CITY OF MOUNTLAKE TERRACE

Transitional District Areas Design Standards
BUILDING DESIGN CHECKLIST

Project Name: _____

Address: _____

Permit No. _____

Reviewed by: _____

Date: _____

BUILDING DESIGN

MINIMUM STANDARD	PROJECT STANDARD
	Applicant's Responses
Building Design (Page 14)[1]	
1. Townhome units shall be clearly identifiable as individual residences by a change in materials, color, or articulation, or by architectural features, that makes each townhome distinctive in appearance.	
2. Townhomes shall be designed to include a mixture and combination of elements, including but not limited to, the following. a. siding or material variations and details b. architectural features c. roof lines d. color changes e. recesses and/or cantilevers f. balconies/decks g. other features as approved by the Director to meet the intent of this section.	
3. Either vertical and/or horizontal articulation shall be provided.	
Backsides and Blank Walls (Page 15)	
1. Any side of a building facing a public right-of-way or open space shall be given architectural treatment.	
2. Where a townhome fronts a street(s) it shall include a pedestrian entrance to the townhome facing the primary street.	
3. Each story of the facade facing the street shall provide transparent glazing on at least 25% of the wall area. This requirement does not apply to the wall	

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[1] See the Transitional District Areas Design Standards at
https://www.cityofmlt.com/DocumentCenter/View/18390/Transitional-District-Design-Standards?bidId= for a full copy of text and associated illustrations.

area of a story that is four or fewer feet above grade at the sidewalk.	
4. Side and rear walls, shall use windows and some other types of vertical or horizontal articulation on at least 25% of the wall area. Windows/glazing area alone is not sufficient to meet the intent.	