

# **Design Guidelines for R-8SF Urban Single- Family Overlay District**

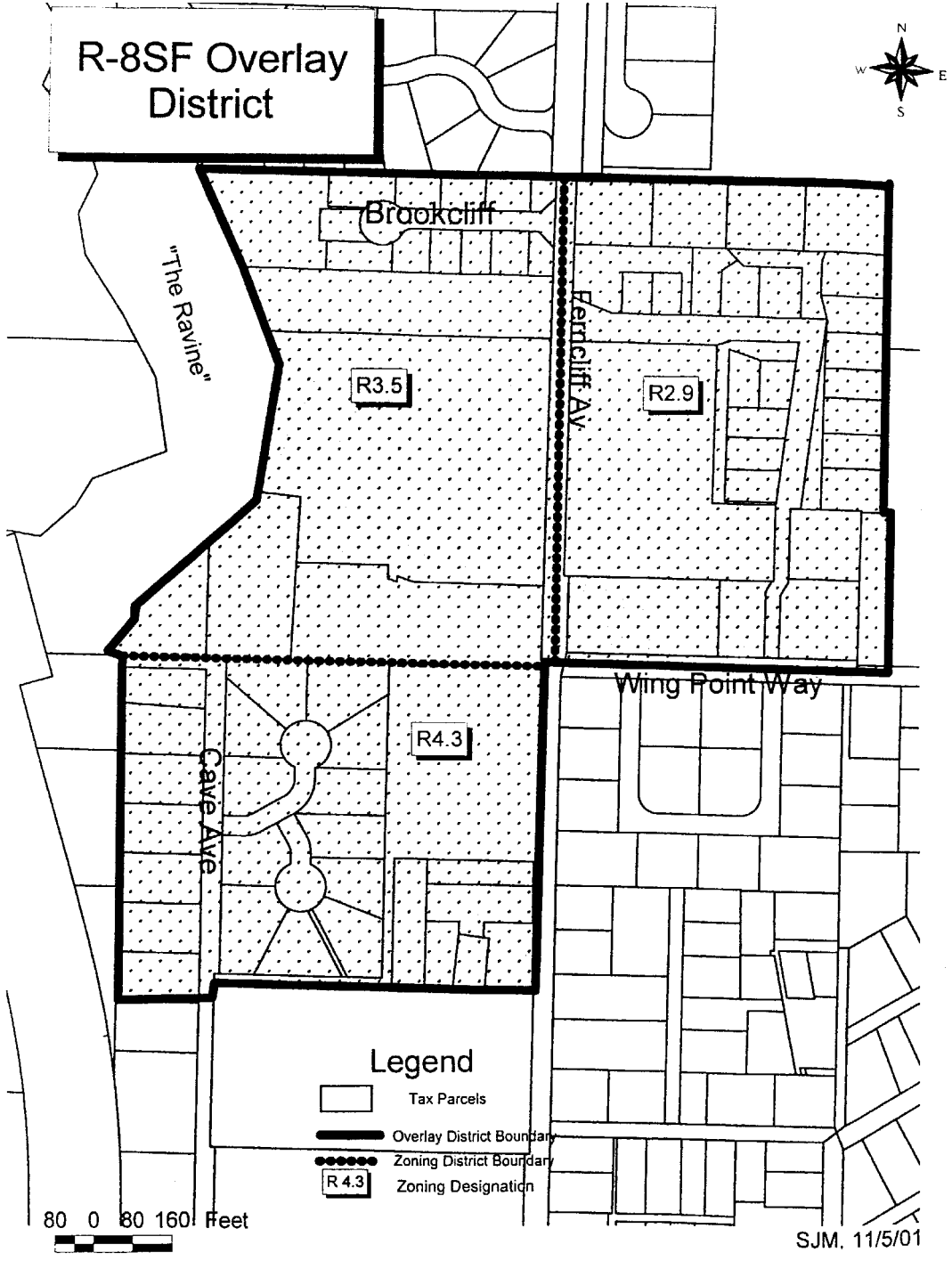


## **Design Guidelines for R-8SF Urban Single-Family Overlay District**

The Winslow Master Plan, adopted as part of the comprehensive plan by the city of Bainbridge Island on May 21, 1998, establishes a new overlay district in an area along Ferncliff Avenue. In this new R-8SF urban single-family overlay district, an increase from existing density to up to eight units per acre would be allowed using the transfer of development rights (TDRs). These design guidelines supplement the R-8 zoning regulations.

The following set of guidelines is to serve as a minimum threshold for development. Application of the guidelines necessitates flexibility so as not to restrict creativity.

Guidelines for the R-8SF urban single-family overlay district are broken down into the following four categories: open space, site design, accessory units and streets.



## **Open Space**

*Intent:*

To enhance the view from Ferncliff.

*Guideline:*

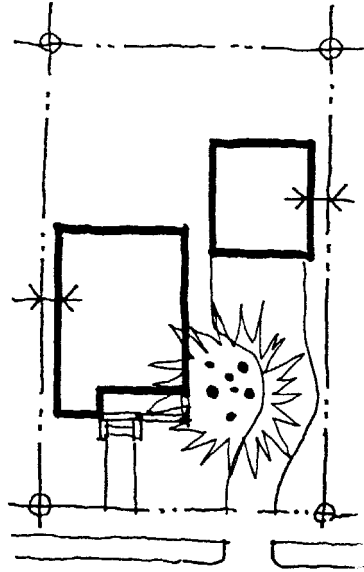
The 40-foot setback from Ferncliff should be kept with indigenous plants as approved by the Bainbridge Island Landscape Code.

*Intent:*

To protect significant tree stands.

*Guideline:*

Encourage retention of tree stands within the 40-foot setback from Ferncliff. Encourage retention of tree stands, where such action does not create a safety hazard, on residential lots and rights-of-way. Allow up to five feet adjustment into the side, rear or front setbacks in order to leave trees on the residential lot.



## Site Design

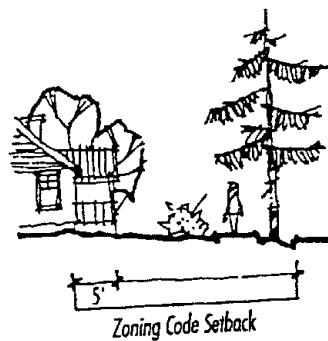
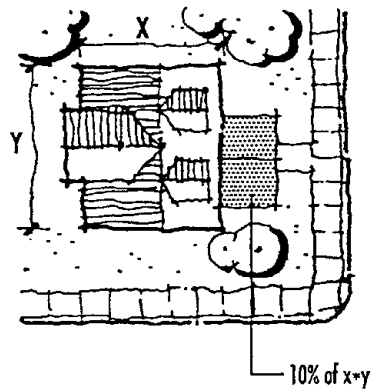
### *Intent:*

To encourage front porches to reflect traditional residential scale.

### *Guidelines:*

Lot coverage limit established in the zoning code may be exceeded by up to 10 percent for front porches on houses and breezeways between the garage and house.

Houses should be set back from the street as prescribed in the zoning code. Porches are allowed in the setback up to five feet. A porch is defined as a roofed space outside the main walls at the entrance which contains at least 60 square feet.



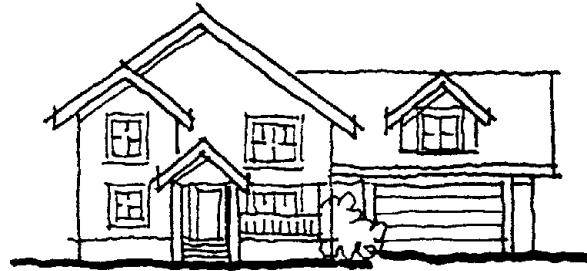
*Intent:*

To minimize the visual impact of garages.

*Guidelines:*

Garages should be sited at the rear of the site, or the side setback and screened from the roadway. At a minimum, the garage should be set back or recessed from the front of the house.

A reduction to a minimum of a five-foot rear setback for a detached garage is consistent with these guidelines.

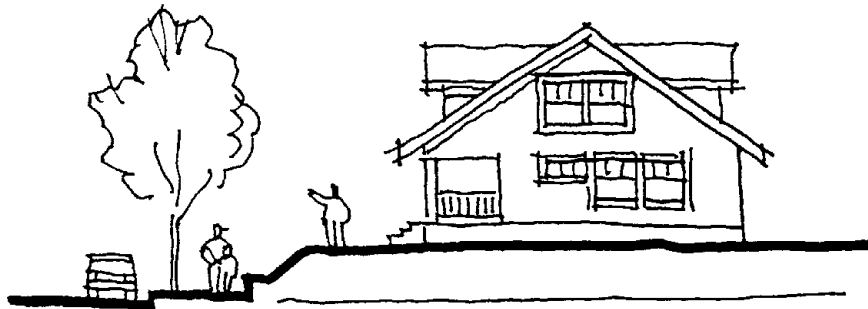


*Intent:*

To minimize the impact on the natural environment, and provide another layer of semi-private space, similar to porches.

*Guideline:*

Where the existing grade of a lot is naturally terraced (raised) above the street level, building the house at that level is encouraged.

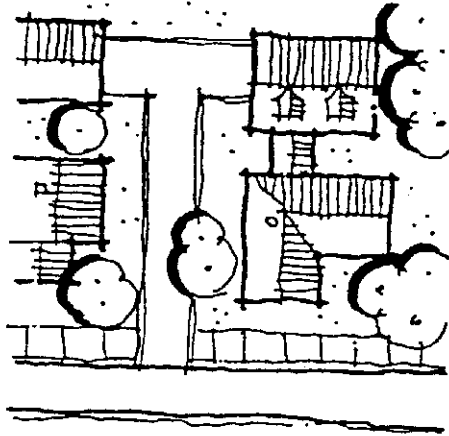


*Intent:*

To minimize curb cuts on the roadways.

*Guideline:*

Shared driveways or alleys are encouraged especially on small lots under 7,000 square feet. Driveway width should not exceed 12 feet.



## Accessory Units

*Intent:*

To make structures built very close to each other on the same lot or remodels that add accessory units to the principal structure appear complimentary.

*Guideline:*

Accessory units should be generally consistent with the architecture of the principal structure. Consistency of design includes use of the same or compatible siding, roofing, trim, roof pitch, window orientation, and colors.



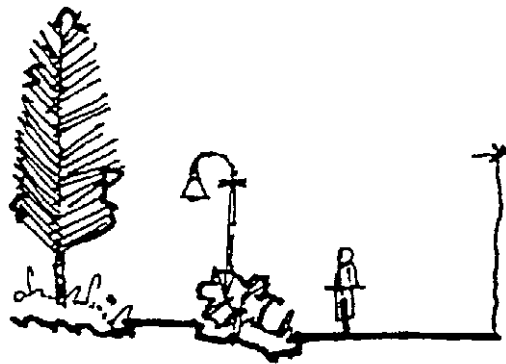
## Streets

*Intent:*

To minimize spill-over lighting.

*Guideline:*

Lighting on sites or along the roadway should be shielded downward, and be pedestrian scale. Such lighting shall also comply with other city lighting regulations. No light stands should exceed 12 feet in height.



*Intent:*

To promote variety, avoid a subdivision look to the streetscape, and enhance the human scale of the street.

*Guideline:*

Residential streets should be gracefully curved and the paved width should be about 20 feet wide.

