

1 **Exhibit E** Fairhaven Design Review Code

2
3 **Bellingham Municipal Code (BMC) 20.26.010 - Purpose**

4 The design review district shall be utilized in conjunction with and in addition to the regulations of the underlying land
5 use designation of the subject property. It is the purpose of the design review district to promote the economic health
6 of the area by reducing unnecessary adverse aesthetic and other impacts which may arise from uncoordinated site
7 development in historic or architectural districts and other adjacent influence areas having high visual impact and
8 association with that district.
9

10 **20.26.020 - District Boundaries**

11 A. The design review district shall include all property within the Fairhaven Neighborhood Plan which has a
12 special condition entitled "design review".

13 B. The design review district shall be divided into three areas as depicted on the attached Map 26-1. These
14 areas shall be entitled "core," "influence" and "approach". Each area shall have its own procedural and regulatory
15 requirements.
16

17 **20.26.030 - Approval Required; Applicability**

18 A. No building or sign permit shall be issued within the design review district unless in conformance with the
19 standards and procedures herein.

20 B. No building permit for the demolition of any portion of a primary or secondary structure within the Fairhaven
21 Historic District shall be issued until a waiting period of 45 days has elapsed from the date of application.
22 Affected buildings shall be limited to those listed on Map 26-2 attached.

23 Immediately following application, the Planning Department shall give notice of the pending action to the local
24 newspaper and the Fairhaven Merchant Association.

25 During the review period, staff shall work with the applicant and other interested parties to investigate alternatives to
26 demolition of the structure.

27 In no event shall this procedure be required when the building, in the opinion of the Building Official, is in eminent
28 danger of collapse or would otherwise jeopardize the public safety.

29 C. Specific design review approval is required for the following permits located within the three areas:

30 **"CORE AREA"**

- 31 (1) Any construction of a building or structure.
32 (2) Any addition or exterior alteration to an existing building.
33 (3) Installation of any exterior sign. ...
34

35 **20.26.040 - Procedure**

36 Applications shall be reviewed under the design review process in Chapter 20.25.
37

38 **20.26.050 - Standards**

39 A. **Generally.**

- 40 (1) A development plan shall be approved if it satisfies the standards herein and ... (b) Results in
41 harmony of scale, architectural style, sidewalk level use and materials consistent with the existing
42 architectural and historical character of the area when development involves construction of a new
43 building.
44 (2) The design review decision shall address all development aspects necessary to further the purpose,
45 intent and standards of the design review district including but not limited to the following:
46 (a) Height and bulk of structures;
47 (b) Orientation of the structure on the lot;
48 (c) Materials utilized;
49 (d) Architectural elements including roof shape and pitch, window treatment, entry treatment,
50 cornices, and other details.
51 (e) Parking location and design.

1 (f) Signage, lighting and landscaping.

2
3 B.

4 **Design Elements.**

AREAS

5 **Core Influence Approach**

6 1. **Building Height.**

7 Yes N/A N/A

8 Buildings within the core area should be at least two stories.

9 2. **Building Bulk.**

10 Yes N/A N/A

11 Buildings within the core area should be narrow and deep on interior lots, or square for corner lots.

12 3. **Parking.**

13 Yes Yes N/A

14 On site parking should be located in the rear of the building (or to the side) never between the street

15 and building.

16 4. **Material.**

17 Yes Yes N/A

18 Building material should be compatible with the material used in the existing buildings of primary

19 significance in the "core" area. (See Map 26-2)

20 5. **Architectural Features**

21 Yes Yes If Practical

22 Development should mimic or achieve compatibility with the architectural features of existing

23 buildings of significance in regard to such things as roof slope and pitch, window and entry

24 treatment, cornices and other detailing, and lighting fixtures.

25 6. **Mechanical Equipment and Landscaping**

26 Yes Yes Yes

27 All areas should locate mechanical equipment in the rear of new building and screen the equipment

28 to minimize noise and visual intrusion. Coordinated street tree planting and period landscaping

29 should be installed.

30 7. **Signs**

31 Yes Yes Yes

32 Generally signs which are single faced, flat surface with messages painted on in relief shall be

33 preferred. Aluminum or plastic signs are not appropriate. Projecting, double faced or three

34 dimensional signs may be allowed if integrated into the building design. Symbolic, three dimensional

35 signs may be allowed if integrated into the building design.

36 Symbolic, three dimensional signs illustrating a product of service sold on the premise (barber poles,

37 etc.) shall be acceptable. Signs should be subdued, incandescent and front lit from the exterior

rather than back lit of the florescent type. Neon signs may be acceptable where appropriate. Signs

should not flash, blink, or otherwise appear to be in motion.