

18.20.120 High-tech light industrial – HTLI zone table.

Zone Intent: Increase opportunities for new primary employment and local economic diversity by creating new districts for high-tech light industrial use within the existing urban fabric where services and transportation are available.

Permitted Uses	Size Limitations	General Development Standards					
		Maximum Height	Minimum Front Yard	Minimum Side/Rear Yard	Maximum Lot Coverage	Required Parking	Site Requirements
High-Tech Research and Development (including fabrication and assembly)	None	50'	10'	Side: 20' but 50' if adjacent to R zone	As determined to meet stormwater management (Chapter 13.104S MC), parking, and landscape requirements (Chapter 18.22 SM	Depends on use and facility (see Chapter 18.48S MC)	Site plan per Chapter 18.22 S MC and design review per Chapter 18.24 S MC Fencing per SMC 18.24.140
Education/Training Facilities, Vocational				Rear: 20' but 50' if adjacent to R zone			
Retail/Service (see note)	10% of total development (see note)			Major: same as above Minor: 10' but 20' if			
Public Facilities and Services	None						

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General Development Standards							
Permitted Uses	Size Limitations	Maximum Height	Minimum Front Yard	Minimum Side/Rear Yard	Maximum Lot Coverage	Required Parking	Site Requirements
				adjacent to R zone			
Communication Facilities/Towers (see Chapter 18.61 SMC for wireless communications)		< 65'		1.5 times the height of a tower, antenna, or dish		None	Fencing per SMC 18.24.140

~~Accessory Uses and Structures: See Chapter 18.59 SMC~~

~~Conditional Uses:~~
Major: public facilities, major; towers, antennas 65 feet or more (including amateur radio) and supporting structures (other than wireless communications facilities)
Minor: public facilities, minor

~~Notes: Warehouse, wholesale, and distribution; day care; and professional offices are allowed incidental activities if accessory to a primary use. Retail and services are only permitted as part of master-planned development as a dependent convenience use to on-site personnel. These tables are intended to replace zoning and bulk and~~

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		Maximum Height	Minimum Front Yard	Minimum Side/Rear Yard	Maximum Lot Coverage	Required Parking	Site Requirements

~~dimensional standards only. References to other SMC titles or chapters are for illustrative purposes only. Specific requirements may vary and depend upon the project submitted.~~

(Ord. 2017-012 § 1 (Exh. A))

18.20.140 Economic opportunity area – EOA zone table.

~~Zone Intent: Provide opportunity to utilize large, underdeveloped or vacant lands with good access to transportation and infrastructure as venues to expand and diversify the city’s economic base and increase the number and range of living-wage jobs, including in mixed-use development.~~

Permitted Uses	Size Limitations	General Development Standards					
		Maximum Height	Front Yard Setbacks	Minimum Side/Rear Yard	Maximum Lot Coverage	Required Parking	Site Requirements

~~**Note:** This zone classification is subject to the master planned zone classification and procedures of SMC 18.30.035(A) that specify that until a subarea plan is adopted for an EOA, the provisions of SMC 18.20.050 apply.~~

~~These tables are intended to replace zoning and bulk and dimensional standards only. References to other SMC titles or chapters are for illustrative purposes only. Specific requirements may vary and depend upon the project submitted.~~

(Ord. 2017-012 § 1 (Exh. A))

~~18.22.030 Sidewalks.~~

~~Sidewalks shall be established consistent with the following standards:~~

~~A. Sidewalks To Be Constructed in Commercial and Mixed Use Districts. If the street grade has been previously approved by the public works director, or if the curbs and gutters are currently in place along the access road abutting the subject property, then any new construction or remodel of the primary structure of that property for all uses permitted within any commercial or mixed use district shall require the property owner to provide and fully develop sidewalks along the entire frontage of the subject property in compliance with the sidewalk construction standards of this chapter prior to issuance of a building permit for said construction.~~

~~B. Minimum Sidewalk Development Standards. Sidewalks shall be established consistent with adopted City of Sequim Streetscape Standards. The standards contained within SMC Title 17, Subdivisions, and the Public Works Handbook and/or to match existing adjacent sidewalks. Where sidewalk depths are inconsistent a transition area shall be provided to avoid hazardous conditions. (Ord. 97-019 § 4, Exh. B) (Replaced by 18.33.050(C).~~

~~18.24.100 Materials.~~

~~B. Standards.~~

~~1. Predominant exterior building materials shall be constructed with high quality materials such as:~~

- ~~a. Brick masonry;~~
- ~~b. Wood, large timbers;~~
- ~~c. Sandstone;~~
- ~~d. River rock and other native stone;~~
- ~~e. Tinted, textured, concrete masonry units;~~

~~f. Recycled and ecologically friendly materials;~~

~~g. Transparency elements such as windows and frames, showcases, skylights, and display windows;~~

~~h. Architectural metal panels, sheets, and beams.~~

~~2. Siding materials are limited to horizontal lap siding (of any lap design) made of wood or of cement-like materials; shingles made of cedar or cement-like materials; board and batten (or panels with similarly spaced battens); and brick, stone (real or cultured), nonscored, or split-faced block (CMU).~~

~~3. Stucco, tile, terra cotta concrete, spandrel glass, corrugated metal panels and ground-faced or scored concrete block may be used as accent materials on commercial, mixed-use and/or multifamily projects, not to exceed 20 percent of any given facade. Standing-seam metal siding with separately attached battens (with proportions similar to board and batten siding) may be used in gables only, or on up to 20 percent of any given facade.~~

~~4. No unscreened facades visible from public streets and pathways shall include the following:~~

~~a. Smooth-faced concrete block;~~

~~b. Smooth-faced tilt-up concrete panels;~~

~~c. Smooth-faced prefabricated steel panels;~~

~~d. Prefabricated manufactured or modular units.~~

~~5. Blank walls shall not be allowed in any ground-level building wall abutting any form of public walkways or streets except as required for the structural integrity of the building. Buildings should be provided with a distinct "base" through the use of materials, texture or massing.~~

~~6. Buildings shall provide generous amounts of windows, skylights, or similar natural light-producing products to create ground floors with a "transparent" quality and to enhance the use of natural light and reduce energy consumption. No window or door shall consist of polished (mirrored) or highly reflective colored glass. (Ord. 2013-011 § 1 (Exh. A); Ord. 2009-011 § 2 (Exh. B); Ord. 2008-007 § 2; Ord. 2003-018 § 1)_(Replaces 18.24.100 (B)~~

~~18.24.050 Facades, exterior walls and entryways.~~

~~A. Guideline. Facades should provide visual interest, identity, character and scale that will be consistent with the community's Visioning Report dated September 16, 1993. The intent is to create an environment human in scale where structures blend into the totality of the completed complex or neighborhood. The entire site should have an overall pleasing effect with the structures being responsible to the environment.~~

~~Entryway design elements should provide visual equity and employ enhanced aesthetic character to the building. The standards identify desirable entryway design features. Entrances should coordinate with pedestrian networking and public connectivity to and through the site and neighboring sites.~~

~~All facades of a building abutting public ways, such as but not limited to streets, sidewalks, and pathways, should be of a pleasing character appropriate to the pedestrian scale.~~

~~B. Standards:~~

~~1. Facades greater than 50 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 50 horizontal feet.~~

~~2. Facades that face public streets or provide primary access to the building's site shall have a variety of architectural treatments along no less than 60 percent of their horizontal length. Facades, exterior walls and entryways not facing public streets or providing primary access to the building site shall provide consistent architectural treatment.~~

~~3. All building facades visible to residentially zoned properties and/or public streets shall comply with the requirements of SMC 18.24.130 (Landscaping and buffering) and these standards and guidelines.~~

~~4. Facades that face public streets or provide primary access to the building's site shall have clearly defined, highly visible customer entrances featuring no fewer than three of the following:~~

- ~~a. Canopies or porticoes;~~
- ~~b. Overhangs;~~
- ~~c. Recesses/projections;~~
- ~~d. Arcades;~~
- ~~e. Raised and projected cornices;~~

f. ~~Peaked roof forms;~~

g. ~~Arches;~~

h. ~~Outdoor patios or community spaces;~~

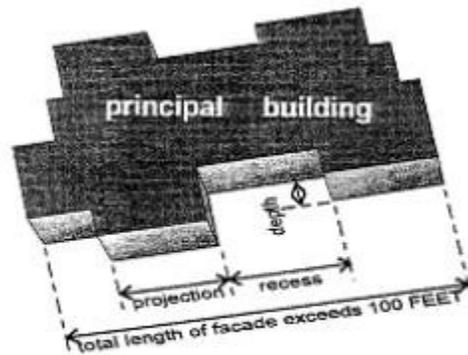
i. ~~Display windows;~~

j. ~~Architectural details such as tile work and moldings which are integrated into the building structure and design;~~

k. ~~Integral planters that incorporate landscaped areas and/or places for sitting;~~

l. ~~Balconies.~~

5. ~~Blank walls shall not be allowed in any ground-level building wall abutting public sidewalks/walkways and streets, except as required for the structural integrity of the building.~~



projections / recesses shall comprise at least 20% of facade length with a minimum depth of 3% of facade length

Figure 1



Animating features such as these must total 60% of total facade length for any facade abutting a public street

18.24.120 Colors.

A. Guideline. Color is an important and dominant aspect of building design. When selecting colors, consider how the medium can emphasize different materials and levels of detail to a building.

B. Standards. A project applicant shall graphically propose a color palette for their project. The palette shall include all the materials/colors proposed for the project, including, but not limited to, field or base color(s), trim colors, accent colors, and colors of natural materials.

The field or base color is one of the most dominating features of the building; trim colors are used on the building's secondary features, while accent colors can emphasize the finer, more characteristic elements of the building's design. Typically, no more than three distinct colors should be used in one building, but additional colors may be considered if they are close shades of one of the other three colors.

1. Field or Base Colors. When more than one base color is proposed, the hues of each color shall be analogous or next to each other on the paint manufacturer's color wheel. The light/dark values and color saturations of each base color shall be equal; base colors of new construction shall be analogous to existing adjacent structures' base colors. Note: paint manufacturers will be able to assist in the coordination of the various colors as described herein.

2. Trim colors (fascia, cornice, waist, window, door, skirt trim, etc.) are allowed to be in contrast to the base colors but shall have the same light/dark value and color saturation as the base colors, except whites and achromatic gray colors (gray made from black and white only) may be of any light/dark value. For example, the base color might be Spanish green (a light muted green from the blue-yellow family) and the trim color might be maroon (a deep reddish brown from the red-blue family) as long as the two colors complement each other in their brightness and intensity.

3. Accent colors can be of different light/dark values than base or trim colors. Accent colors can be brighter than field or trim colors. Accent colors shall be used with restraint. Appropriate areas for accent colors are those details that might otherwise go unnoticed, such as moldings or molding indentations, medallions, and shadow lines, roof windows and door frames. Doors are also an appropriate location for accent colors.

4. Natural Material Colors. Natural materials such as stones, clay masonries, split faced concrete masonry, cedar and redwood have intrinsically pleasing hues, values and saturations of color. These materials shall not be refinished or painted so as to alter their natural tones (exception: wood siding materials may be stained when the material's character is maintained); when these natural materials are used in combination with painted or stained

~~materials, the painted or stained colors shall be of the same or analogous tones and of similar light/dark values and color saturations.~~

~~5. All applied colors shall have low reflectance and blend well with the surrounding environment.~~

~~6. Prefinished non-natural material colors on premanufactured awnings, canopies, marquees or other assemblies shall not be highly reflective; when primary or secondary colors are proposed they shall have light/dark values and color saturations that match the structure's base color(s).~~

~~7. When roof colors are not in a grey tone (chromatic or achromatic grey) the colors shall have light/dark values and color saturations similar to the structure's base color(s). Color restrictions apply to flat or low-pitched roofs only when the parapet or other screening device does not fully conceal the roofing surface from view. (Ord. 2009-011 § 2 (Exh. B); Ord. 2008-007 § 2) Replaced by 18.24.120(C)~~