Architectural detailing, contrasting materials, or other special interest
  - Art
4. Walls and raised planters shall not exceed 3 feet in height, unless all of the following are provided:
  - Screen treatment does not create a safety hazard
  - Portion of treatment that is above 3 feet in height is a minimum of 75% transparent (i.e., metal railing, trellis, or similar treatment)
  - Portion of wall/landscape treatment that is above 3 feet in height provides added visual interest, detail, and character, suitable to the character of the development
5. Where walls are provided, landscape planting areas shall be a minimum width of 5 feet, and shall be located adjacent to the public right-of-way.
6. Fencing around parking lots shall be allowed if the following conditions are met:
  - Screen fencing shall not exceed 6 feet in height, and any portion higher than 3 feet must be 75% transparent
  - Alternative fence materials, such as masonry, wrought iron, wood, etc., must be 75% transparent, and planting shall consist of at least 30% coniferous trees and evergreen shrubs/groundcover
7. Plant material for parking lot screening shall be managed and/or selected to provide clear views between 3 and 8 feet above the ground surface, for surveillance purposes.
8. Chain link fencing without vinyl cladding, powder, or similar coating shall not be permitted to screen or enclose parking along a public sidewalk. Razor ribbon or barbed wire is prohibited.
9. Chain link fencing, with or without coating, shall not be used on any street frontage, adjacent to a public sidewalk, or adjacent to a residential designation.

Parking Lot Screening		SITE DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		



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## Parking Lot Lighting

### STANDARDS:

1. Lighting used in parking lots shall not exceed 30 feet in height. Pedestrian scale lighting shall be a maximum of 16 feet in height.

### GUIDELINES:

1. Parking lot lighting should create adequate visibility at night, and should be evenly distributed to increase security.
2. All lighting should be glare-free and shielded from the sky and adjacent residential properties and structures, either through exterior shields or through optics within the fixture.
3. Lighting levels and design should comply with the Illuminating Engineering Society of North America's *Recommended Practices and Design Guidelines*, latest edition.

Parking Lot Screening		SITE DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

## Pedestrian Walkways through Parking Lots

### STANDARDS:

1. For parking lots containing more than 20 parking spaces, pedestrian connections shall be clearly defined in a combination of 2 or more of the following ways (except as walkways across vehicular travel lanes):
  - A 6-inch vertical curb in combination with a raised walkway
  - A trellis, special railing, bollards, or other architectural features to accent the walkway between parking bays
  - Special paving, such as concrete, or LID materials, if appropriate, in an asphalt area
  - A continuous landscape area, at least 3 feet wide on one or both sides of the walkway (if the walkway abuts a public right-of-way and/or driving aisle, the landscape area shall be between the walkway and the public right-of-way or driving aisle)
2. ADA accessible connections shall be provided from ADA parking stalls to the main pedestrian walking routes and building entrances.
3. Pedestrian walkways within parking areas shall have an unobstructed passage at least 5 feet in width.
4. Pedestrian walkways shall provide a distinct linkage between the building's main entrance and a concentration of vehicle parking spaces in order to encourage use.
5. If a building is not located directly adjacent to the sidewalk, a pedestrian walkway shall connect the public sidewalk to the building's main entrance in a clear, direct manner, regardless of number of parking spaces.
6. When transit stops are located in the public right-of-way, a pedestrian walkway shall provide a direct and clear connection from the building's main entrance to the transit stop.

### GUIDELINES:

1. Night lighting should be provided where stairs, curbs, ramps, abrupt changes in direction, and vehicle lane crossings occur.

Pedestrian Walkways through Parking Lots		SITE DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
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## Sidewalks and Street Trees within Public Right-of-Way

### STANDARDS:

1. Sidewalk paving material shall be consistent with street frontage improvements of adjacent developments (unless larger plaza areas are provided). The use of LID materials are encouraged, if appropriate.
2. Street trees within the public right-of-way shall be located in tree grates or a continuous planted area (minimum of 4 feet wide, unless the planting area interrupts required sidewalk width) between the walking route of the sidewalk and the curb edge.
3. New street trees shall match existing planting patterns on the street (uniform planting/distinctive species).
4. Tree grates shall be ADA accessible and of a similar size and material as existing tree grates in adjacent developments, to maintain a similar overall streetscape.

### GUIDELINES:

1. Street trees that are planted between the walking route of the sidewalk and curb edge should have root barriers, root channels, and/or structural soils to protect the sidewalk from possible future root damage.

Sidewalks & Street Trees within Public Right-of-Way			SITE DESIGN
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

## Curb Cut Spacing and Consolidated Driveways (not applicable to Industrial Development)

### STANDARDS:

1. Minimize obstructions to pedestrian movement and vehicular turning movements; expansions, redevelopments, or changes of use shall be evaluated for number, location, size, and by consolidation of vehicle access points.
2. Closely spaced adjacent driveways in the same development shall be consolidated for combined joint access, unless the City Engineer finds consolidation impractical or hazardous.

Curb Cut Spacing & Consolidated Driveways			SITE DESIGN
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

## Screening of Trash and Service Areas (not applicable to Industrial Development)

### STANDARDS:

1. All service, loading, and trash collection areas shall be screened by a combination of masonry, wood, or vinyl walls and planting areas.
2. Loading and service areas shall not face any residential district, unless no other location is possible.

Screening of Trash & Service Areas			SITE DESIGN
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		



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## BUILDING DESIGN

### Prominent Entrance

#### STANDARDS:

1. The building's principal entrance shall be marked by at least one element from each of the following groups:

**GROUP A**

- a) recess
- b) overhang
- c) canopy
- d) portico
- e) porch

**GROUP B**

- a) clerestory
- b) glass window(s) flanking door
- c) ornamental lighting fixtures
- d) large entry door(s)

**GROUP C**

- a) stone, masonry, or tile paving in entry
- b) ornamental building name or address
- c) pots or planters with flowers
- d) seating

2. Some form of weather protection shall be provided. This can be combined with the method used to achieve visual prominence, above.

Prominent Entrance		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

### Massing (not applicable to Industrial Development)

#### STANDARDS:

1. Buildings shall have a distinct "base" at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. Distinction may also occur through the following:

- Windows
- Architectural details
- Canopies
- Bays
- Overhangs
- Masonry strips and cornice lines

2. The "top" of the building shall emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level stepback, or pitched roofline.

#### GUIDELINES:

1. The "middle" of the building may be made distinct by change in material color, windows, balconies, stepbacks, and signage.

Massing		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		



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## Ground Level Details (not applicable to Industrial Development)

### STANDARDS:

1. Ground-floor, street-facing façades of commercial and mixed use buildings shall incorporate at least 5 of the following elements:
  - Lighting of hanging baskets supported by ornamental brackets
  - Medallions
  - Belt courses
  - Plinths for columns
  - Kickplate for storefront window
  - Projecting sills
  - Tilework
  - Pedestrian scale sign(s) or sign(s) painted on windows
  - Planter box
  - An element not listed here that meets the intent
2. Building façades not facing a street shall incorporate at three of the items listed above.

Ground Level Details		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

## Screening Blank Walls

### STANDARDS:

1. Walls shall have architectural treatment if they are fifty feet in length or more and facing streets, or are visible from residential areas where windows are not provided. Ground-floor, street-facing façades shall incorporate at least four of the following elements:
  - Masonry (not flat concrete block)
  - Concrete or masonry plinth at the wall base
  - Belt courses of a different texture and color
  - Projecting cornice
  - Projecting metal canopy
  - Decorative tilework
  - Trellis with planting
  - Medallions
  - Change of paint color
  - Opaque or translucent glass
  - Artwork
  - Vertical articulation
  - Lighting fixtures
  - Recesses
  - An architectural element not listed above, as approved, that meets the intent

Screening Blank Walls		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		



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## Recognizing Historical Context

### GUIDELINES:

1. New developments should incorporate architectural elements that reinforce the established character of Snohomish. The following elements could be reflected in new buildings:
  - Materials
  - Window proportions
  - Cornice or canopy lines
  - Roof treatment
  - Colors
2. When rehabilitating existing, historic buildings, property owners are encouraged to follow the Secretary of the Interior's Standards for Rehabilitation (see [www.nps.gov](http://www.nps.gov), and the *Snohomish Historic District Design Standards*).
  - Original details and ornamentation should be retained and preserved, if intact
  - Original details should be exposed and/or repaired, if presently covered
  - Any missing parts of original details should be replaced to match the original in appearance. Remaining pieces or old photos should be used for reference.
3. Proposed buildings which are not adjacent to other buildings having a desirable architectural character, may need to look at contextual elements found elsewhere within the area.

Recognizing Historical Context		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

## SIGN DESIGN

### Integration with Site and Building Design

#### STANDARDS:

1. The design of buildings and sites shall identify locations and maximum sizes for future signs. Multi-tenant buildings and those which could be multi-tenant buildings must submit a sign program depicting the method of sign area allowances.
 

Revisions in the sign program may be submitted for City approval by management of the building. An element of each tenant's sign permit request shall be an explanation of how the sign complies with the sign program, including the building management approval.

As tenants install signs, it is expected that such signs shall be in conformance with an overall sign program that allows for advertising which fits with the architectural character, proportions, and details of the development.
2. Signs shall not project above the roof, parapet, or exterior wall.

Integration with Site & Building Design		SIGN DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		



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## Creativity / Craft and Artistry

### STANDARDS:

1. Internally illuminated signs with changeable letters and numbers (except service station signs), and portable trailer signs with changeable text panels are prohibited.
2. The use of neon tubing to outline a roof or building is not allowed.
3. Digital electronic signs of any kind are not allowed.

### GUIDELINES:

1. Signs should be highly graphic, expressive and individualized.
2. Signs should convey the product or service offered by the business in a bold, graphic form.
3. Projecting signs, supported by ornamental brackets and oriented to pedestrians are strongly encouraged.
4. Neon may be used in an artful way.

Creativity / Craft & Artistry		SIGN DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

## ADDITIONAL STANDARDS FOR COMMERCIAL DISTRICTS

### SITE DESIGN

#### Connections to Adjacent Developments

### STANDARDS:

1. Chain link fence of any type or coating may not be used to separate pedestrians from vehicular traffic, or to define pedestrian walkways.

### GUIDELINES:

1. Pedestrian connections should be clearly defined in a combination of two or more of the following ways:
  - A 6-inch vertical curb in combination with a raised walkway
  - A trellis, special railing, bollards, and/or other architectural features to accent the walkway at key points
  - A continuous landscape area at least 3 feet wide on one or both sides of the walkway, except as walkways cross vehicular traffic lanes (if the walkway abuts a public right-of-way and/or driving aisle, the landscape area shall be between the walkway and the public right-of-way or driving aisle)
2. Pedestrian connections should be reinforced with pedestrian scale lighting, bollard lighting, accent lighting, or a combination thereof.
3. Pedestrian walkways should include clear sight lines to building entrances and should be at least 4 feet wide.

Connections to Adjacent Developments		SITE DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		



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## Common Space

### STANDARDS:

- Each development with 20,000 square feet or more of lot area, or 10,000 square feet or more of building area shall provide at least one common space according to the following formula:

$$1\% \text{ of lot area} + 1\% \text{ of building area} = \text{Minimum Amount of Common Space}$$

The requirement for Common Space will be waived if a development locates its parking area behind the building as close as is practical to the public sidewalk and street frontage.

- Common space shall be visible and accessible from a public sidewalk and should be contiguous and concentrated in one or two locations, rather than scattered in small, unusable portions. Such space should be in close proximity to the main entrance of the building, but other locations may be considered if they are accessible.
- Common space shall be provided in one or more of the following forms:
  - Plaza
  - Green
  - Courtyard
  - Forecourt
  - Sitting Area
  - Widened Sidewalk
  - Rain Garden Stormwater Treatment Area
  - Art or Water Feature
- The amount of area devoted to satisfying this requirement may be deducted from the amount of space otherwise devoted to parking lot landscaping.

### GUIDELINES:

- Developments with less than 20,000 square feet of lot area are encouraged to provide common space.

Common Space		SITE DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

## Plazas, Courtyards, and Seating Areas

### STANDARDS:

- Pedestrian spaces shall be visible and accessible to the public, where provided.
- Plazas, courtyards, and other pedestrian spaces shall include at least three of the following:
  - Special interest planting with a wide range of plant materials, including perennials and flowering shrubs. A minimum of 65% of plant material used shall provide seasonal flower and/or foliage color
  - Pedestrian scale, bollard, or other accent lighting
  - Special paving, such as colored/stained concrete, brick, or other unit paver. The use of LID materials is encouraged, if appropriate
  - Public art with a valuation of at least one-half of 1% of the total construction cost
  - Seating, such as benches, tables, or low seating walls
  - Water feature

Plazas, Courtyards & Seating Areas		SITE DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		



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## Site Furnishings

### STANDARDS:

1. Permanent site furnishings, such as benches, tables, and other pedestrian amenities shall be made of durable, weather-resistant and vandal-resistant materials.
2. Permanent site furnishings shall be consistent with the overall character and appearance of the development.
3. Site furnishings shall not block pedestrian access to main walkways, open space areas and/or building entrances.

### GUIDELINES:

1. Permanent site furnishings, such as benches, tables, bike racks, and other pedestrian amenities are encouraged to be provided at main pedestrian walkways, building entrances, plazas, open space and other pedestrian areas.

Site Furnishings		SITE DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

## BUILDING DESIGN

### Orientation to Street

#### STANDARDS:

1. Buildings, trees, and landscaping shall be predominant, rather than parking lots and free-standing signs.
2. Pedestrian access to the building shall be visually and functionally clear and shall offer a convenient alternative to walking through driveway entrances and exits.

#### GUIDELINES:

1. Storefronts, windows, merchandise, and other aspects of business activity shall be visible from arterial streets.

Orientation to Street		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

### Setbacks

#### GUIDELINES:

1. Commercial buildings should be set as close as possible to the sidewalk.
2. Portions of the buildings should be set as close as possible to the sidewalk or property line (major portions of single buildings should abut the sidewalk; for multi-buildings, one or more should be set to the sidewalk).
3. When a development locates its parking area behind the building and the building as close as is practical to the public sidewalk and street frontage, the requirement for Common Space will be waived.

Setbacks		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		



# CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375

## Weather Protection

### STANDARDS:

1. Canopies or awnings shall be provided for buildings that are adjacent to a public sidewalk. Canopies or awnings shall be at least 5 feet in depth, unless limited by the building code. The vertical dimension shall be at least 8 feet and no more than 12 feet, measured from the underside of a canopy or awning and the sidewalk.
2. Weather protection can be combined with the method used to achieve visual prominence at entrances.
3. Internal illumination (under-lighting) of awnings is not allowed, unless the awning material is opaque. However, pedestrian scale lighting and other down-lighting is allowed beneath awnings.

Weather Protection		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

## Roofline Expression

### STANDARDS:

1. Commercial buildings shall include extended parapets and projecting cornices to create a prominent edge when viewed against the sky. Sloping roof elements are allowed, but not required.

Roofline Expression		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

## Concealing Rooftop Equipment

### STANDARDS:

1. Mechanical equipment shall be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building.
2. Painting equipment, erecting fences, and using mansard-type roofs are not acceptable methods of screening.
3. Communication equipment shall blend in with the design of the roofs, rather than being attached to the roof-deck.

Concealing Rooftop Equipment		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		



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## Expression at Entrances to Large Developments

### GUIDELINES:

1. Developments at intersections should emphasize this unique aspect with two or more of the following methods:
  - Placement of the primary entry
  - Articulation
  - Towers
  - Plazas
  - Distinctive roof forms
  - Other architectural features
  - Landscaping

Expression at Entrances to Large Developments		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		

## Drive-Thru Businesses

### STANDARDS:

1. Drive-thru windows or stacking space/lanes located on the street side of a building shall require screening between the driving lane/drive-thru window and the street.

### GUIDELINES:

1. Drive-thru windows should not be allowed between the building and the street.

Drive-Thru Businesses		BUILDING DESIGN	
Fully Complies	<b>5</b>	<b>SCORE:</b>	<b>COMMENTS (WHAT IS PROPOSED TO MEET STANDARDS?):</b>
Moderately Complies	<b>4</b>		
Neutral	<b>3</b>		
Moderately Inconsistent	<b>2</b>		
Does Not Comply	<b>1</b>		
Not Applicable	<b>0</b>		