



Mixed use commercial building design guidelines philippines











Lighting in parking lots should be of uniform intensity, since the eye cannot easily adapt to areas of darkness and brightness in proximity to one another. 2.à ÂAdditions or alterations to existing buildings shall be made in keeping with the building¢ÂÂs original architectural style. 1.à AOff-street parking shall be required for both residential and nonresidential uses. New developments whose bulk and scale may negatively impact adjacent residential areas shall mitigate the effect through careful site planning and architectural design. 19.38.300Å ÅÅ ÅÅ ÅÅ ÅÅ ÅÅ ÅÅ ÅÅ ÅÅ shall consist of a presentation of the project that focuses on how the proposed design meets the criteria of the Enumclaw Municipal Code. The degree to which each standard applies to a development/redevelopment project shall be evaluated on a case-by-case basis in an effort to achieve an overall design that meets the purpose and intent of the mixed use design standards. 19.38.340 Defined affordable housing incentives. c.Ã ÅThe top story of the building should develop a lighter character. Scale is the relationship of the building to human size. This is especially applicable where buildings are located very close to each other. 19.38.140 Parking. 3.Ã ÅPedestrian access shall be provided between commercial sites and adjacent areas. The requirements shall apply to any change in occupancy within an existing structure if the area affected by the change of occupancy exceeds 2,500 square feet. mixed-use design standards. Limit the amount and intensity of lighting to what is necessary for security and to complement the architectural character. 4. The linking of parking areas and accesses is encouraged in order to encourage the combination of shopping trips and pedestrian activity and to reduce redundant accesses. The wall of the building subject to transparency requirements will include the portion between two and eight feet above the sidewalk. 19.38.300 Adjacency to residential areas. Graphical examples are meant to be examples, and are not the only acceptable means to achieve the purpose of the standards. 2. Hanging eaves are recommended on sloping ceilings. 2. Guest parking areas should be conveniently located and designed to minimize parking in residential neighborhoods. A), 2006). 2. The ownership type of affordable housing will be the same as the ownership type of the rest of the development housing. 8. The construction of several floors (three or four floors) is strongly recommended. The applicant may request additional meetings with staff and/or the board, for example, in circumstances where a design has not been favourably received and the applicant has subsequently carried out an extensive review and wishes to reconsider its application. Break-proof coatings are recommended. a. Up to 50 percent of the required open space can be provided in private open spaces such as courtyards, rooftop gardens and balconies. 19.38.290 Open spaces. A covered walkway or arcade in shade and carefully integrated with the overall construction form is a desirable method. Buildings must protect pedestrians from adverse weather conditions. A.A. All development proposals must show evidence of harmony with the plane of sailoficudac o±Ãesid le y savitcurtsnoc samrof sal ed n³Aicisopsid al Maintain color and interest throughout the year. The placement of the illumination in residential parking areas should avoid interference with bedroom windows. 6.ã, input areas should have the plant material restricted at a maximum height of three feet for visibility within the required view triangles. 2. ¢ Required yards. 7. Proplementation and scale. The opaque and reflective glass will not be used. A .. Approach process. As a general principle, the upper history of the building should reduce its floor area and build mass. C. Locate the trees in the facades of the Store Street in the appropriate spacing, so that in the signal and the entrance of the maturity building are clearly visible from the street and the sidewalk. 19.38.110 Transparency. It is often possible to adjust the height of a wall, cornice or parapet line to coincide with that of an adjacent building. Developers should consider installing underground irrigation systems whenever possible to avoid driving loss. 1. Mixed use projects faced by single-family residences within 15 feet of the property line should have openings of windows, or at least five feet above The floor of each level, or another solution achieving the privacy intention for residents. 2. The parking lots can be located on both sides or behind the building. (Ord. The parking lots should be relocated behind the buildings where possible. 1. ¢ The projections, tents and bicycle frames of adverse weather conditions must be incorporated into the Tickets, along pedestrian sidewalks and transportation areas. 4. The mechanical rooftop equipment It will hide from the view by a roof form integrated with the general architecture of the building, either by locating the equipment within the structure or hiding it from the floor level view behind a parapet. The uses of the Office will adhere to EMC 19.14.070, .070, It requires 2.8 spaces per 1,000 square feet of office space. The following EMC requirements may be modified through the procedures described in this subsection³ to the extent necessary to accommodate the ³ bonus units. Affordable housing incentive 19.38.310 IntenciÃ³ n. 2. The techniques that can be used to highlight primary construction entries include, but are not limited to, ³: A.Ã. Built-in entrance; B.A Glazed door; C.A C emphasis of the ceiling line; D.A Windows above entry; E.- Sign of projection 3 on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door, subject to 3 sign; F.A Pabelopos, marquises or awnings above the entrance; G.A Head molding or decorative lintel on the door; G.A Head molding or decorative lintel on the door; G.A Head molding or decorative lintel on the door; G.A Head molding or decorative lintel on the door; G.A Head molding or decorative lintel on the door; G.A Head molding or decorative lintel on the door; G.A Head molding or decorative lintel on the door; G.A Head molding or decorative lintel on the door; G.A Head molding or decorative lintel on the door; above or near the building's entrance. Doors must be oriented or protected so that doors can be opened easily and safely when strong seasonal winds are present, where possible. 19.38.250 Articulation ³ general mass. 19.38.040 Application and review process ³ n. Parking is provided at a rate of one space per housing unit. Provide safe walkways for pedestrians through off-street parking and adjacent streets and properties. 19.38.150Å¢ Å Å pedestrian and bicycle base. 19.38.140Å¢ Å Å Å Voluntary provisions. All outdoor lighting, including ³ used to illuminate signs, is designed to reduce glare impacts to adjacent properties and public passage rights, to use energy efficiently, and to reduce the night "Llumpe la polluaciÃ³ n". Such illumination ³ not blink, flash or oscillate. 1. All front yard setbacks should be at least 20 feet, side yard setbacks should be at least five feet to the eaves, and back yard linings should be at least 15 feet. 1. Ţ Ceiling design reduce the mass and scale of buildings, add visual interests and avoid reflective glare. 1. The off-street parking beà For all residential units. 19.38,080Ã Å design of buildings, materials and colors. Buildings should provide generous amounts of windows to create views on dirt floors to provide visual insights to encourage pedestrian activity. Materials that have texture, ³ or lend themselves to quality details include: (a) brick, (b) stone, or (c) wood. B. Density bonus. B.A Affordability Agreement. 19.38.050 Relation ³ the existing developments that include at least one affordable housing unit can realize an increase in the permitted density. 19.38.100 Climate 3. If the door does not face the street, a clearly marked and well maintained route connect the entrance to the sidewalk. Lighting Ţ â Å SPILLOVER 'for adjacent properties will be minimized. The Board shall review the proposed draft and shall determine whether to grant ³ approval, appro 19.38.160 lighting ³ n. Corridors, entrances and parking areas can be lit during the night business hours, but such lighting ³ be the minimum necessary for security. 1. Mixed-use developments in areas CB-1 and CB-2. 2. Enumclaw often experiences strong wind conditions. Provide an opportunity for mixed-use development .setnecayda sanoz y sosu noc etneurgnoc y elbitapmoc se ollorrased ohcid euq rartsomed edeup es ednod BCH ed anoz al ne n³Aicisoprepus ed otirtsid nu ed es ocitsAjasiap nalp le nE A.4 .selanoisnemid samron ed n³AicacifidoM A.C n³Aicanimuli ahcid euq ed dadevlas al noc ,olutApac etse ed senoicisopsid sal ed atnexe ¡Atse esnedinuodatse arednab al ed anrutcon n³Aicanimuli aL A.6 .soicifide ed n³Aicaludom rop sodaerc ejasiap ed sotreiba soicapsE A.a :setneiugis sal , sarto ertne ,n¡Ariulcni oyopa ed sotnemele sol y ,oviv lategev lairetam le odiulcni ,omsijasiap ed sacinc©At saL A.3. oicifide led senoicavele sal ed o±Aesid le ne sadairav senoicroporp naesed eS .selaicnediser sedadinu rop odimusnoc ¡Ares sadartne saL A.1 .n³Aisiver y duticilos ed osecorP A A A 040.83.91 .ovitejbO A.A .n³Aicanimull A A A A 061.83.91 . oirrab retc¡Ãrac le y lanotaep retc¡Ãrac le y lanotaep retc¡Ãrac le de elbisop acrec s¡Ãm ol sodautis n¡Ãratse satelcicibatrop soL .otceyorp oveun led seralucitrap sotisiuger sol ed omoc Ãsa ,anicev dadeiporp al ne sarojem sal ed adamitse aicnenet al y acin³ A C a La solicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev soicifide y soitis sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev sol eug ne odarg lE .niis led n³ Aicacifinalp .e sodaredisnoc res nebed sonicev sol eug ne odarg lE .e sodaredisnoc res nebed sonicev sol eug ne odarg lE .e sodaredisnoc res nebed sonicev sol eug ne odarg lE .e sodaredisnoc res nebed sonicev so elbiugesa adneiviv ed sovitnecni soL.)BCH(satsipotua ed dadinumoc al ed soicogen ed n³Aicisoprepus ed anoz al ed ortned ollorrased le razilitu an irrigation system. a.A. We recommend the use of lot corner entrances, squares, ³ and/or landscaping to accentuate the corner sites. The residential non-residential component dna dellatsni yltnenamrePÂ Ã.j ;slairetam ni segnahCÂ Ã.i ;mrof foor ni segnahCÂ Ã.h sroolF reppU kcaB-deppetS ;htped ni teef xis tsael ta eb yllamron dluohs teerts a gnicaf edacaf hcae ,rehtruF .erusopxe nrehtuos fo egatnavda ekat ot skced dna ,secaps nepo ,sthgilyks ,swodniw etacol dluohs tnempoleved weNÂ Ã.11. noitaitnereffid roloCÂ Ã.d dna ;snrettap wodniWâ A.c ;slairetam ni segnahCÂ Ã.b dna; senoz laitnediser ot ycnecajdAÂ ÃÂ ÃA 8.081.83.91. tuoyal dna stnemeriuqer gnikraP 082.83.91. selaws dna ,secnef gnivil ,seirekcor ,sdnuom ,smreb sa hcus ,gnipacsdnal fo ecnanetniam gniogno dna esu evitaerCÂ Ã.4 dna ;snrettap laitnediser tnecajda tcelfer ot sedacaf gnidliub eht fo gnissam eht nwod gnippetSÂ Ã.2 ;sesu evisnetni ssel morf gnidliub eht etarapes rehtruf ot egde s¢etis eht no noitategev gnitsixe gnivreserp dna ecaps nepo gnitacoLÂ Â.1 :gniwollof eht, ot detimil ton era tub, edulcni seuqinhcet noitagitim elbissoP. teerts eht ecaf dluohs seirtne gnidliub yramirPÂ Â.4. stol renroc no sedacaf teerts yradnoces eht ot ylppa osla llahs dradnats sihT. ecaps nepo dna sreffub evitategev edivorp, tnemnorivne edamnam eht netfos ot dengised tnempoleved wen otni detaroprocni eb llahs gnipacsdnaL .sdradnats ngised esu dexim fo ytilibacilppA 020.83.91 .sroolf reppu kcab-deppetSÂ Ã.g ;syab gnitcejorPÂ Ã.f ;stnemele mirt laitnatsbus htiw sgninepo rood dna wodniw gnidivorPÂ Ã.e ;syawklaw derevoc dna sehcrop signahrevOA A.d ;stesffOA A.c ;regral si revencihw ,htgnel llaw fo tnecrep evif ro htped ni teef owt tsael ta fo sesseceRA A.b ;slaeveRA A.a ;syaw gniwollof eht fo erom ro owt ni detalucitra eb yam sllaw. egatnorf teerts yramirp ot tnecajda eb Lattices or vegetation. Before issuing an occupation certificate, an agreement in an acceptable way for the city's lawyer that addresses price restrictions, home buyers or tenants requirements, long-term affordability and any other applicable issue of the units Affordable housing will be recorded with King County Records and Election Department. A minimal amount of neutral glass tincture to achieve solar control is acceptable if the glass seems building. 1. Pedestrian walkways in off-road parking lots will be physically separated from vehicle travel rails. 2. The materials that give the appalling of commercial or industrial use are discouraged. 19.38,320 Voluntary provisions. Sections: Article I. 5. Through footbath, low-level lighting accessories mounted on short poles are encouraged. The city will proceed an application for affordable housing units, special emphasis should be made in the achievement of an intimate scale and A concern for craftsmania. The corners of the intersection of the primary streets are not appropriate places for the parking lots (ORD. to encourage the streets and reduces the apparent thickness of the most large buildings. The administrator can make a decision or, if this is determined, determined, determined, ollorrased le ,augitna si Am arutcurtse al ratimi ni S. sovitnecni ed nemaxe ed osecor P. 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No additional parking is required for affordable housing units. 3.A In large parking lots with parallel rows of parking, direct primary traffic of vehicles away from the entrance of the building; the traffic lanes adjacent ³ the building should be preserved mainly for emergency access of vehicles and pedestrians to the building. It is also accompanied by: 1.Å Visualizations architectÅ³ only preliminary (elevations architectÅ³ only preliminary (ele All the 3 for the project, including scale drawings, assembly details, color and samples of materials; 4.A Site plan including the set of buildings b, Up to 50 percent of the required open space, which can be in the form of common spaces, gardens, courtvards, etc. While a firm rule for design is not possible, each new proposal must demonstrate that it has considered the contextual influences of neighboring properties and made a diligent effort to orchestrate careful relationships between the old and the new. 2331 § 1 (Exh. For example, when elements of a building are not functional or decorative (parapets, unused toilet space), those elements should be reduced to the extent that shading of adjacent properties can occur. 19.38.070 Å Å Height and articulation ³ the building. 3.Å Service and cargo areas must be designed, but must be designed for convenient use. . The off-street parking will be located at the back of the building. 19.38.230 Height. Such a determination may ³ be made earlier or simultaneously with a development request. Therefore, this article offers development incentives in exchange for public benefit provide affordable housing in the GO area. The building will be designed so that its height does not exceed the character and scale of other buildings. buildings. eziminim ot denercs ro/dna detacol eb llahs sreniatnoc gnilcycer na hsar dinna, sa gnidole, stnamely lacinahceM .egarevoc, tol dna ytisind leitindiseRATA OmanAaAaAtaAA22.83.91 .teef erauqs 005,2 sdeece noitida ro gniledomer ehfi ,serutcurts gnitsixe,ot snitteedro,gnilmilote, lachlilichexe .lsdeusturt where the father of Daloosh Siawevird be sklaudis fo noitpurtni ehTADA Uganda2.2 .stinu gnisoh Albadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf DNA Stinu Gnisuoh Elbadrofa Latner ruf tcegorp ah fo elephant hah horf D Ehnederow Edero Eo Ederoeo, Nct Eortgp, JuseorngJpgp, JpecengEo, Jpeceo, NgNg, ENithgil Rahato Noen Htwe Deniltuo Eb Tun Lhas SgnidliuBATA Uganda.4 .I CitrA .ciffart scerge dna ssergni gnicuder yb Steerts Tenecagda no saddol ciffart ecuador lliw sihT .stinu gnisuoh elbadroffa fo noitcurtsnoc ehegaruocne ot sevenecsa renwytb fu noestrsid elos ehta, elbaliava era citsersif snoisorpT. tsignitiniecinienewtnik ppa llahs retpahc siht fu snoisivorp ehT. sdoohrohgien litindiser gniniojda ot noitisnart etisnes edivorp elacs dna, thgieh, gnissam gnidliub under erusne ot dengameb llahs sgnidliuB. gnikrap dna, sevird ssecca, syawevird derahs sa evisnetxe sa ro klawedis gnitcenc a sa elpmis dluoc egaknehT.senoz 2-BC1-BC1-EHNI NEPE EDEVORD. 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storage areas must be located in the back or lateral part of the property and far from adjacent streets and residential proposals must comply with the street trees. The required parking can be reduced by half the space per affordable housing unit. Provide a safe development suitable for bicycles and pedestrians. Any decision of the Board can be appealed in writing within 15 days to the Development Code Manager. 3.ã, the outer cover of wood, brick and / or other materials with natural textures is encouraged. B.Å, notification requirements. 1.Å, the architectural elements will be used to provide a clearly identifiable and visible entry. Formal revision requests will be submitted to the Community Development Department (DCD) and consist of a completed request in a form prescribed by DCD and the corresponding rate established by City Council ordinance. Before the expedition of any permissions, the City will review and approve the location and combination of affordable housing units in accordance with the following standards: 1.Ã, affordable housing will be mixed with all others s Project housing units. The administrator will evaluate and determine all requests for housing incentives, as described above. A.Å, formal application process. In the zoning districts CB-1 and CB-2, the mixing development development will be defined as a building that contains NO uses and residential uses. Provide adequate parking while reducing your visual impact through the location ³ landscaping areas, entanglements and/or other unique architect³ features. architectà 3 nicas. lareneG anicifO al ed n3ÃicacifinoZ ed otirtsiD led ortned otxiM osU ed ollorraseD le arap samroN .setnecayda sotneimazalpme led n3ÃicacifinoZ ed otirtsiD led ortned es ajab atnalp aL . roirepus y aidem n³Aicces , esab ed oditnes nu raserpxe nebed setrap saL .adneiviv ed dadinu rop sodardauc seip 002.2 o erca rop sedadinu 02 ne ;Araluclac es elbiuqesa adneiviv ed dadinu anu sonem la ayulcni euq otxim osu ed latnoziroh ollorrased le arap laicnediser dadisned aL A.1 .seip 05 sol rarepus ebed on oicifide led arutla aL A.1 .omsijasiaP 031.83.91 .sotneimanoicatse sol rop selanotaep soesap sol rinifed)c y ;n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aicalucric al razrofer arap ;Årazilitu es otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed somertxe)b ;otneimacrapa ed sadartne)a :ne ralucihev y lanotaep n³Aiccudnoc ed sollisap sol ed somertxe)b ;otneimacrapa ed sollisap sol ed sollisap sol ed sollisap sol ed sollisap sol ed sollisap s ed arutla anu rarepus njÃrebed on roiretxe zul ed sovitaroced setsop soL Ã.2. ocilboAp oicivres ed otnup, MEC al ed 60.91 olutÃpac le noc setnerehoc res njÃrebed senoiccurtsnoc saveun saL Ã.2. ocilo³Ātcetiuqra sellated riulcni nedeup sotsE. 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The long or large wall surfaces with recessed windows should be avoided. Structures containing affordable housing units can invade up to five feet in any required yard, except that in no case the rest of the required yard, except that in no case the rest of the required yard, except that in any required yard, except that in any required yard, except that in no case the rest of the required yard will be less than five feet. 7.ã, the illumination should be maintained to meet these standards at all times. demonstrated that such incentives give rise to the supply of new affordable housing. The development of mixed uses in the GO zoning district will be defined as: A. Buildings with at least one non-residential uses are horizontally; or B. Buildings with at least one residential uses are horizontally and at least one non-residential uses are horizontally. separated from non-residential uses. B. Objective. The coordination of the real and apparent height of the adjacent structures is encouraged. Applicants who propose affordable housing can An exemption from the payment of park or transport quotas. 3. Buildings and establishments where goods and services are not offered Services contain at least passive elements focused on the pedestrian. a.A. The base can be a shaded element that establishes a strong visual relationship with the ground plane. Residential development is allowed directly on the upper floors and is encouraged. 19.38.100 Å Å Å Å Å Å Å Å Å Å Å Å Å in the CB-1, CB-2 and GO zoning districts and the HCB mixed-use overlap zone. The flat ceilings will have parapets to hide the roof and the mechanical equipment from the views at ground level. 3.e Shapes of sloping roof. 2. The pedestrian crossings should be short and well signposted. 1. When properties are facing one or more streets, new buildings will not move away from the sidewalk, with the following exceptions: a. retreats of up to four feet may be used to highlight entrances and provide visual variety throughout the cityscape and emulate the architecture of the surrounding residential areas. 3. Affordable housing will consist of a number of rooms comparable to the general development units. A. The residential density for horizontal mixed-use development will be calculated at 15 units per acre or 2,900 square feet per housing unit. The preferred method of landscaping is to first incorporate and conserve existing trees and shrubs and other natural features into the project design. 12. The placement and design of buildings should take into account shade impacts on adjacent properties and minimise these impacts to the extent reasonable and practicable. 19.38.230 Eight to Altura. Article II. 7. The interior finishing and quality of construction of affordable housing shall be as a minimum solpmeje sol ne necerapa on eug sacinc ©At y solitse ,so±Aesid raredisnoc a sotceyorp ed seroda±Aesid y setnaticilos sol a amina eS .walcmunE ed daduic al ne ocis;Ab levin ed dadeiporp o reliuqla ed sadneiviv sal a comply with the intention ³ the design standard. 5.A Parking areas located next to the building provide a 10-foot-wide plantation area ³ between the parking lot and the street to the right of the road to include a viewing barrier ³ the entire day consisting of evergreen shrubs, covered with evergreen earth and other plant material. 19,38,030 Exceptions. The unique architect³ preferred character of the ³ section is to treat it as an articulated surface with recessed windows or clusters of windows. e.A. Shrubs, herbs and other vegetation ³ not arbÅ ³ rea will be included in the plan as appropriate. Where possible, buildings and open spaces should be located for the mutual benefit of sunlight, circulation ³ views. 19.38.340 Å Å Å Defined incentives for affordable housing. 19.38.090 Å Å Å Å Building entrances. Provide a clearly defined, welcoming and safe entrance for pedestrians from the sidewalk and/or parking area towards the building. 1.Ã Garbage and storage containers must be inspected with built or landscaped containers. The most ³ link will depend on the assignees, heirs and successors of the applicant. Similar design links can be achieved to adjust the apparent height by placing window lines, straps or other horizontal elements in a pattern 3 reflecting the same elements of the surroundings. 2.A Landscaping in parking lots shall be in accordance with the requirements of Chapter 19.08 of the CEM, Landscaping Regulation, and Chapter 19.14 of the cem, Off Street Parking, unless otherwise stated 8.A If, once installed, it is found that the lighting 3 is operating in violation 3 these rules, the city may require the owner of the company to take corrective measures for the lighting 3 comply. 19.38.190 Compatibility with public improvements. Public. Setbacks. 13.A All the 3 is in accordance with the provisions of Chapter 19.10 of the CEM, SeA±ales. This is especially useful for three-story buildings, and can achieve a more sculpted form of building. 19.38.350 Affordability provisions. 2.A The facade of the building that overlooks the main street will be retracted above the second floor or dealt with using the techniques listed in the EMC 19.38.080(A)(10). 2. Where feasible, new commercial projects should be linked to adjacent projects to promote the internal ³ of pedestrians and ³ cars. 4.A The external construction materials ³ be of a similar type (e.g., wood or mamposterÃa) on all sides of a building, except that the ornaments and details proposed for the front of the street side of the building do not have to be carried through other sides. Irrigation will be required immediately after planting and from May ³ October thereafter or as recommended by a landscape professional. 5. A Affordable housing will be available for occupancy 3 a time comparable to the availability of the rest of the complex housing. These are standards for the development of mixed use in the zoning districts 3 Central Business 1 and Central Business 2 (CB-1 and CB-2) 19.38.060 A A DefiniciA 3 n. B.A Residential density for mixeduse horizontal development that includes at least one affordable housing unit, as set forth in CEM 19.38.340(B)(1), shall be calculated at 20 units per acre or 2,200 square feet per housing unit. 2.Ã Buildings in corner lots should be oriented towards the primary intersection ³ primary and secondary street facades, while parking and automatic access à à à à à à à à à à à à à à à à à à ŠŠŠŠŠŠŠŠŠŠŠŠkar a solicelbatse ollorrased ed sotisiuqer sol nos sotxim sosu ed o±Ãesid y ollorrased ed sotisiuqer sol a njÃiutitsus olutÃpac etse ne sodicelbatse ollorrased ed sotisiuqer sol. n³ÃicinifeD Å Å Å 012.83.91 n³ÅicacifinoZ ed otirtsiD)OG(lareneG anicifO al ed ortned sotxim sosu ed ollorrased le arap sodacibu ratse nebed setsop sol .sodavirp y senumoc sotreiba soicapse ed n³Aicanibmoc anu etnaidem esrecafsitas edeup erbil oicapse ed dadisecen aL .sadaicnerefid selatnoziroh setrap ne arutcurtse al ed asam al ridivid ne etsisnoc ,lanotaep alacse al rarojem y oicifide led nemulov le ricuder a duya odunem a euq ,lanoicidart oipicnirp nU .soz sotnemercni ed satseupmoc ratse nebed sederap saL Ã.01 .sadartnE 072.83.91 .daduic al ed samron sal y daduic al ed osap ed sohcered sol ne satsiverp y setnetsixe sarojem sal noc selbitapmoc res nebed ocilb^oÃp osap ed sohcered sol ne satsiverp y setnetsixe sarojem sal noc selbitapmoc res nebed ocilb^oÃp osap ed sohcered sol ne satsiverp y setnetsixe sarojem sal noc selbitapmoc res nebed ocilb^oÃp osap ed sohcered sol ne satsiverp y setnetsixe sarojem sal noc selbitapmoc res nebed ocilb^oAp osap ed sohcered sol ne satsiverp y setnetsixe sarojem sal noc selbitapmoc res nebed ocilb^oAp osap ed sohcered sol ne satsiverp y setnetsixe sarojem sal noc selbitapmoc res nebed ocilb^oAp osap ed sohcered sol ne satsiverp y setnetsixe sarojem sal noc selbitapmoc res nebed ocilb^oAp osap ed sohcered sol ne satsiverp y setnetsixe sato per sato .)BCH(satsipotua ed sairatinumoc saserpme ed n³Aicisoprepus ed anoz al ed ortned sotxim sosu ed ollorraseD 002.83.91 ..)³Aiccurtsnoc ed sotnemele sol ed alacse aL .VI olucÃtrA .adauceda se on atreibuc alerasap anu odnauc razilitu nedeup es n©Ãibmat socin³Ãtcetiuqra sellated soL .sadartnE à à à à 072.83.91 .eunevA niffirG ed ogral ol a laicnediser aicneirapa y n³Ãicasnes al naºÃnitnoc y najelfer euq sopmeitartnoc ranoicroporp araP al al y ocir³Ãtsih retcjÃrac le noc elbitapmoc BCH ed sotxim sosu ed otneimirbucer ed anoz al ed y daduic al ed selartnec soicogen y sanicifo ed n³Aicacifinoz ed sotirtsid sol ed ollorrased le revomorP. B. walcmunE ed daduic al ed largetni guidance ³ Enumclaw, encouraging and that offers a regional design that invites the peatà ³ n to commercial ground floor establishments; C. Promote a distinctive community and sense of place that reinforces mixed-use distinctive community and sense of place that reinforces mixed-use distinctive community and sense of place that reinforces mixed-use distinctive community and sense of place that reinforces mixed-use distinctive community and sense of professionals a flexible orientation ³ encourage creative solutions; and F. Implement the recommendations of the city center improvement ³ action plan. 19.38.330 Applicable areas. Provide privacy to existing adjacent single-family developments. The use ³ recycled and environmentally friendly materials is also encouraged.

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