

Medicine Lake Ordinance Recommendation Committee

Recommendations Adopted by the City Council December of 2018

Contents

I. Recommended Residential Design Guidelines	1
Purpose of Residential Design Guidelines	1
Use of Residential Design Guidelines.....	1
Residential Design Guideline Elements	2
A. Residential Building Design Guidelines:.....	2
B. Residential Site Design Guidelines	4

I. Recommended Residential Design Guidelines

The following residential design guidelines are recommended as a tool kit for considering variance conditions and to guide property owners, designers and other parties in new or substantial reconstruction:

Purpose of Residential Design Guidelines

- Provide direction to residents, builders, designers, and contractors seeking a variance from the City of Medicine Lake zoning standards.
- Communicate expectations and minimize degree of subjectivity

Use of Residential Design Guidelines

- The guidelines will be used by the Zoning Administrator, Planning Commission, and City Council in determining appropriate conditions that can mitigate potential impacts resulting from granting of a variance.
- The guidelines should be used by property owners, architects, and contractors designing residential projects to incorporate appropriate design elements that fit with the neighborhood character.
- The guidelines will be applied as appropriate to the variance being considered. Not all guidelines are expected to be applied to every case.
- If a proposed project or variance does not meet (or is unable to meet) the design guideline, the intent statement for the applicable element of the design guidelines should be used to determine if the proposal complies with the general intent of the applicable guideline.

Residential Design Guideline Elements

These guidelines are organized into two key types (some overlap may occur):

1. Building Design– includes private elements such as window placement, building massing and scale, garage orientation, and materials.
2. Site Design– includes items such as driveway design, landscaping and lighting.

A. Residential Building Design Guidelines:

Window Placement:

The intent of window design guidelines is to promote:

- building facades that have visual interest and intrigue;
- a clear communication of the street side “front” door of the home (to reduce “alley” appearance of Peninsula Road); and,
- a clear and safe community character and experience from the street (more “eyes on the street”).

Guidelines:

1. Encourage windows on all sides of primary structures.
2. Encourage windows on roadway-facing facades of garages.
3. Encourage windows to be of size, proportion, and placement to be in rhythm with the overall design and character of the structures on the site.
 - a. Consider a maximum width of 8-10’ between windows, doors, or material articulation

Building Massing/Scale:

The intent of building massing/scale residential design guidelines is to promote:

- investment that is compatible with neighboring residential structures;
- preservation of the character and integrity of the existing neighborhood; and,
- buildings that limit the ‘canyon’ affect that taller structures can have on the roadway or between adjacent structures.

Guidelines:

1. ***The committee does not recommend allowing second stories within setback areas through the variance process.*** Second stories should meet the required setbacks. However, the committee recognizes that circumstances *may* exist where the test for a variance could be met and a second story expansion in the setback areas is logical. If a variance is requested for a second story, the following guidelines should apply to a second story structure:
 - a. The second story should be stepped back a minimum of 12’ from the front façade of the structure to minimize the height/scale of buildings close to the roadway.

- b. The second story should be of a reduced footprint from the first story footprint.
 - c. Articulation in relief, material, color or form should occur between stories of any structure over one story, and should communicate the base, middle, and top of the structure, as interpreted from all sides of the structure.
2. Ensure the roadway facing elevation is more window, cladding, or gables as opposed to roof exposure.
 - a. Limit roof elevation exposure to 1/3 of the front elevation surface area of the front façade
3. The façade, form, and design should communicate the overall function or program of the adjacent interior space, through material/relief articulation, placement of windows and doors, porches and overhangs.
4. Articulation in relief, material, color or form should occur, as interpreted from all sides of the structure.

Garages and Garage Orientation:

The intent of garage design guidelines is to promote:

- A strong residential character of the street side front yard (less of an alley or maintenance drive appearance and feel)
- A quality pedestrian experience on Peninsula Road

Guidelines:

1. Garage doors should face the side of the lot (not the roadway) where feasible
 - a. garage doors that do face the street should consider glazing, architecturally designed windows or be constructed of high-quality material that is complimentary to the design of the principal structure
 - b. garage doors facing the street should not be the dominant architectural element of the street facing building façade
 - c. attached garages with front facing doors should be set back from the building front where feasible
2. Facades facing the roadway should have windows or material articulation

Architectural Materials:

The intent of the architectural materials guideline is to promote:

- high-quality, durable materials and finishes for the exterior of buildings;
- materials that are compatible with the surrounding structures; and

- material palettes that contribute to the overall experience, integrity, and character of the community of Medicine Lake.

Guidelines:

1. Encourage all structures on the property to have a cohesive or compatible architectural style and color palette on all sides of the structure.
2. Use 2-3 cladding types on the same structure to distinguish between the base, middle, and top of the structure.
3. Encourage high quality, durable, and architecturally pleasing cladding materials on the all sides of the structure.

B. Residential Site Design Guidelines

Driveways and Parking

The intent of residential driveway design guidelines is to promote:

- the retention of surface runoff/drainage;
- a safer pedestrian and travel experience along public streets; and,
- a residential character along Peninsula Road (not an ‘alley’ or maintenance drive appearance).

Guidelines;

1. Driveway widths between the roadway to 35’ setback (landscape zone) should be limited to 20’
 - a. Driveway/pavement widths greater than 20’ within the landscape zone should include permeable pavers in the design of the driveway to allow for greater infiltration.
2. Off street parking areas should be setback from the street side property line and screened with a landscaped area buffering the parking areas from the public right of way.

Landscaping

The intent of landscaping residential design guidelines is to promote:

- a clear definition between the yard and the roadway edge (public vs. private realm);
- a pleasant and comfortable pedestrian experience;
- a residential character along Peninsula Road (not an ‘alley’ or maintenance drive appearance); and,
- management of drainage/surface runoff that helps keep water on site to the maximum extent possible
- buffering or screening of unattractive views

- a sense of scale for the structure.

Guidelines

1. Defined zone from edge of property line to 35' setback from property line should be comprised of landscape features/vegetation as much as feasibly possible.
2. Encourage native and/or pollinator species suitable for the region (drought and flood-tolerant species.)
3. Encourage street trees (large, canopy trees such as maple, oak, honey locust) every 30' along the roadway, to provide a continuous canopy along frontage not constrained by overhead utilities.
4. Encourage screening of detached structures, parking areas in this zone.
5. Encourage thoughtful placement of landscape materials so as to not limit property lake access.

Lighting

The intent of residential lighting design guidelines is to promote:

- dark sky principles including keeping nighttime skies dark, reducing glare, and putting the right amount of light in the right place at the right time; and,
- a residential character along Peninsula Road (not an 'alley' or maintenance drive appearance).

Guidelines;

1. Light sources should not be visible from the public street.
2. Light sources should use a warmer tone light source (less than 3,000 Kelvin) and less blue light.