



DESIGN REVIEW FACT SHEET

What is Design Review?

Design Review is a no-fee process, where proposed development is evaluated. Design review is concerned with how a project looks, not how it functions. "Development" subject to design review includes at least the following: buildings, structures, fixtures, landscaping, site screening, fencing, murals, signs, parking lots, lighting, pedestrian facilities, street furniture, use of open areas, mobile homes, and RV parks. Design review applies to new construction, additions, or exterior remodeling. It does not apply to underground utilities, improvements within rights-of-way, or building alterations that are exclusively interior.

Does Design Review Apply to My Project?

Design review does not apply city-wide, so first determine if your project is located within one of the specific zoning districts to which design review does apply. See the table below.

What Do I Do if Design Review Applies?

Come talk to City staff. They will provide you information about City requirements that apply to your proposal, will discuss your proposal with you, and will provide you an application. You will complete the brief application, provide drawings, and possibly provide examples of materials or treatments you are proposing. Remember, design review is about how your proposal will look, so provide sufficient information to make it clear how your proposal will appear. Depending on the size and complexity of your proposal, it will be evaluated by staff, the Planning Commission, or by the City Council. This can take from a few days to a month or more, so apply as soon as your plans are firmed up.

Zoning District	Design Review Required	No Design Review
R1: Single Family Residential		✓
R1R: SFR Restricted	✓	
R2: Two-Family Residential		✓
R2R: 2FR Restricted	✓	
R3: Multi-Family Residential		✓
R3R: MFR Restricted	✓	
OT: Old Town	✓	
OTW: Old Town West	✓	
RC: Residential Commercial	✓	
AC: Accommodations	✓	
C1: Commercial	✓	

Zoning District	Design Review Required	No Design Review
C2: Commercial Retail Wrhs	✓	
L1: Light Industrial		✓
S1: Shoreline SFR	✓	
S2: Shoreline MFR	✓	
S3: Shoreline Resort	✓	
S3R : SR Restricted	✓	
S3M: SR Mixed Use	✓	
P: Public	✓	
PR: Parks & Recreation	✓	
S4: Shoreline Conservancy	✓	