
Commentary

33.110.240 A. Additional standards were added to the street facing façade requirements. An additional purpose statement relates to the new standard that limits raised stairways on the front façade of a house

33.110.240.C. The subsection was renamed to differentiate the minimum window requirement from the other standards that were added.

33.110.240 D. Dividing large building facades is consistent with the stated purpose of “preventing large expanses of blank facades along streets.” It incorporates a provision from the community design standards chapter that previously only applied to houses, attached houses, and duplexes in the single dwelling zones that also had a design overlay zone designation.

33.110.240 E. This new standard replaces the main entrance standard that previously applied only to attached houses on new narrow lots. This new standard is more broadly applicable in that it applies to any stairs located on a street facing façade. It limits the number of elevated stairs that can be used to reach an entrance. Additional steps that are built into the grade are allowed. Taller stairs on non-street facing facades are also allowed. The intention is to have a standard that is easier to understand and verify in the field than the previous standard, while limiting long, tall runs of “floating” stairways. This also improves the relationship between the first floor of the dwelling and the surrounding grade.



Houses with long runs of stairs supported by an above grade structure (middle) and ground entry (right)



Stairs on grade plus raised stairs that would be allowed



Example of a second floor entry on the front façade, which would not be allowed

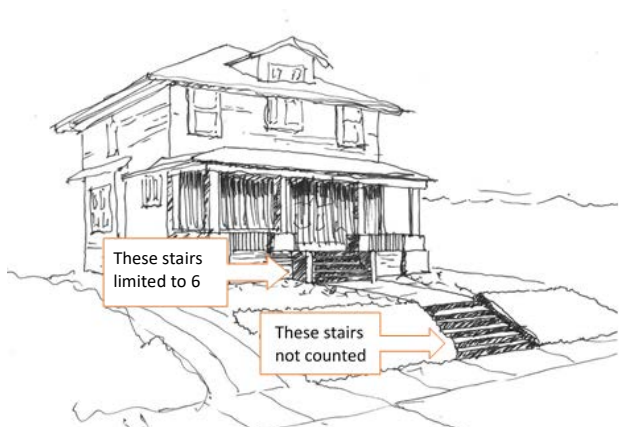


Figure illustrating which stairs are subject to limit

33.110.24033-110.232 Street-Facing Facades in ~~R10 through R2.5~~ Zones

- A. Purpose.** ~~This~~ These standards:
- Together with the main entrance and garage standards, ~~ensure~~ ensures that there is a visual connection between the living area of the residence and the street;
 - Reduce the height of elevated stairways to improve the relationship to the surrounding grade and increase compatibility with existing neighborhood character;
 - Enhance ~~Enhances~~ public safety by allowing people to survey their neighborhood from inside their residences; and
 - Provide ~~Provides~~ a more pleasant pedestrian environment by preventing large expanses of blank facades along streets.
- B. Where ~~the~~ this standards applies.** The standards of this section apply ~~ies~~ ies to houses, attached houses, manufactured homes, and duplexes in the R10 through R2.5 zones. Where a proposal is for an alteration or addition to existing development, the applicant may choose to apply the standard either to the portion being altered or added, or to the entire street-facing facade. Development on flag lots or on lots that slope up or down from the street with an average slope of 20 percent or more are exempt from this standard. In addition, subdivisions and PUDs that received preliminary plan approval between September 9, 1990, and September 9, 1995, are exempt from this standard.
- C. ~~The standard.~~ Windows.** At least 15 percent of the area of each street-facing facade that faces a street lot line must be windows or main entrance doors. Windows used to meet this standard must allow views from the building to the street. Glass block does not meet this standard. Windows in garage doors do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard. To count toward meeting this standard, a door must be at the main entrance and facing a street lot line.
- D. Facade articulation.** The street facing facade of large structures must be divided into smaller areas or planes. When the street facing facade is more than 500 square feet in area, it must be divided into distinct planes of 500 square feet or less. For this standard, areas of a wall that are entirely separated from other wall areas by a projection, such as the porch or a roof over a porch, are also individual building wall planes. This division can be done by:
1. A porch, a dormer that is at least 4 feet wide, or a balcony that is at least 2 feet deep and is accessible from the interior living area;
 2. A bay window that extends at least 2 feet; or
 3. Recessing a section of the facade by at least 2 feet; the recessed section must be at least 6 feet wide.
- E. Exterior stairs.** On any street facing facade, no more than six steps in an exterior stairway may be supported by an above grade structure. All other exterior stairs must be built into the grade. Sites located within the Special Flood Hazard Area are exempt from this standard. See Figure 110-X;