



EXECUTIVE SUMMARY – Community Development Committee

CDC Meeting Date:	October 21, 2020	
Name of Agenda Item:	Design Standards Modification / Clarification	
Section of Agenda:	Discussion	
<u>Next Steps Proposed by Staff:</u>	<input type="checkbox"/> Staff revisions <input type="checkbox"/> Return to CDC <input type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Planning Commission <input type="checkbox"/> Other Committees <input type="checkbox"/> Other: _____
		<u>Legal Review:</u>
		<input type="checkbox"/> Completed <input type="checkbox"/> Recommended <input checked="" type="checkbox"/> Not Required
Attachments:		
Summary Statement:		
<p>Last year the City of Lynden updated the Municipal Code with the adoption of Title 19.22. This new section of code is a consolidation of the residential design standards. It also introduced some new standards to residential construction. After the initial year of implementation staff would like to propose some modifications so that the code may serve the community better.</p> <p>These include:</p> <ul style="list-style-type: none"> • LMC 19.22.040(3) regarding roofing material of accessory structures. Revise to allow alternate roofing types on <u>accessory structures</u>. Many residents would like to use metal roofing on accessory structures even if it was not used on the primary structure. Metal roofing material, including exposed fastener can be attractive and does represent an agricultural theme. In addition, there is minimal visibility and will not be a detriment to the neighborhood. • LMC 19.22.040. Clarify to specifically address metal siding on accessory structures. Currently the code states that architectural style of a detached garage, shop, or shed must match the style of the primary structure. This standard was intended to provide flexibility, but additional clarification would be useful. The primary issue has been metal buildings. Staff has gone so far as to say that architectural metal siding may be used as long as it matches the <u>color</u> of the primary residence. Is this a supported interpretation? • LMC 19.22.030 (C)(4). <u>Roofs</u>. The primary roof line must have a minimum 4:12 pitch. Staff would like the Council to reconsider the removal of this requirement. • LMC 19.22.030 (D)(a). <u>Building Elevations and Finishes</u>. Code requires that the same architectural elevation be separated by a minimum of two other homes side by side. In addition, staff recommends that the same elevation may not be constructed directly <u>across the street</u>. 		

- LMC 19.22.030 (E)(2)(b)(2). Decks and Patios. Roof structures covering decks or patios are permitted within the rear setback provided that the structure: Does not come within eighteen feet of the rear property line. Clarification should be included to note that this is measured from the furthest extent of the covering/roof eave.
- LMC 19.22.020 (D). Garage Setbacks from Property Lines. In RS-84, RS-100, RM-1 and RM -2 zones an attached garage may be built as close a seven feet to the side property line provided that the living area side setbacks total twenty-two feet from the building foundation to the property line. Traditionally the City has permitted this flexibility on both RS and RM properties.
- Delete mention of the Senior Overlay in the Pepin Creek Sub-Area.
- General housekeeping including indents and deletions of parenthetical notes.
- Clarify that garden Sheds less than 120 square feet do not require a building permit, however, must be located at least 3-feet from the property line. This setback applies but should be mentioned specifically in this section of code.
- Other revisions?

Recommended Action:

Discussion related to proposed changes of the design standards.