

City of Sumner

DESIGN AND DEVELOPMENT GUIDELINES

- Central Business District
- Commercial
- Multifamily
- Single-Family
- Industrial

Table of Contents

A. Introduction.....	1
Purpose.....	1
When Do I Need to Comply?	1
Which Set of Guidelines Do I Need to Comply With?	1
How to Use This Document	2
How Are the Guidelines Applied?	2
Definitions	2
B. Definitions	1
1. Central Business District Guidelines.....	1
Contents.....	1
Introduction	1
Applicability.....	1
Relationship to Sumner Municipal Code (SMC).....	1
1.1 Site Design and Parking.....	2
Intent.....	2
Guidelines.....	2
1.2 Building Character and Massing	10
Intent.....	10
Guidelines.....	10
1.3 Building Details and Materials	16
Intent.....	16
Guidelines.....	16
1.4 Streetscape and Landscaping.....	25
Intent.....	25
Guidelines.....	25
2. Commercial Guidelines.....	1
Contents.....	1
Introduction	1
Applicability.....	1
Relationship to Sumner Municipal Code (SMC).....	1
Sumner Urban Design Concept Plan	1
Sumner Town Center Plan	2
District Objectives.....	2
2.1 Site Design and Parking.....	4
Intent.....	4
Guidelines.....	4

Table of Contents

2.2	Pedestrian Access and Amenities.....	14
	Intent.....	14
	Guidelines.....	14
2.3	Building Character and Massing	21
	Intent.....	21
	Guidelines.....	21
2.4	Building Details and Materials.....	29
	Intent.....	29
	Guidelines.....	29
2.5	Streetscape and Landscaping.....	33
	Intent.....	33
	Guidelines.....	33
3.	Multifamily Design Guidelines	1
	Contents.....	1
	Introduction	1
	Applicability.....	1
	Relationship to Sumner Municipal Code (SMC).....	1
3.1	Duplexes	2
	Applicability.....	2
	Intent.....	2
	Guidelines.....	2
3.2	Cottage Housing	4
	Applicability.....	4
	Intent.....	4
	Guidelines.....	4
3.3	Townhouse Guidelines.....	8
	Applicability.....	8
	Intent.....	8
	Guidelines.....	9
3.4	Site Design and Parking.....	13
	Intent.....	13
	Guidelines.....	13
3.5	Pedestrian Access and Amenities.....	19
	Intent.....	19
	Guidelines.....	19
3.6	Building Design	26
	Intent.....	26
	Guidelines.....	26
3.7	Building Details and Materials.....	31
	Intent.....	31
	Guidelines.....	31
3.8	Landscaping and Screening.....	35
	Intent.....	35
	Guidelines.....	35

4. Single-Family & Duplex Guidelines 1

 Contents 1

 Introduction 1

 Applicability..... 1

 Relationship to Sumner Municipal Code (SMC)..... 1

 4.1 Detached Single-Family Dwellings..... 2

 Applicability..... 2

 Intent..... 2

 Guidelines..... 2

 4.2 Accessory Dwelling Units (ADU) 5

 Applicability..... 5

 Intent..... 5

 Guidelines..... 5

 4.3 Subdivision Design 7

 Applicability..... 7

 Intent..... 7

 4.4 Building Design 12

 Applicability..... 12

 Intent..... 12

 Guidelines..... 12

5. Industrial Guidelines 1

 Contents 1

 Applicability 1

 5.1 Site Design and Parking..... 2

 Intent..... 2

 Guidelines..... 2

 5.2 Building Design 5

 Applicability..... 5

 Intent..... 5

 Guidelines..... 5

 5.4 Landscape Design..... 6

 Applicability..... 6

 Intent..... 6

 Guidelines..... 6

Table of Contents