

Chapter 18.35**RESIDENTIAL MULTIFAMILY – MEDIUM DENSITY (RMM)****~~18.35.130 Design Review Committee established.~~**

~~The EAGLE Board, as established by FMC 14.05.015, shall act as the Multifamily Design Review Committee and will convene periodically for the purposes described by this chapter, subject to the bylaws of the EAGLE Board.~~

~~18.35.140 Design requirements.~~**~~A.—Design Process.~~**

- ~~1.—The City of Ferndale has identified the following prescriptive design methods of residential construction. Unless otherwise noted, each of these methods may be utilized on a variety of housing forms and is not limited to the specific housing form shown.~~
- ~~2.—Provided, that the applicant can demonstrate to the satisfaction of the Community Development Director that the basic goals associated with each design have been met, the application may be approved administratively.~~
- ~~3.—Should the applicant propose an alternative design, or if either the applicant or the Community Development Director believes that the design does not address the basic goals associated with a specific design, the Design Review Committee established by FMC 18.35.130 shall be convened.~~
- ~~4.—When evaluating designs, City staff shall seek to verify that the following goals have been achieved:~~
 - ~~a.—Overall design and design elements are functional and are of a sufficient size, type and location where they could be reasonably used for their intended purpose.~~
 - ~~b.—Overall design and design elements contribute to safety, provide recreation opportunities on-site or provide reasonable connectivity to public recreation opportunities off-site.~~
 - ~~c.—The development is comprehensively designed in a manner that places landscaping, infrastructure, and buildings in logical and efficient locations.~~
 - ~~d.—The maintenance of sites and individual units can be accomplished in a cost-effective manner for the reasonable lifespan of the development, which does not substantially increase the cost of living.~~

18.35.150 Design intent.

- A. The intent of this section is to provide applicants within the RMM zone significant flexibility in design while establishing basic mandatory parameters (or goals) that must

be adhered to. The prescriptive designs included in this chapter are intended as reference points, and the City has intentionally avoided establishing design requirements which depend upon a specific number or type of design elements (i.e., minimum or maximum roof pitch angles, maximum facade areas, etc.), in order to ensure that all design elements that are proposed are functional.

B. Compliance with the design requirements described below is mandatory; however, the inclusion of specific design elements may vary from project to project based on the overall design concept proposed by the applicant. Images included in this chapter are intended as examples only, and shall not be interpreted as a design template.

C. In evaluating design compliance, City staff shall consider project narratives and proposed construction documents provided by the applicant which describe in detail the approach the applicant proposes to achieve the standards of this section. In those cases when the applicant believes that it is impossible or impractical to achieve full compliance, the applicant shall be required to demonstrate, in writing, how compliance cannot be achieved and to propose alternatives that meet the purpose and intent statement of this chapter, as well as the housing goals and policies contained in the Housing Element of the Ferndale Comprehensive Plan. ~~As per FMC 18.35.130, a Design Review Committee may be convened to evaluate proposals that deviate from the design requirements of this chapter.~~

~~1.—In evaluating design compliance, neither the City nor a Design Review Committee shall consider arguments that design features or amenities should be minimized or eliminated in order to achieve required densities.~~

~~2.—In evaluating design compliance, neither the City nor a Design Review Committee shall consider arguments to reduce essential infrastructure, environmental protection, or parking when the reduction or elimination of such elements could result in increased impacts to public infrastructure or the environment, or when City staff believes that there is a high likelihood that reduction of these elements would shift impacts to other private properties.~~

D. In general, unusable or artificial design elements such as false windows, false porches, false fronts, and similar approaches intended only to gain compliance with the code should not be utilized. However, nothing in this chapter shall be interpreted to mean that such elements are to be prohibited in all cases.

Chapter 18.37

RESIDENTIAL MULTIFAMILY – HIGH (RMH)

~~18.37.140 Design Review Committee established.~~

~~The EAGLE Board, as established by FMC 14.05.015, shall act as the Multifamily Design Review Committee and will convene periodically for the purposes described by this chapter, subject to the bylaws of the EAGLE Board.~~

18.37.150 Design requirements.

A. Design Process.

1. The City of Ferndale has identified the following prescriptive design methods of residential construction. Unless otherwise noted, each of these methods may be utilized on a variety of housing forms and is not limited to the specific housing form shown.

2. Provided, that the applicant can demonstrate to the satisfaction of the Community Development Director that the basic goals associated with each design have been met, the application may be approved administratively.

~~3. Should the applicant propose an alternative design, or if either the applicant or the Community Development Director believes that the design does not address the basic goals associated with a specific design, the Design Review Committee established by FMC 18.35.130 shall be convened.~~

4. When evaluating designs, City staff shall seek to verify that the following goals have been achieved:

- a. Overall design and design elements are functional and are of a sufficient size, type and location where they could be reasonably used for their intended purpose.
- b. Overall design and design elements contribute to safety.
- c. The development is comprehensively designed in a manner that places landscaping, infrastructure, and buildings efficiently.
- d. The maintenance of sites and individual units can be accomplished in a cost-effective manner for the reasonable lifespan of the development, which does not substantially increase the cost of living.

18.37.160 Design intent.

A. The intent of this section is to provide applicants within the RMH zone significant flexibility in design while establishing basic mandatory parameters (or goals) that must be adhered to. The designs included in this chapter are intended as reference points, and the City has intentionally avoided establishing design requirements which depend upon a specific number or type of design elements (i.e., minimum or maximum roof pitch angles, maximum facade areas, etc.), in order to ensure that all design elements that are proposed are functional.

B. Compliance with the design requirements described below is mandatory; however, the inclusion of specific design elements may vary from project to project based on the overall design concept proposed by the applicant. Images included in this chapter are intended as examples only, and shall not be interpreted as a design template.

C. In evaluating design compliance, City staff shall consider proposed construction documents provided by the applicant which describe in detail the approach the applicant

proposes to achieve the standards of this section. In those cases when the applicant believes that it is impossible or impractical to achieve full compliance, the applicant shall be required to demonstrate, in writing, how compliance cannot be achieved and to propose alternatives that meet the purpose and intent statement of this chapter, as well as the housing goals and policies contained in the Housing Element of the Ferndale Comprehensive Plan. ~~As per FMC 18.35.130, a Design Review Committee may be convened to evaluate proposals that deviate from the design requirements of this chapter.~~

~~1.— In evaluating design compliance, neither the City nor a Design Review Committee shall consider arguments that design features or amenities should be minimized or eliminated in order to achieve required densities.~~

~~2.— In evaluating design compliance, neither the City nor a Design Review Committee shall consider arguments to reduce essential infrastructure, environmental protection, or parking when the reduction or elimination of such elements could result in increased impacts to public infrastructure or the environment, or when City staff believes that there is a high likelihood that reduction of these elements would shift impacts to other private properties.~~

D. In general, unusable or artificial design elements such as false windows, false porches, false fronts, and similar approaches intended only to gain compliance with the code should

not be utilized. However, nothing in this chapter shall be interpreted to mean that such elements are to be prohibited in all cases.