

Only those portions of Chapter 18J.15 that are proposed to be amended or necessary for context are shown. Remainder of text, maps, tables and/or figures is unchanged.

Chapter 18J.15

COUNTYWIDE DESIGN STANDARDS AND GUIDELINES

18J.15.010 Purpose, Applicability and Exemptions.

B. **Applicability.** The standards contained in this Chapter shall apply Countywide. If there is a conflict between a community plan standard and a countywide standard, the community plan standard shall be followed. Each Section in this Chapter contains specific applicability information unique to the design item. Table 18J.15.010-1 below provides a brief applicability summary of the design standard items contained in this Chapter.

Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions		
NOTICE: This Table provides summarized reference information. For detailed and specific language, refer to the Title, Chapter or Section.		
	Applicability	Exemptions
TITLE: Title level applicability and exemption applies to all Chapters and Sections of the Title.		
18J Development Regulations – Design Standards and Guidelines	<ol style="list-style-type: none"> 1. New construction and expansion of buildings, structures, and parking lots. 2. Use permits and expansion of uses, if the underlying project is subject to this Title. 3. Site development activities, if the underlying project is subject to this Title. 4. Site clearing, grading or filling without a proposed principal use. 5. Land Divisions. 	<ol style="list-style-type: none"> 1. Agricultural structures for farming. 2. Utility lines, equipment, and appurtenances, excluding substations and similar facilities. 3. Water dependent uses subject to Title 20 PCC. 4. Two lot single-family short plats, except that significant tree retention, PCC 18J.15.030 F.3., applies. 5. Temporary uses; see Chapter 18A.38 PCC. 6. Interior remodel work. 7. Building maintenance. 8. Portable classrooms on more than 2 acres. 9. Bus shelters, less than 300 square feet. 10. Individual single-family homes, except that special design standards apply in Graham, Gig Harbor or Browns/Dash Point, and significant tree retention of PCC 18J.15.030 F.3. applies.

Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions		
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	Applicability	Exemptions
		11. Sites regulated through a previously adopted site plan or recorded plat. 12. Change of use to outright permitted use with no exterior remodel/outdoor storage. 13. Exempt land divisions; see PCC 18F.10.060.
18J.15 Countywide Design Standards	Countywide. If there is a conflict between a countywide standard and a community plan standard, the community plan standard shall apply.	Title 18J PCC exemptions.
SECTIONS: Section level applicability and exemption applies only to that Section.		
18J.15.015 Site Design	Commercial, industrial, and civic uses and buildings, and residential developments.	Title 18J PCC exemptions.
18J.15.020 Site Clearing	1. Single-family attached (townhouse), multi-family, civic, utility, commercial, industrial, land divisions, and site development permits. 2. Remodels when the improvement value of the remodel is 60 percent or greater.	1. Title 18J PCC exemptions. 2. Animal, crop or forestry production. 3. Proposals which result in the removal of less than 1,000 square feet of native vegetation. 4. Agricultural activities, except for sales and services within ARL and RF, or with an approved Hobby Farm Agreement, or Farm and Agricultural Land pursuant to Chapter 84.34 RCW. 5. Urban residential short subdivisions of 4 lots or less on 1 acre or less. 6. Public roads, paths, bicycle ways, trails, bridges, sewer lines, storm drainage facilities, related critical area mitigation, and other similar public infrastructure.
18J.15.040 Landscape Buffers	Tables 1, 2 and 3 in PCC 18J.15.040 G. establish the buffer level required for each proposed land use.	1. Title 18J PCC exemptions. 2. Existing, legally established, single and two-family dwellings and accessory structures. 3. A single-family dwelling or accessory dwelling unit with a

Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions		
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	Applicability	Exemptions
		land division decision that did not include a landscape buffer requirement. 4. Land divisions which result in 4 or fewer detached single-family dwelling unit lots.
18J.15.050 Street Trees	Both sides of all new roads in urban areas only.	1. Title 18J PCC exemptions. 2. Street tree plantings may be used to meet LID requirements in vegetative strips.
18J.15.060 Infill Compatibility	New residential developments of 5 or more dwelling units proposed adjacent to lots of less than 1 acre in size, built with similar housing type but to a lesser density.	Title 18J PCC exemptions and projects designed according to the Small Lot Design standards of Chapter 18J.17 PCC.
18J.15.070 Noise Attenuating Barriers	Any barrier being built to attenuate noise from a proposed or existing land use.	Title 18J PCC exemptions.
18J.15.080 Off-Street Parking, Pedestrian, Bus, and Bicycle Facilities	1. New parking facilities that accommodate 10 or more vehicles. 2. Ten percent or more expansion to an existing parking lot that accommodates 10 or more vehicles. 3. New residential developments.	Title 18J PCC exemptions.
18J.15.085 Exterior Illumination	1. New residential developments, civic, commercial and industrial uses; and 2. Multi-family, civic, commercial or industrial expansion greater than 60% of the building value, excluding interior improvements.	Title 18J PCC exemptions.
18J.15.090 Parking Lot Landscaping	1. Perimeter parking lot landscaping is required for any portion of a parking lot which is within 20 feet of a right-of-way. 2. Interior parking lot landscaping is required for all new surface parking lots with 10 or more spaces. 3. Drive-through, storage and service areas.	Title 18J PCC exemptions.

Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions		
NOTICE: This Table provides summarized reference information. For detailed and specific language, refer to the Title, Chapter or Section.		
	Applicability	Exemptions
18J.15.100 Plant Lists	Western Washington native and/or drought tolerant plant material shall be used within all required landscape screening, buffers and parking lot landscaping.	Title 18J PCC exemptions. Exceptions: 1. Plants specifically required or prohibited by Title 18E PCC or Title 20 PCC shall supersede this Section. 2. Native plantings are required within natural buffer areas and tree conservation areas.
18J.15.110 Plant Sizes, Soil Amendment, Irrigation	Street trees, landscape buffers, noise attenuating barriers, and parking lot landscaping unless a standard has otherwise been specified in this Chapter.	Title 18J PCC exemptions.
18J.15.120 Plant Installation	Street trees, landscape buffers, replacement trees and parking lot landscaping.	Title 18J PCC exemptions.
18J.15.130 Plant Protection and Maintenance	All vegetation and associated areas required pursuant to this Chapter.	Title 18J PCC exemptions.
18J.15.140 Low Impact Development	Comprehensive LID site design techniques shall be utilized for development within the: 1. RSR zone classification. 2. USRO overlay. 3. Graham and Gig Harbor Open Space Corridors.	Title 18J PCC exemptions.
18J.15.150 Rural Pathways for Civic Uses	Certain new civic uses constructed in the rural areas.	Title 18J PCC exemptions.
18J.15.155 Mechanical Equipment and Outdoor Storage	1. New multi-family developments, civic, commercial and industrial uses; and 2. Multi-family, civic, commercial or industrial remodel or expansion that changes the mechanical equipment or adds outdoor storage.	Title 18J PCC exemptions.
18J.15.160 Dry Sewer Lines	New urban developments proposing to utilize interim on-site septic systems.	Title 18J PCC exemptions.
18J.15.170 Stormwater Facilities	Attached single-family, multi-family, civic, utility, commercial, industrial, land divisions, use	1. Title 18J PCC exemptions. 2. Animal, crop or forestry production or mineral extraction.

Table 18J.15.010-1. Countywide Design Standard Applicability and Exemptions		
NOTICE: This Table provides summarized reference information. For detailed and specific language, refer to the Title, Chapter or Section.		
	Applicability	Exemptions
	permits and site development permits.	3. Plats for 9 or fewer dwelling units.
18J.15.180 Recreational Space/Areas	New residential developments of 31 dwelling units or more.	Title exemptions. Exceptions: 1. Single-family and duplex lots 7,260 square feet in size or larger. 2. Single-family lots located within 2,640 feet of a public park or public school.
The following Sections apply to new development, expansion and conversion of the specific uses.		
18J.15.185	Residential (attached single-family, duplex, triplex, multi-family, nursing home residential care facility)	
18J.15.190	Outdoor Event Facilities	
18J.15.200	Mobile Home Parks	
18J.15.210	Recreational Vehicle Parks	
18J.15.220	Construction and Contractor Facilities	
18J.15.230	Outdoor Stockpiles	
18J.15.240	Solid Waste Handling, Treatment and Storage Facilities	
18J.15.250	Hazardous Waste Treatment and Storage Facility	
18J.15.260	Water Storage Facilities	
18J.15.270	Telecommunication Towers and Wireless Facilities	
18J.15.280	Agritourism	

18J.15.040 Landscape Buffers.

The purpose of this Section is to use landscaping and buffering concepts to promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses. The Section also provides standards that protect property values and property rights, protect critical areas from the impacts of development, promote the use of solar principles in landscape and building design, enhance and define public and private open spaces, promote the preservation of existing vegetation and use of vegetation common to Western Washington, and promote the physical safety of pedestrians and motorists.

G. Tables.

1. **Interpretation of Tables.** Tables 18J.15.040-1 through -3 set forth the required perimeter landscaping buffer based upon proposed use. The tables are arranged in a matrix format. To determine what level of perimeter landscape buffering is required to be installed for a proposed project, follow the procedures below:
 - a. Read down the left-hand column for the use type or use category in which the proposed use would most closely fit. If there are note references associated with the use types/categories, refer to the note descriptions immediately below the table;
 - b. Read across the top of the table to the column containing the use type or use category abutting the property along a certain lot line. If there are note references associated with the use types/categories, refer to the note descriptions immediately below the table;
 - c. Read down the appropriate existing use column to its intersection with the proposed use row to determine the required landscape level. If there are note references associated with the landscape levels, refer to the note descriptions immediately below the table for the appropriate landscape level, e.g., L2; "n/a" means not applicable; and
 - d. Refer back to the text of the Section for details on the landscape levels and other standards. If a use is not listed as proposed or existing on the table, no perimeter landscape buffering as defined in this Section shall be required of that use.

Table 18J.15.040-1: Perimeter Landscape Buffering: Minimum Landscape Levels						
Existing Uses	Detached Single-Family/Two-Family Use Type	Attached Single-Family/Multi-Family Use Type	Mobile Home Parks Use Type	Senior Housing/Nursing Homes Residential Care Facility Use Types	Fraternity and Sorority House/Group Home Use Types	Civic/Utility Use Category
Proposed Uses						
Single-Family/Two-Family Developments		L2 or F1	n/a	L1	L1	L1 (1)
Multi-Family Use Type	L3		L1	L2	L1	L2 (1)
Mobile Home Parks Use Type	L2	L2		n/a	n/a	L2 (1)
Senior Housing/Nursing Homes Residential Care Facility Use Types	L2	L1	L1		L2	L1 (1)
Fraternity Sorority	L2	n/a	n/a	L2		L1 (1)

Table 18J.15.040-1: Perimeter Landscape Buffering: Minimum Landscape Levels						
Existing Uses Proposed Uses	Detached Single-Family/Two-Family Use Type	Attached Single-Family/Multi-Family Use Type	Mobile Home Parks Use Type	Senior Housing/Nursing Homes Residential Care Facility Use Types	Fraternity and Sorority House/Group Home Use Types	Civic/Utility Use Category
House/Group Home Use Types						
Civic/Utility Use Category	(3)	(3)	(3)	(3)	(3)	(3)
Office/Business Use Category	L3	L3	L3	L3	L3	L1 (1)
Resource Use Category	(4)	(4)	(4)	(4)	(4)	(4)
Commercial Use Category	L3	L3	L3	L3	L3	L1 (1)
Industrial Use Category	L3	L3	L3	L3	L3	L1 (1)

Table 18J.15.040-1: Perimeter Landscape Buffering: Minimum Landscape Levels (continued)						
Existing Uses Proposed Uses	Office/Business Use Category	Resource Use Category	Commercial Use Category	Industrial Use Category	Arterials	Rural SR and Highways
Single-Family/Two-Family Developments	L2 or F1	L2 or F1 (2)	L2 or F1	L3 or F1	L3 (5)	L4
Multi-Family Use Type	L2	L2 (2)	L2	L3	L2	L4
Mobile Home Parks Use Type	L2 or F1	L2 or F1 (2)	L2 or F1	L3	L2	L4
Senior Housing/Nursing Home Residential Care Facility Use Types	L2	L2 (2)	L2	L3	L2	L4
Fraternity/Sorority House Use Type	L2 or F1	L2 or F1 (2)	L2 or F1	L3	L2	L4
Civic/Utility Use Category	(3)	(3)	(3)	(3)	(3)	(3)

Table 18J.15.040-1: Perimeter Landscape Buffering: Minimum Landscape Levels (continued)						
Existing Uses Proposed Uses	Office/ Business Use Category	Resource Use Category	Commercial Use Category	Industrial Use Category	Arterials	Rural SR and Highways
Office/Business Use Category		n/a	n/a	n/a	L2	L4
Resource Use Category	(4)	(4)	(4)	(4)	(4)	(4)
Commercial Use Category	n/a	n/a		n/a	L2	L4
Industrial Use Category	L2	n/a	L2		L3	L4

Footnotes:

- (1) This landscape level applies only to the following Civic and Utility Use Types: Administrative Governmental Facilities and Services, Community and Cultural Services, Health Services, Day-Care Center, Education, Postal Services/Transportation (Levels 2 and 3 only), Utility or Public Maintenance Facilities, Public Safety Services, Public Park Facilities (Levels 2 and 3 only), Religious Assembly, Communication or Cellular Facilities, Electrical Facilities, Electrical Generation Facilities, Natural Gas Facilities, Water Supply Facilities, Sewage Collection Facilities and Sewage Treatment Facilities.
- (2) This landscape level applies only to the following Resource Use Types: Agricultural Supply or Product Sales, Agricultural Services, Animal Production, Boarding and Slaughtering, Fish Processing, Hatcheries and Aquaculture, Forestry (Level 2 only), Surface Mines and Crop Production (Level 2 only).
- (3) Refer to Table 18J.15.040-2 for landscape buffering requirements for proposed Civic and Utility Use Types.
- (4) Refer to Table 18J.15.040-3 for landscape buffering requirements for proposed Resource Use Types.
- (5) Not applicable on arterials outside of Community Plan Areas.

Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses					
Existing Uses Proposed Uses	Detached Single- Family/Two- Family Use Types (4)	Attached Single- Family/Multi- Family Use Types (4)	Mobile Home Park Use Type	Senior Housing/Nursing Homes Residential Care Facility Use Types	Fraternity and Sorority House/Group Home Use Types
Administrative Governmental Facilities and Services/Community and Cultural Services/ Health Services Use Types	L3	L3	L3	L3	L3
Day-Care Center Use Type	L3 or F1	L3 or F1	L3 or F1	L3 or F1	L3 or F1
Education Use Type	L2	L2	L2	L2	L1

Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses					
Existing Uses	Detached Single- Family/Two- Family Use Types (4)	Attached Single- Family/Multi- Family Use Types (4)	Mobile Home Park Use Type	Senior Housing/Nursing Homes Residential Care Facility Use Types	Fraternity and Sorority House/Group Home Use Types
Proposed Uses					
Postal Services/ Transportation (Levels 2 and 3 only)/Utility or Public Maintenance Facilities Use Types	L3	L3	L3	L3	L3
Recreation, Non- Profit/ Religious Assembly Use Type	L2 (1)	L2 (1)	L2 (1)	L2 (1)	L2 (1)
Communication or Cellular Facilities/ Electrical Facilities/ Electrical Generation Facilities/Natural Gas Facilities/ Sewage Collection Facilities/ Water Supply Facilities Use Types (6)	L3 (3)	L3 (3)	L3 (3)	L3 (3)	L3 (3)
Stormwater Facilities Use Types (above ground)	L2	L2	L2	L2	L2
Sewage Treatment Facilities Use Types	L3	L3	L3	L3	L3
Organic Waste Processing Facilities/Waste Disposal Facilities/ Waste Transfer Facilities Use Types	(5)	(5)	(5)	(5)	(5)

Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses (continued)							
Existing Uses Proposed Uses	Civic/Utility Use Category	Office/ Business Use Category	Resource Use Category	Commercial Use Category	Industrial Use Category	Arterials	Rural SR and Highways
Administrative Governmental Facilities and Services/Community and Cultural Services/ Health Services Use Types	L1 (2)	n/a	n/a	n/a	n/a	L2	L4
Day-Care Center Use Type	L3 or F1	L3	n/a	L3	L3	L2	L4
Education Use Type	L3 or F1	L1	L1	L1	L3	L2	L4
Postal Services/ Transportation (Levels 2 and 3 only)/Utility or Public Maintenance Facilities Use Types	L1 (2)	n/a	n/a	n/a	n/a	L3	L4
Recreation, Non-Profit/ Religious Assembly Use Types	n/a	n/a	n/a	n/a	n/a	L2	L4
Communication or Cellular Facilities/ Electrical Facilities/ Electrical Generation Facilities/Natural Gas Facilities/ Sewage Collection Facilities/ Water Supply Facilities Use Types (6)	L3 (3)	n/a	n/a	n/a	n/a	L3	L4
Stormwater Facilities Use Types (above ground)	n/a	n/a	n/a	n/a	n/a	L3	L4
Sewage Treatment Facilities Use Types	L3 (2)	L3	n/a	L3	n/a	L3	L4
Organic Waste Processing Facilities/Waste Disposal Facilities/ Waste Transfer Facilities Use Types	(5)	(5)	(5)	(5)	(5)	L3 (5)	L4 (5)

Table 18J.15.040-2: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Civic and Utility Uses (continued)							
Existing Uses Proposed Uses	Civic/Utility Use Category	Office/ Business Use Category	Resource Use Category	Commercial Use Category	Industrial Use Category	Arterials	Rural SR and Highways

Footnotes:

- (1) Landscape level is required only along that portion of an interior lot line where parking spaces or aisles are located less than 15 feet from the interior property line.
- (2) Landscape level is required only if the abutting interior use is of an Education, Recreation, Non-profit, Religious Assembly or Community and Cultural Services Use Type.
- (3) Only the Vegetative Screen or Berm requirements of the L3 Landscape Level are required.
- (4) Buffering requirements for this use type shall include areas of subdivisions set aside for active and passive recreation.
- (5) Refer to Solid/Hazardous Waste Handling Facility standards of PCC 18J.15.240.
- (6) See PCC 18J.15.260 for additional exterior screening standards for water supply facilities.

Table 18J.15.040-3: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Resource Uses					
Existing Uses Proposed Uses	Detached Single- Family/Two- Family Use Types (3)	Attached Single- Family/ Multi-Family Use Types (3)	Mobile Home Park Use Type	Senior Housing/Nursing Homes Residential Care Facility Use Types	Fraternity and Sorority House/Group Home Use Types
Agricultural Product Sales Use Type	L3	L3	L3	L3	L3
Agricultural Supply Sales Use Type	L3	L3	L3	L3	L3
Agricultural Services Use Type	L3	L3	L3	L3	L3
Animal Production, Boarding and Slaughtering (Level 1)/Fish Processing, Hatcheries and Aquaculture Use Types	L2	L2	L2	L2	L2
Animal Production, Boarding and Slaughtering (Level 2)/	L3	L3	L3	L3	L3

Table 18J.15.040-3: Perimeter Landscape Buffering: Minimum Landscape Levels for Proposed Resource Uses					
Existing Uses	Detached Single-Family/Two-Family Use Types (3)	Attached Single-Family/Multi-Family Use Types (3)	Mobile Home Park Use Type	Senior Housing/Nursing Homes/Residential Care Facility Use Types	Fraternity and Sorority House/Group Home Use Types
Forestry (Level 2 only)/Surface Mines Use Types					
Crop Production Use Type (Level 2 only)	L3	L3	L3	L3	L3

18J.15.185 Residential.

A. **Applicability.** This Section applies to new construction and remodels that exceed 60 percent building value as calculated by the International Building Code (IBC):

1. Attached single family;
2. Duplex in zones with a maximum density of 6 dwelling units per acre or less;
3. Multi-family;
4. ~~Nursing home and assisted living facilities~~ Residential Care Facility; and
5. Senior housing, Residential Care Facility, or group home constructed as any of the above.

B. **Exemptions.**

1. ~~Nursing homes and assisted living facilities~~ Residential Care Facilities in non-residential zone classifications; and
2. Multi-family units when located in a commercial mixed use building that are not located on the ground floor.

F. **Standards – Attached Single-Family, Multi-Family, ~~Nursing Home~~ Residential Care Facility.**

1. Attached single-family, multi-family, and ~~nursing home~~ residential care facility structures located adjacent to a parcel developed with an existing single-family residence shall be limited to a maximum of 25 feet in height for a distance of 50 feet from the property boundary of the single-family residential parcel. Thereafter, height may be increased by 1 additional foot for each additional 2 feet of distance from the property boundary (e.g., height may be increased to 30 feet at a distance of 60 feet and 35 feet at a distance of 70 feet).
2. Building façades visible from public rights-of-way and/or other public spaces shall be:
 - a. Articulated with porches, balconies, bays, changes in color, eaves or parapets, or changes in siding materials.
 - (1) Building articulation shall not exceed intervals of 30 feet.
 - (2) Balconies shall be at least 6 feet deep by 8 feet wide.
 - (3) Bay windows must extend at least 1 inch horizontally from the façade of the building.

- b. Wall planes shall not exceed 80 feet in length. Buildings that exceed 80 feet in width along the street front shall be divided by a modulation that is at least 20 percent of the elevation width. Such modulation must be at least 4 feet or deeper and extend through all floors (see Figure 18J.15.185-1).

FIGURE 18J.15.185-1

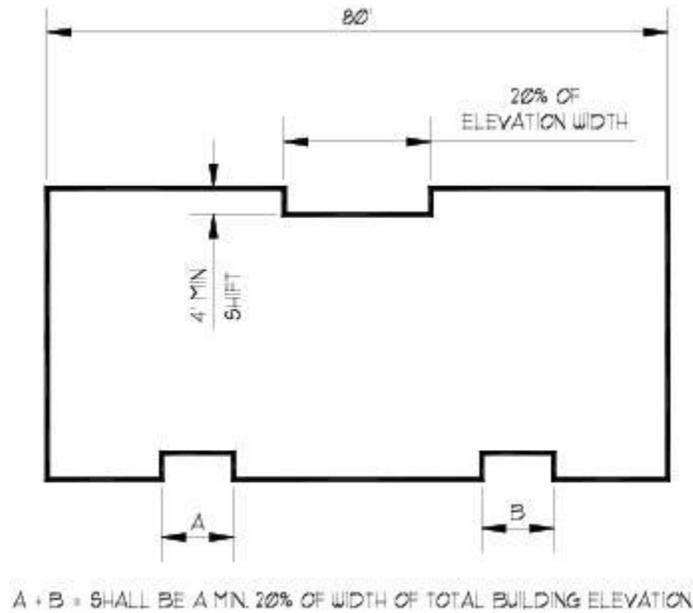
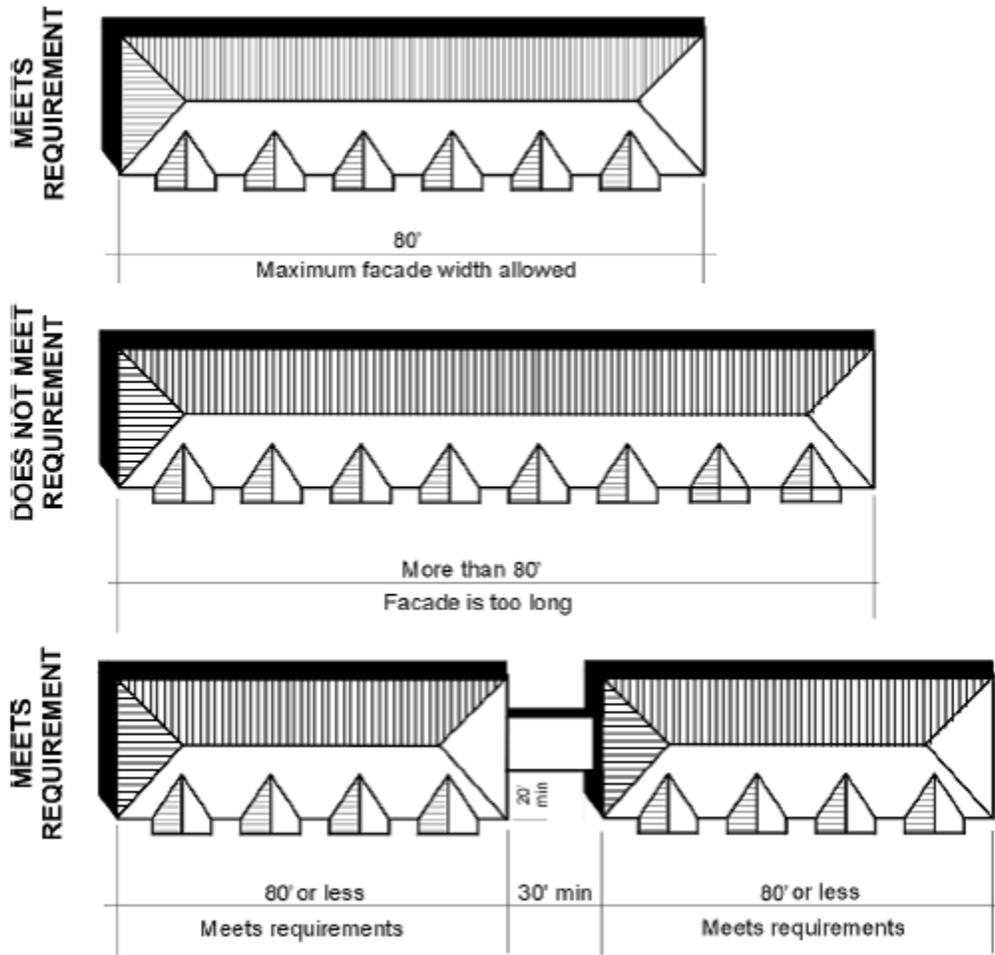


FIGURE 18J.15.185-2

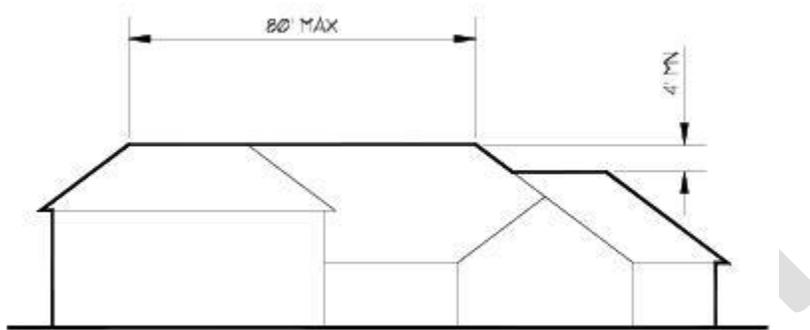


Example: Buildings exceeding 80 feet in width along the street front can be divided by a 30-foot wide modulation of the exterior wall so that the maximum length of a particular facade is 80 feet or less. Such modulation must be at least 20 feet or deeper and extend through all floors.

3. Roofline variation shall be provided to break up the appearance of lengthy or monotonous roof forms. This may be accomplished by stepping back the building on upper floors, or use of dormers, gables, chimneys, or balconies. Where single runs of ridge, cornice, or fascia exceed 50 feet, the following standards shall be met:
 - a. The maximum roof length without variation shall be 50 feet;
 - b. The minimum horizontal or vertical offset shall be 4 feet;
 - c. The minimum variation length shall be 8 feet; and
 - d. Use of one of the following techniques:
 - (1) Vertical off-set in ridge line;
 - (2) Horizontal off-set in ridge line;
 - (3) Variations of roof pitch;
 - (4) Gables; or

- (5) False façades.
4. Mansard, butterfly, dome and flat roofs are prohibited in the Graham Community Plan Area.
5. Weather protection shall be provided over the main building entry – for both common entries in apartment or condominium buildings and primary entries for ground floor units.

FIGURE 18J.15.185-3



6. Create a sense of privacy through the following:
 - a. Locate windows so residents from one unit to the next cannot look directly into another unit;
 - b. Orient and locate units to maximize privacy; and
 - c. Use landscaping and architectural features like trellises to block views of adjacent units.
7. A minimum of 320 square feet of landscaping per ground floor unit shall be provided within 20 feet of the building with no dimension less than 8 feet. See Figure 18J.15.185-4. See also PCC 18J.15.040 and 18J.15.050 for additional planting requirements.

FIGURE 18J.15.185-4

