



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING AGENDA
January 8, 2019
25510 Lawson Street, Black Diamond, Washington

- 1) FLAG SALUTE
- 2) CALL TO ORDER, ROLL CALL
- 3) PUBLIC COMMENTS
- 4) APPROVAL OF MINUTES
 - a. Regular meeting of November 6, 2018
- 5) NEW BUSINESS
 - a. Review of proposed revisions to Chapter 18.50, Accessory Dwelling Units
- 6) PUBLIC HEARING
 - a. Revisions to Chapter 18.50, Accessory Uses and Structures and 18.56, Accessory Dwelling Units
- 7) PUBLIC COMMENTS
- 8) ADJOURN



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
November 6, 2018, 6:00 PM

1) FLAG SALUTE

2) CALL TO ORDER, ROLL CALL

Chair Pam McCain opened the meeting at 6:00 pm and noted they have a quorum to continue with tonight's agenda.

ROLL CALL

Present: Commissioners Jensen, Ekberg, McCain, Butt, Olsen

Absent: Commissioners LaConte, Ambur

Staff: Barbara Kincaid, Consultant; Kathy Allen, Deputy City Clerk

3) PUBLIC COMMENT

Gary Davis, Black Diamond welcomed our two new Planning Commissioners Mr. Jensen and Mr. Butt.

4) APPROVAL OF MINUTES

a. Regular meeting of August 14, 2018

b. Regular meeting of September 11, 2018

Commissioner Olson noted an edit for the July 10 meeting of a vote that needs to be changed to 4-1 vote. Clerk will check the audio and make change.

Commissioner Olson **motioned** to approve the September 11, 2018 meeting minutes, **Second** Commissioner Ekberg. **Vote**, Motion **passed** 5-0.

5) NEW BUSINESS

a. Welcome new Planning Commission Members, Weston Butt and Steve Jensen

b. Review of Chapter 18.50 Accessory Uses and Structures

Ms. Kincaid welcomed the new Planning Commissioners and reviewed 18.50 of the Black Diamond Municipal Code Chapter of Accessory Uses and Structures.

Ms. Kincaid discussed the process to include a public hearing and look at the things we want to revise, make a decision and deliberation and then send it off with a recommendation to the City Council. The City Council will pass the ordinance to revise the code section.

There was discussion around permit language clean up so it's not confusing and how restrictive do we want to be. Ms. Kincaid spoke about the Commissioners needing to talk this through with staff and get public input to come to consensus.

Housekeeping items (Review of Chapter 18.50 of Black Diamond Municipal code).

Consensus from the Commissioners on the following:

- The word "**customarily**" should be eliminated.
- Under general provisions 18.50.020 suggest changing the word "**complementary**" to "**visually compatible**".
- Maximum structure height in 18.50.020 (dimensional standards) okay with structure built up to **26 feet maximum height** for residential zones.
- Neighborhood commercial and business industrial is a blanket **26 feet**.
- Business/Industrial park and industrial zones: **Thirty- five feet**. Consensus to leave as is and strike out "**whichever is less**".
- Combined footprint of all accessory buildings shall not exceed seventy five percent of the gross floor area of the primary structure or we can **say seventy five percent does not apply to lots over 1 acre**.
- Uses and structures in 18.50.030-examples were given to add missing items and include more clarity.
- Add **tiny houses** to the category of accessory dwelling (temporary structure). Ms. Kincaid will research and will discuss at the next meeting.
- Accessory uses and structure for commercial zones to be consistent with allowed uses and structure in residential zones.
- Section 18.50.040 (storage building) **get rid of A & B and add language that its going to be subject to a design standard and site plan approval**.
- Section 18.50.050-Industrial zone accessory uses and structures- add verbiage" **accessory living courters for caretaker or security personnel**". Get rid of B and say, "**other uses subject to the design standards and site plan approval**". Commissioner Ekberg suggested to use "site caretaker".
- Section 18.50.060-Fences and walls-No proposed changes here unless any commissioners feel it needs amendment.

For our next meeting, Ms. Kincaid will bring information on gateway overlay, MPD design standards, height of fencing, mark up copies of the work we have done followed up with more discussion on the fencing and walls and if time allows get started on the accessory dwelling unit section.

6) PUBLIC COMMENTS -None

7) GOOD OF THE ORDER

- a. Comp Plan Update status from Barb

Ms. Kincaid gave a status on the comp plan. She stated they have started some planning committee meetings. She noted a favorable review from the Puget Sound Regional Council.

8) ADJOURN

Councilmember Olson **motioned** to adjourn, **Second** Councilmember Jensen. Vote, Motion **passed** 5-0.

THE MEETING ADJOURNED AT 7:38 PM

These minutes were respectively recorded by Kathy Allen, Deputy City Clerk

ATTEST:

Pam McCain, Chairperson

Planning Commission Secretary

Chapter 18.56 ACCESSORY DWELLING UNITS

Sections:

[18.56.010 Intent.](#)

[18.56.010 Definitions.](#)

[18.56.020 Where authorized.](#)

[18.56.030 Performance standards for accessory dwelling units.](#)

[18.56.040 Review process.](#)

[18.56.050 Recognition of existing accessory dwelling units.](#)

[18.56.010 Intent.](#)

[This Chapter is intended to promote and encourage the creation of accessory dwelling units \(ADUs\) in a manner that enhances residential neighborhoods in order to meet the city's housing needs and realize the benefits of ADUs to \(1\) provide homeowners flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for and providing housing for family members or obtaining rental income; \(2\) increase the range of housing choices and the supply of accessible and affordable housing units within the city; and \(3\) ensure that the development of ADUs does not cause unanticipated impacts on the character or stability of single-family neighborhoods.](#)

18.56.010 Definitions.

- A. "Accessory dwelling unit" (ADU) means a second dwelling unit [either attached to a single-family dwelling or accessory structure or](#) located on a lot occupied by a single-family detached dwelling. This unit provides a separate and completely independent dwelling unit with facilities for cooking, sanitation and sleeping, and has a separate and independent entry/exist than one utilized for the primary residence. [An ADU is distinguishable from a duplex in that, unlike a duplex, it is clearly subordinate to the primary dwelling unit in appearance.](#)
- B. "Owner occupancy" means a property owner, as reflected in the real estate tax rolls [or an immediate family member of the property owner](#) who makes his or her legal residence at the subject lot. ~~as evidenced by voter registration, vehicle registration, or similar means, and actually resides upon the lot more than six months out of any given year.~~

Immediate family includes parents, grandparents, brothers and sisters, children and grandchildren.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.56.020 Where authorized.

ADUs shall be permitted within any residential district subject to review and compliance with the standards and requirements of this chapter.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.56.030 Performance standards for accessory dwelling units.

- A. Configuration. An ADU may be located within, attached to, or detached from the principle residence or accessory structure.
- B. Performance Standards. ~~Minimum Lot Size.~~ All performance standards, including lot size, minimum yard setbacks and overall building coverage as set forth for the applicable zoning district and in Chapter 18.50, except as modified by this chapter, shall be met with respect to the ADU. ~~accessory dwelling unit. An accessory dwelling unit shall not be permitted upon any lot that is nonconforming due to lot size.~~
- C. Number. No more than one ADU ~~accessory dwelling unit~~ shall be permitted in conjunction with each single-family residence on a single lot of record.
- ~~D. Location in Relation to Principal Residence. The accessory dwelling unit may be either detached or a part of the principal residence or an accessory building.~~
- ~~E. Zoning/Building Code Compliance. All new construction associated with an accessory dwelling unit shall meet the development standards for the applicable zone for an efficiency dwelling unit as set forth in the International Building Code adopted by the city.~~

- D. Owner Occupancy. An owner of the property for which an ADU ~~accessory dwelling unit~~ permit is requested must ~~occupy at least one dwelling unit located on the property.~~ meet the “owner occupancy” definition in this Chapter.
- E. Future Subdivision. Parcels upon which an ADU ~~accessory dwelling unit~~ has been approved shall not be subdivided or otherwise segregated in ownership in a manner that would separate the ADU ~~accessory dwelling unit~~ from the principal dwelling.
- F. Maximum Size. ~~An accessory dwelling unit shall not exceed fifty percent of the size of the primary dwelling on the lot or eight hundred square feet, whichever is less. Accessory dwelling units shall comply with the required site coverage, yard area requirements or building code setbacks as provided within the subject property's zone.~~

An ADU shall be no greater than 1,000 square feet, not including the garage or covered porches. The following areas shall be counted when calculating the size of an ADU:

1. Habitable space as defined by the International Residential Code (IRC).
2. Kitchens and bathrooms, utility/laundry room

- G. Scale. A detached ADU ~~accessory dwelling unit~~ or accessory structure containing an accessory dwelling unit shall not exceed the maximum height allowed for a detached accessory building per the underlying zoning district.
- H. Visual subordination. New detached ADUs or ADUs extending from existing structures shall not comprise more than 50% of total visible façade area of the primary dwelling unit, as seen from the front of the lot.
- ~~I. Additions. Additions to an existing structure or newly constructed detached structures created for the purpose of creating an accessory dwelling unit, shall be designed in a manner that is consistent with existing roof pitch, siding and windows for the principal dwelling unit.~~

- I. Parking. At least one off-street parking space in addition to the minimum required off-street parking from the primary dwelling unit shall be provided for an ADU. ~~accessory dwelling unit.~~
- J. Utility Connections. Utility accounts for ADUs ~~accessory dwelling units~~ shall be maintained in the name of the property owner. ADUs ~~Accessory dwelling units~~ may be served by the same water meter and sewer connection utilized for the primary residence if approved by the city. The city may require an applicant to provide documentation demonstrating capacity availability prior to allowing a joint connection. The city may require upgrades to a utility connection and the cost of such upgrades shall be borne by the applicant. Utility fees charged for the ADU shall be in accordance with Chapter 13.04. ~~but shall be assessed a monthly service fee as established by the city's fee schedule or applicable ordinance.~~ If water or sewer service is not provided by the city, then the rules of the water or sewer district shall apply as to whether an additional hook-up and connection fees are required. Any water or sewer service as referenced in this section is subject to water or sewer availability.
- K. Design and Appearance. Additions to an existing structure or newly constructed detached structures created for the purpose of creating an ADU ~~accessory dwelling unit~~ shall be designed in a manner that is visually compatible with the principle structure, including but not limited to form, materials, roof pitch, and windows. ~~so that, to the degree reasonably feasible, the appearance of the building is consistent with that of the primary residence. At a minimum, the new exterior construction associated with creating an accessory dwelling unit should match the existing exterior materials and design of the principal residence, and the pitch of any new roof should match that of the principal residence.~~ New landscaping shall conform with or improve existing landscaping.
- L. Entrance Location. An attached ADU ~~accessory dwelling unit~~ shall have a separate entrance to the outside from the entrance for the primary dwelling. ~~For attached accessory dwelling units, the entrance to the accessory dwelling unit shall be~~ located in such a manner as not to appear as a second primary entrance to the structure which contains

the principal residence in an effort to maintain the appearance of a single-family residence.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 948, § 53, 10-7-2010)

18.56.040 Review process.

- A. Application. An applicant for an ADU ~~accessory dwelling unit~~ shall submit an application on a form as provided by the department, including all application fees as set forth in the city's fee schedule. At a minimum, an application for an ADU ~~accessory dwelling unit~~ permit shall include plans for creating the ADU ~~accessory dwelling unit~~, evidence of current ownership and a certification of owner occupancy.
- B. Certification of Owner Occupancy. The certification of owner occupancy shall be in the form of a notarized affidavit completed by the property owner as reflected in title records affirming that they make their legal residence upon the subject lot.
- C. Review by Director. ADU ~~Accessory dwelling unit~~ permit applications shall be processed as Type 2 permit pursuant to Chapter 18.08. Upon receipt of a complete application for an ADU ~~accessory dwelling unit~~, the director shall review and either approve, disapprove or approve with conditions the ADU ~~an application for an accessory dwelling unit. As a condition of approval, the applicant shall record a covenant in a form approved by the city attorney with the King County department of records and elections, providing notice to future owners for the subject lot of the existence of the accessory dwelling unit, the owner occupancy requirements of the city, any conditions imposed as a part of the approval of the accessory dwelling unit and notice of the requirements for continued use of an accessory dwelling unit as set forth in this chapter.~~
- D. Approval. Approval of the ADU shall be subject to the applicant recording a document in a form approved by the city with the King County Department of Records and Elections prior to approval which runs with the land and identifies the address of the property; states that the owner(s) or an immediate family member, as defined by this

chapter, resides in either the principal dwelling unit or the ADU unit; includes a statement that the owner(s) will notify any prospective purchasers of any conditions imposed as part of the ADU approval with the requirements for continued use of the ADU as set forth in this chapter.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.56.050 Recognition of existing accessory dwelling units.

ADUs Accessory dwelling units that existed on or before the effective date of the ordinance codified in this chapter may be granted an ADU accessory dwelling unit permit subject to the provisions of this section.

- A. Time Limit. An application for an ADU accessory dwelling unit permit for a pre-existing unit must be filed with the city for review by the director ~~planning commission~~ within eighteen months of the effective date of the ordinance codified in this chapter.
- B. Construction Code Compliance. Any space used for or included in the ADU accessory dwelling unit shall have been constructed pursuant to a building permit issued by the city, and in compliance with the building and other construction codes that were in effect when construction was completed. ~~The applicant must provide written documentation to verify construction code compliance. Alternatively, the applicant may verify code compliance for existing construction through the building department.~~
- C. Development and Use Standards. Development and use of the pre-existing ADU accessory dwelling unit shall comply with all provisions of this chapter section.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

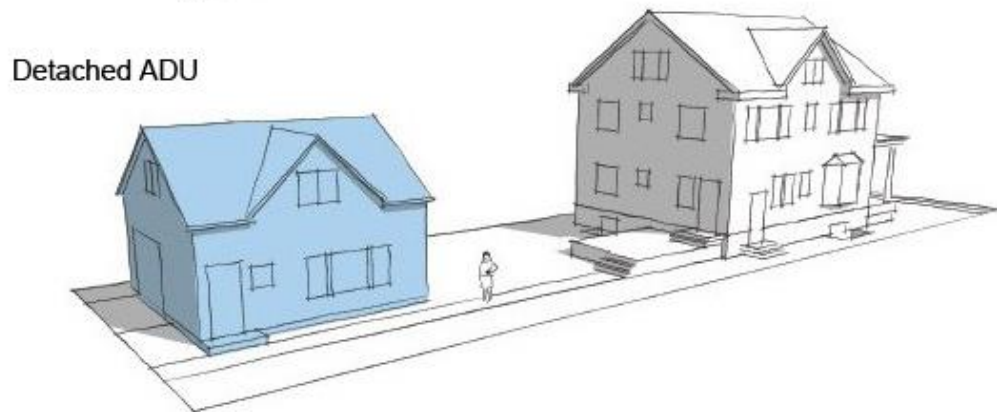
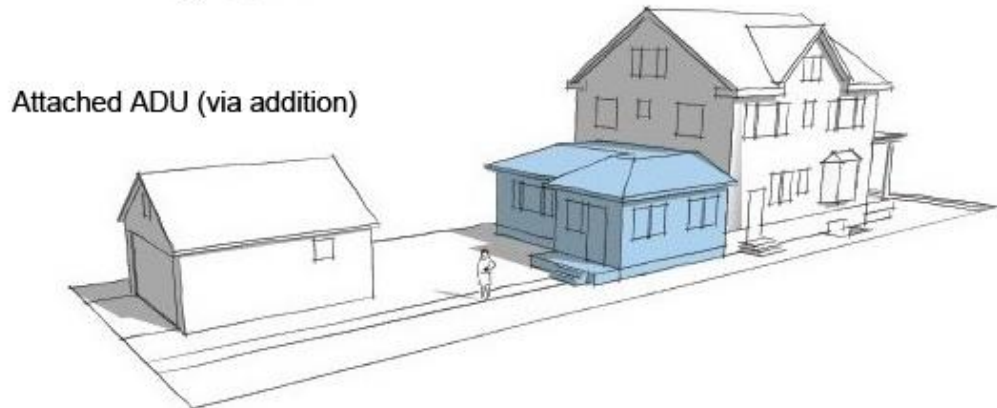
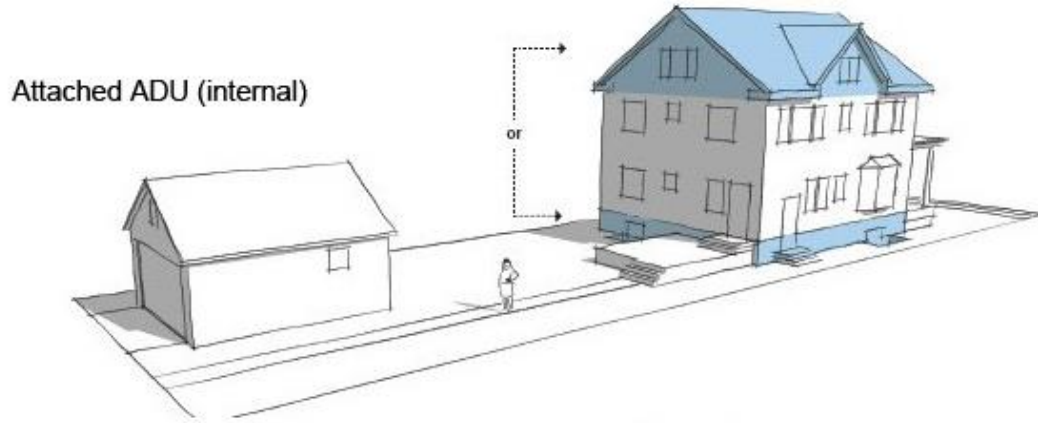


Image credit: City of Saint Paul, MN

Chapter 18.50 ACCESSORY USES AND STRUCTURES

Sections:

18.50.010 Intent.

18.50.020 General provisions.

18.50.030 Residential zone accessory uses and structures.

18.50.040 Commercial zones accessory uses and structures.

18.50.050 Industrial zone accessory uses and structures.

18.50.060 Fences and walls.

18.50.010 Intent.

This chapter recognizes activities and non-residential structures that are ~~customarily~~ subordinate and incidental to a principal use of the land or building and that are not otherwise regulated by this title.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.50.020 General provisions.

- A. Accessory structures and uses shall only be allowed on lots in conjunction with a primary use. Accessory structures or uses may not be established until the principle structure is constructed on the lot.
- B. Accessory structures shall be visually compatible with the principle structure ~~complementary to the basic architectural character of the main building~~ on the lot, and appropriate to the nature of the accessory use. Accessory structures ~~and~~ are also subject to the applicable design guidelines of Chapter 18.74.
- C. No accessory ~~building~~ structure shall be larger than the ground floor area of the primary structure on any lot; provided that this limitation shall not apply to lots greater than thirty-five thousand square feet in size.
- D. The combined footprint of all accessory structures shall not exceed seventy-five percent of the lot area; provided that this limitation shall not apply to lots greater than thirty-five thousand square feet in size.
- E. Total building coverage of the primary structure combined with all accessory structures, may not exceed the maximum lot coverage of the Zoning District.
- F. Compatibility with surrounding structures:
 - 1. To assure than an accessory structure is architecturally and aesthetically in harmony with the surrounding area, it shall be similar in height to the nearest adjacent structures as determined by the Director, provided, an

accessory structure may be built to a height that will accommodate a motor vehicle, not to exceed fourteen feet in height, or an accessory dwelling unit subject to Chapter 18.56, without accessory structures of similar height in the area.

2. Maximum Accessory Structure Height. Measured from the finished grade located within 2 feet of the foundation wall to the highest point on the building or structure, excluding architectural elements such as chimneys, cupolas that do not extend more than three feet above roof line, flag poles, and other similar structures as determined by the director.

- a. Residential zones: Twenty-six feet. ~~or the height of the principal structure, whichever is less.~~
- b. Neighborhood commercial, community business and town center zones: Twenty-six feet.
- c. Business/industrial park and industrial zones: Thirty-five feet. ~~or the height of the principal use structure, whichever is less.~~

C. Required Setbacks:

- 1. Accessory structures shall observe the front, side and rear yard setback requirements of the zone in which they are located, except as provided in this chapter.
 - a. For any lot nine thousand six hundred square feet or less, a detached accessory building not exceeding twenty-six feet in height may disregard rear and interior side yard setback requirements if such building is no greater than six hundred fifty square feet in floor area, is located in the rear thirty percent of the lot or further than seventy-five feet from the front lot line, and is no closer than twelve feet from the centerline of an adjacent alley.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 948, § 50, 10-7-2010)

18.50.030 Residential zone accessory uses and structures.

- A. The following accessory uses/activities are allowed in residential zones:
 - 1. The cultivation of flowers, trees or produce intended primarily for personal use or enjoyment;

2. The keeping of animals is permitted in compliance with the Title 6;
3. Accessory dwelling units in accordance with Chapter 18.56;
4. Detached garage(s), carport(s), and parking facilities for the residents of the property;
5. Storage sheds, playhouses, [decks](#), patios, cabanas, porches, gazebos, ~~swimming pools, workshops~~, garden sheds, [greenhouses](#), and incidental household storage buildings;
6. Common recreational vehicle storage facilities limited to serving the development in which they are located;
7. Temporary storage containers used during an active construction project [in compliance with 18.52](#);
9. [Workshops and studios intended for noncommercial use by the occupants of the residences or permitted as a home occupation subject to 18.54, 8.12, Noise and 18.70, Lighting/Dark Sky](#);
10. [Home offices and occupations in accordance with Chapter 18.54](#);
11. [Swimming pools, including hot tubs and spas, and related equipment subject to fencing requirements and lighting regulations](#);
12. [Tennis courts, sport courts, and recreation/exercise rooms for personal, noncommercial use by the occupants of the residence\(s\) subject to 18.54, subject to 8.12, Noise and 18.70, Lighting/Dark Sky](#);
13. [Guesthouses subject to the following provisions](#):
 - [a. A guesthouse shall be clearly subordinate, incidental and accessory from the main building on the same parcel; and](#)
 - [b. may contain living and sleeping spaces, including bathroom, but shall not contain a kitchen and shall not be used for residential occupancy independent from the principle residence or be rented separately from the main building. For the purpose of this section, kitchen facilities include any appliances for the preparation or preservation of food, including but not limited to cooking ranges and/or ovens, stovetops, refrigerators or freezers and cabinets designed to accommodate such appliances; and](#)
 - [c. no more than one guesthouse shall be established on any site.](#)

~~B. Detached Accessory Buildings.~~

- ~~1.—For any lot nine thousand six hundred square feet or less, a detached accessory building not exceeding twenty-six feet in height may disregard rear and interior side yard setback requirements if such building is no greater than six hundred fifty square feet in floor area, is located in the rear thirty percent of the lot or further than seventy-five feet from the front lot line, and is no closer than twelve feet from the centerline of an adjacent alley.~~
- ~~2.—The total area of all accessory buildings located within a required rear yard shall not exceed twenty-five percent of the area of the required rear yard.~~
- ~~3.—Accessory buildings that exceed the building area, height and location standards noted above shall comply with all required yard setbacks.~~
- ~~4.—No accessory building shall be larger than the ground floor area of the primary structure on any lot; provided that this limitation shall not apply to lots greater than thirty-five thousand square feet in size.~~

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 948, § 51, 10-7-2010)

18.50.040 Commercial zones accessory uses and structures.

Accessory uses and structures in the Neighborhood Commercial (NC), Community Commercial (CC), and Town Center (TC) zones shall be consistent with those allowed under 18.50.030, limited to serving the residents of a mixed-use development, subject to site plan approval and applicable design standards.

~~The following accessory uses are allowed in the NC, CC, and TC zones:~~

- ~~A.—Storage buildings not to exceed the gross floor area of the principal use and in no case greater than two thousand square feet.~~
- ~~B.—Common storage facilities (including outdoor storage of recreational vehicles) limited to serving the residents of a mixed-use development.~~

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.50.050 Industrial zone accessory uses and structures.

The following accessory uses are allowed in the Business/Industrial Park (B/IP) and Industrial (I) zones subject to site plan approval and applicable design standards:

- A. Caretaker and security uses and structures ~~Accessory living quarters~~; and

B. Storage buildings.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 948, § 52, 10-7-2010)

18.50.060 Fences and walls.

The height of the fence or wall shall be determined from the existing, established grade on the property.

A. Fences and walls may be constructed to a height not to exceed the following in each of the required setback areas, as regulated per each zone, or as modified by subsection B of this section:

1. Front yard: Forty-two inches; provided, that fences constructed of wrought iron or similar materials that provide visibility may be seventy-two inches in height. Exception: Fences protecting a [swimming pool](#), agricultural use or community garden may exceed forty-two inches in height, provided they are at least seventy-five percent open;
2. Side yard: Seventy-two inches;
3. Rear yard: Seventy-two inches;
4. Street side yard: Seventy-two inches.
5. These limitations do not apply within the public zone district.

B. Special Height Restrictions. There shall not be anything constructed or reconstructed, and no obstruction permitted to grow, other than a post, column or tree not exceeding one-foot square or one foot in diameter, between a height three feet and ten feet above the established grade within the triangular areas described below, without the express approval of the public works director:

1. The triangular area formed by a line extending twenty feet along the right-of-way lines of a street and alley or edge of a private driveway, measured from the point of intersection and the line connecting the two ends of the two twenty-foot lines;
2. Fences located at the corner of intersecting streets shall comply with the sight distance requirements of the city public works standards.

C. In general, no fence, wall, hedge, structure or other obstruction shall act as a sight hazard to traffic, and the public works director may order the removal of such hazard whether or not such object otherwise complies with the provisions of this title.

- D. Other than in the public, industrial or business/industrial park zones, no fence may include the use of barbed wire, ~~razor wire, etc.~~; provided, that pasture areas a minimum of one acre in area may be fenced with barbed wire in any zone. Barbed wire may be attached to the top of and in addition to the height of a seventy-two-inch fence, provided it does not extend more than one additional foot in height.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 962, § 3, 7-7-2011)

City of Black Diamond

2019 Planning Commission Work Plan*

MONTH	WORK ITEMS	COMMENTS
January	<ul style="list-style-type: none"> ✓ Public Hearing and Recommendation for code amendments: <ul style="list-style-type: none"> • Accessory Structures and Uses and Accessory Dwelling Unit (18.50 & 18.56) 	
February	<ul style="list-style-type: none"> ✓ Sensitive Areas Ordinance Update 	These updates are required under the GMA
March	<ul style="list-style-type: none"> ✓ Sensitive Areas Ordinance Update ✓ Shoreline Master Program Update 	
April	<ul style="list-style-type: none"> ✓ Sensitive Areas Ordinance Update ✓ Shoreline Master Program Update ✓ Comp Plan Annual Amendment Docket 	Annual amendment to Comp Plan PC recommends amendment docket for City Council to approve
May	<ul style="list-style-type: none"> ✓ Comp Plan Annual Amendment Docket ✓ Sign Code amendments 	City has not updated its Sign Code to reflect recent court rulings
June	<ul style="list-style-type: none"> ✓ Sign Code amendments ✓ Binding Site Plan Code amendments 	Current Binding Site Plan code only applies to commercial and industrial uses. Could be expanded for mobile home parks and condominiums
July	<ul style="list-style-type: none"> ✓ Sign Code amendments ✓ Binding Site Plan Code amendments 	
August	<ul style="list-style-type: none"> ✓ Comp Plan Amendments 	
September	<ul style="list-style-type: none"> ✓ Comp Plan Amendments 	
October	<ul style="list-style-type: none"> ✓ Design Guidelines 	Review for consistency with Comp Plan
November	<ul style="list-style-type: none"> ✓ Design Guidelines 	
December	<ul style="list-style-type: none"> ✓ Design Guidelines 	

*Tentative