Planning Commission Meeting Date: June 18, 2020 **Agenda Item: 6a.**

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	**Ground-Floor Commercial Development Code Regulations**
DEPARTMENT:	**Planning & Community Development**
PRESENTED BY:	**Steven Szafran, AICP, Senior Planner** **Cate Lee, AICP, Associate Planner**

☐ **Public Hearing** ☒ **Study Session** ☐ **Recommendation Or**
☐ **Discussion** ☐ **Update** ☐ **Other**

INTRODUCTION

The purpose of this study session is to:

- Review the proposed Ground-floor Commercial Development Code regulations;
- Ask direction on options for certain Development Code regulations;
- Respond to questions regarding the proposed development regulations; and
- Gather public comment.

Amendments to Shoreline Municipal Code (SMC) Title 20 (Development Code) are processed as legislative decisions. Legislative decisions are non-project decisions made by the City Council under its authority to establish policies and regulations. The Planning Commission is the reviewing authority for legislative decisions and is responsible for holding an open record Public Hearing on the proposed Development Code amendments and making a recommendation to the City Council on each amendment.

The proposed Development Code amendments relate to requiring commercial uses on the ground floor for new development in the North City and Ridgecrest Neighborhoods (**Attachment A**). The proposed regulations include SMC 20.40 – Zoning and Use Provisions and SMC 20.50 – General Development Standards. The proposed amendments will apply to new mixed-use and multifamily buildings in specific areas in the North City and Ridgecrest neighborhoods.

PROBLEM/ISSUE STATEMENT

The City has experienced an increase in multifamily housing development in the last five years, especially in the North City Business District. Recent multifamily projects include the Arabella I and II, the Polaris, the Postmark, and the Trad apartments. While the City requires that the ground floor of new multi-family buildings in commercial and mixed-use zones be constructed to accommodate commercial uses, it does not require commercial uses in that space. This has led to the decrease of available properties for commercial development and neighborhood serving commercial uses. It is important

that new multifamily buildings in key nodes include commercial uses to serve new and existing residents as stated in the following Comprehensive Plan Goals and Policies:

1. **Goal LU I**: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods;
2. **Goal LU VII**: Plan for commercial areas that serve the community, are attractive, and have long-term economic vitality;
3. **Goal ED II**: Promote retail and office activity to diversify sources of revenue, and expand the employment base; and
4. **ED7**: Enhance existing neighborhood shopping and community nodes to support increased commercial activity, neighborhood identity, and walkability.

The current permitted uses in nonresidential and mixed-use zones are found in Tables SMC 20.40.120 through 160. Staff is proposing to amend these tables to require certain commercial uses be located on ground floors when developing multifamily buildings in the North City and Ridgecrest neighborhoods. In addition, indexed criteria will be added to the “Multifamily” use. These indexed criteria will guide the development of commercial spaces within new mixed-use and multifamily buildings in certain areas of the North City and Ridgecrest Neighborhoods.

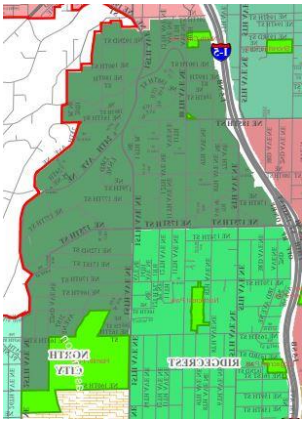
The regulations in SMC 20.50.220 through .250 – Subchapter 4. Commercial Zone Standards will continue to regulate all multifamily development in the City regardless of zoning district. Staff is proposing to add additional requirements to this section for ground-floor commercial spaces. These requirements include frontage orientation, minimum length and depth of commercial spaces, glazing requirements, ceiling heights, weather protection, restaurant-ready spaces, and interaction with the public sidewalk. Other Development Code sections, such as SMC 20.50.400 – Parking Reductions may need to be amended in conjunction with the ground-floor commercial amendments.

The overarching goal of the proposed amendments is to yield neighborhood serving commercial uses in high visibility areas in new multifamily buildings that add value to the community. In addition, the ground-floor commercial requirements should not be so prohibitive that future development of new multifamily buildings will be hampered, and commercial spaces will sit vacant. Staff is looking for direction from the Commission to answer if the proposed code would yield new commercial uses that can thrive and survive for the foreseeable future. ***Does City staff’s proposed code language help to create neighborhood serving commercial uses?***

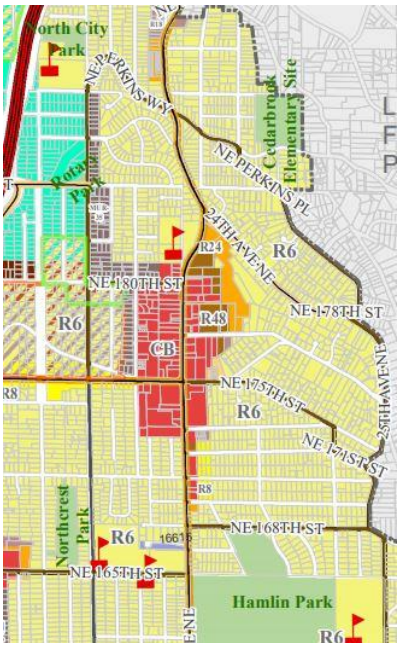
BACKGROUND

North City Neighborhood/ North City Business District Subarea Plan

The North City Neighborhood is located on the east side of Shoreline generally between NE 195th Street to the north, NE 168th Street to the south, Interstate 5 to the west, and The City of Lake Forest Park to the east. The North City Neighborhood is shown in dark green.



The mixed-use and commercial portions of the North City Neighborhood are generally located along the arterial streets of 15th Avenue NE, NE 180th Street, and NE 185th Street in the 185th Street Station Subarea. Before the 185th Street Station Subarea Plan was adopted in 2015, commercial and mixed-use zoning was mostly consolidated in the North City Business District along 15th Avenue NE. Commercial and mixed-use zoning continues south along 15th Avenue NE south of 175th Street as well. Commercial and mixed-use zones are shown in the map below.



The North City Business District Subarea Plan was adopted in 2001 and provided direction on the redevelopment of the area known as the North City Business District. The purpose of the plan was to:

- Provide a planning policy framework, unique to North City.
- Preserve the privacy and safety of existing neighborhoods.
- Act as an incentive to redevelopment, particularly along 15th Avenue NE.
- Provide design direction for the improvement of 15th Avenue NE.

The Plan included site-specific policies such as the following:

- 15th Avenue NE from the Safeway site south of 175th Street to the intersection of NE 180th Street serves as the service core for North City. Over time, it will be transformed into a "Main Street", with a lively street character, and local services; like the Lake City area only with housing and/or offices above.

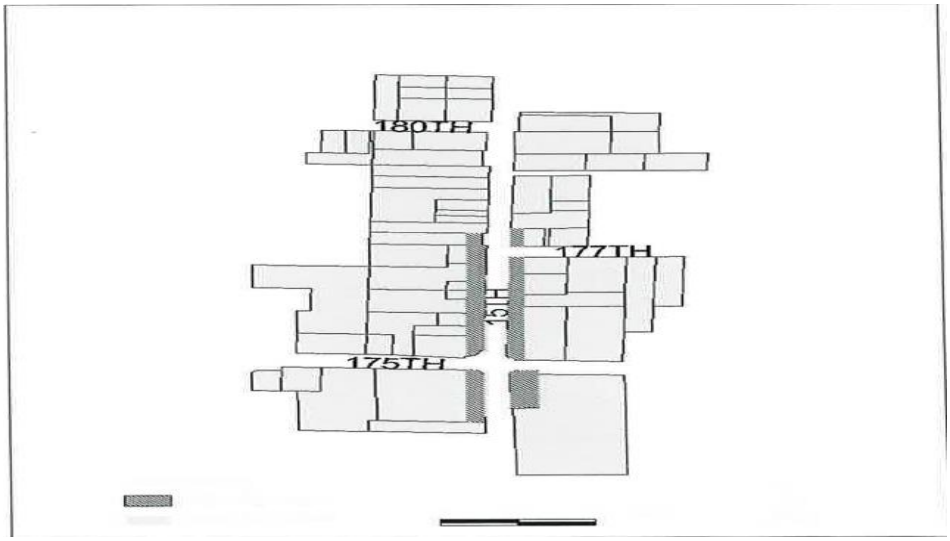
- The heart of North City is along 15th Avenue NE between 175th and NE177th Streets. The corner of NE 175th Street is the gateway to the area. The new Walgreens, the renovated storefronts on the west side and the location of the neighborhood street of NE 177th Street, give this segment the greatest retail potential. The plan therefore requires first-floor retail here. Retail is allowed, along with residential, along the rest of the street.

- In order to maintain the special quality of a neighborhood main street, the buildings along 15th Avenue NE are required to step-back from the street as they get higher.

- In order to establish a walkable shopping environment, 15th Avenue NE is reduced to three lanes, the middle lane functioning as the left turn lane. This configuration will slow traffic without impeding flow.

- Inasmuch as the economic feasibility of new development depends on parking, the City should take an active role in providing common parking for 15th Avenue NE.

The plan included regulations for the "Main Street 1" area and the Main Street 2" area. Main Street 1 is shown as dark grey hatching and required ground floor commercial uses. The main difference between the Main Street 1 and Main Street 2 designation is the Main Street 1 designation required ground-floor commercial uses whereas the Main Street 2 designation allowed multifamily buildings without the inclusion of commercial uses. The Main Street 1 and Main Street 2 areas are shown below.

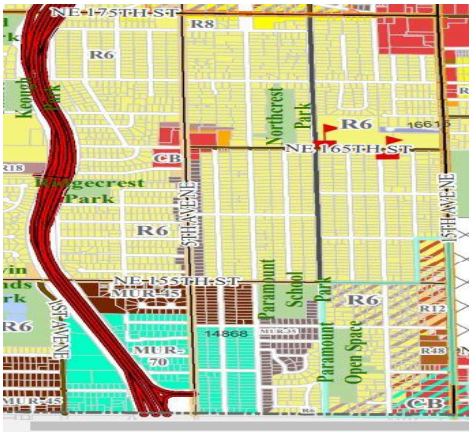


When the North City Business District (NCBD) Plan was adopted in 2001, the Shoreline Development Code was also amended to include regulations for development in the NCBD. The Development Code included a separate Chapter for the NCBD. The Shoreline Development was later amended in 2013 to consolidate the City's commercial zones and consolidate the different commercial design standards that existed for different areas of the City. For historical reference, the North City Business District Subarea Plan can be found here:
http://www.shorelinewa.gov/home/showdocument?id=6038

Ridgecrest Neighborhood

The Ridgecrest Neighborhood is on the east side of Shoreline generally between NE 175th Street and NE 145th Street and between Interstate 5 and 15th Avenue NE. The Ridgecrest Neighborhood is shown in light green below.

The mixed-use and nonresidential portions of the Ridgecrest Neighborhood are generally located at the intersection of 5th Avenue and NE 165th Street and along 15th Avenue NE and the intersection of 15th Avenue NE and NE 145th Street where existing business uses are located. Long-established businesses include the Crest Theater, 7-11, Cafe Aroma, and the Ridgecrest Public House.



Recent Multifamily Development (2010-2019)

The North City Neighborhood has experienced several new multifamily developments since the adoption of the North City Subarea Plan. Recent developments include:

- Arabella – 88-unit multifamily building built in 2008
- Arabella II – 81-unit multifamily building built in 2018
- Postmark – 243-unit multifamily building at the former post office
- Polaris – 165-unit multifamily building built in 2013
- Trad – 124-unit multifamily building under construction

All the above projects are built in the Community Business (CB) zone and do not include any commercial uses.

Adjacent Jurisdictions Research

Research of cities around the region was conducted to determine which cities have requirements for ground-floor commercial uses. City staff looked at the zoning codes of 21 jurisdictions:

- All the jurisdictions have some sort of ground-floor commercial use requirement;
- Most jurisdictions have ground-floor commercial regulations specific to certain zones (for example, the Community Business District (CBD) zone in Woodinville);
- Many jurisdictions have ground-floor commercial requirements specific to designated subareas (for example, the Fountain District in Bellingham);
- Some jurisdictions give height bonuses for providing ground-floor commercial uses;
- All jurisdictions have minimum ground-floor ceiling heights (between 12 and 20 feet); and
- Most jurisdictions have minimum ground-floor commercial frontage widths (or percentage of building façade).

The research was conducted in order to find out:

- What are the minimum commercial ceiling heights?
- What are typical commercial frontage requirements?
- What types of commercial uses are allowed?
- Are residential dwelling units allowed on ground floors?
- What are the parking ratios for ground-floor commercial uses?
- Are ground-floor commercial uses required on all street frontages or just certain types of streets?
- Are there incentives for providing certain types of commercial uses?

The research can be found in **Attachment B.** Staff took a closer look at recent developments in the cities of Bothell and Woodinville and some of those highlights are shown in more detail below:

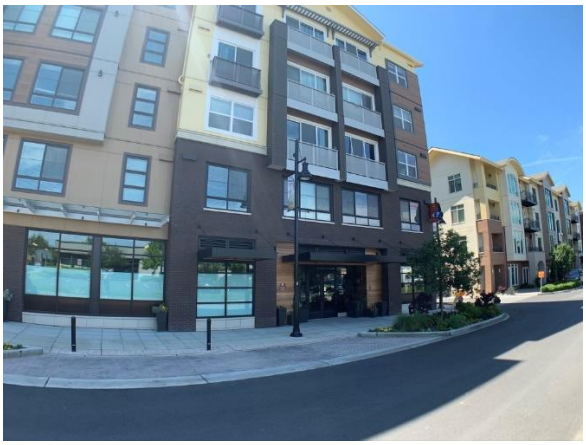
Bothell – The City of Bothell has gone through a recent development boom with many new multistory, multifamily and commercial structures in the new downtown core. Some examples photographs of this development follow:

Some of the highlights of the City of Bothell development regulations are:

- Streets that are designated “Pedestrian oriented retail” require commercial uses in new developments. These streets include Bothell Way and Main Street.
- Live/work units are allowed provided they can be converted to pedestrian oriented retail in the future.
- 100 percent (%) of the frontage must include pedestrian oriented retail.
- Outdoor dining can occupy the public sidewalk.

City of Woodinville

Like Bothell, the City of Woodinville is experiencing many new development projects in their downtown, or city-center area. Some examples of the new development are included below.



The City of Woodinville requires retail uses on certain designated streets. While Woodinville's code does not define what retail uses include, commercial uses must occupy the ground-floor. In addition, these areas do not allow residential uses on the street front.

Current Shoreline Regulations

SMC 20.40 consists of uses allowed in zoning districts. Commercial and Multifamily uses are currently allowed in the Community Business (CB) zone, but the use table does not require commercial uses in the commercial and mixed-use zones. This is proposed to be amended in the next section of this staff report.

SMC 20.50.240 and 250 consists of site and building design standards. These sections of the code apply when developing new commercial, mixed-use, and multifamily buildings. Since the city does not currently require commercial uses on the ground floor, the first floor of new multifamily buildings typically consist of leasing offices, common open space areas, parking garages, or lobbies. The current code does require certain site and building design features when facing a street. For example:

> 20.50.240(1)(c) – Minimum space dimension for building interiors that are ground-level and fronting on streets shall be 12-foot height and 20-foot depth and built to commercial building code. These spaces may be used for any permitted land use. This requirement does not apply when developing a residential only building in the MUR-35' and MUR-45' zones.
>
> 20.50.240(1)(d) – Minimum window area shall be 50 percent of the ground floor facade for each front facade which can include glass entry doors. This requirement does not apply when developing a residential only building in the MUR-35' and MUR-45' zones.
>
> 20.50.240 (1)(e) – A building's primary entry shall be located on a street frontage and recessed to prevent door swings over sidewalks, or an entry to an interior plaza or courtyard from which building entries are accessible.
>
> 20.50.(1)(f) – Minimum weather protection shall be provided at least five feet in depth, nine-foot height clearance, and along 80 percent of the facade where over pedestrian facilities. Awnings may project into public rights-of-way, subject to City approval.

PUBLIC AND STAKEHOLDER INVOLVEMENT

Staff reached out to local and regional mixed-use and multifamily builders to get comments on the proposed code.

Online Survey

<u>Overview</u>

The survey asked a series of questions based on how a person identified themselves in the first question. If a person identified themselves as a resident, they were asked 24 questions. If a person identified themselves as a business operator, developer, real estate investor or real estate agent they were asked 6 questions. If a person identified themselves as <u>both</u> a resident of North City or Ridgecrest <u>and</u> a business operator, developer, real estate investor or real estate agent, they were asked all the questions.

The survey was open April 17 to May 17, 2020. The purpose of the survey was to better understand community preferences and priorities.

The survey was publicized in the following ways:

- The Ground Floor Commercial project website included a link to the survey;
- Emails were sent alerting the following people and groups of the survey:
    - The Neighborhood Association contacts for North City, Ridgecrest, Briarcrest and Ballinger;
    - Business community contacts;
    - Kevin Atkinson (Urban Shoreline website);
    - All applicants for commercial, multifamily and mixed-use projects within the last 2 years;
- A post card was mailed with a link to the survey to property owners in North City and Ridgecrest with a commercial zoning designation along major corridors (660 addresses); and
- A post on the City's Facebook and Twitter sites.

<u>Results</u>
There were 904 total responses to the survey, with a completion rate of 70 percent. The last question, which gave an opportunity for survey respondents to tell the City Council whatever they would like about ground floor commercial, received 366 written comments.

Question 1
Question 1 asked respondents to identify themselves based on a list of options. Below the options, number, and percentage of respondents are listed in a table.

Question 1 Summary Table

Answer Choices	**Responses**	
Resident (North City)	36.50%	330
Resident (Ridgecrest)	26.55%	240
Resident (Briarcrest)	4.98%	45
Resident (Ballinger)	5.31%	48
Resident (Shoreline neighborhood not listed)	19.47%	176
Business operator (North City only)	1.11%	10
Business operator (Ridgecrest only)	0.66%	6
Business operator (North City and Ridgecrest)	0.33%	3
Business operator and resident (North City only)	1.11%	10
Business operator and resident (Ridgecrest only)	0.44%	4
Developer	1.66%	15
Developer and resident (North City)	0.00%	0

Developer and resident (Ridgecrest)	0.00%	0
Real estate investor	0.55%	5
Real estate investor and resident (North City)	0.22%	2
Real estate investor and resident (Ridgecrest)	0.22%	2
Real estate agent	0.22%	2
Real estate agent and resident (North City)	0.44%	4
Real estate agent and resident (Ridgecrest)	0.22%	2
	Total	**904**

As shown in the table, 66 percent of survey respondents live in North City or Ridgecrest.

Resident Questions 2-12 (Individual Use Rating)
Questions 2-12 presented a use and asked survey respondents to rate each use from 1 to 5 in terms of desire to have the use in their neighborhood, with 5 having the most value. The survey question asked to rate 1 to 5 for simplicity, but when respondents moved the sliding scale, they could pick any number between 0 and 100. This could be confusing for some respondents but does not appear to be the case as only a small number (46) of respondents chose a number between 1 and 5.

The three highest rated uses by residents were:
1. Restaurants and cafes (citywide score of 89);
2. Brewpubs and microbreweries (citywide score of 72); and
3. Shops, salons and services (citywide score of 70).

The three lowest rated uses by residents were:
1. Professional office (citywide score of 43);
2. Bars and nightclubs (citywide score of 52); and
3. (Tie) Music & dance studios (citywide score of 54); Veterinary clinics (citywide score of 54).

Resident Question 13 (Write-In Use Rating)
Question 13 asked respondents if they had a suggested use not itemized earlier in the survey to list up to three and rate them from 1 to 5, with 5 having the most value to them. Some respondents rated the use as asked in the question, but most did not. Those that did rate their use rated it as a 4 or 5, indicating they highly desired the use, so the question ended up being just a list of desired uses. The exception to that is there were three people that rated "Contractor" at a zero or negative number indicating they did not want the use. A total of 73 unique uses were written in by survey respondents. Many of the write-in uses were already itemized in the survey such as “Restaurants and cafes,” but respondents got more detailed by specifying uses like bakeries and ice cream parlors. The top three write-in uses were:

1. Coffee shop (37 votes);
2. (Tie) Drug store/pharmacy (34 votes); Post office (34 votes); and
3. Boutiques (29 votes).

Resident Questions 14-15 (Use Geography and Behavior)
Question 14 asked respondents if each use asked about in Questions 2-13 were accessed by respondents in Shoreline, outside Shoreline, or were not used in a typical month. The top two uses accessed within Shoreline were Convenience stores (69% of survey respondents) and Restaurants (54% of survey respondents). The top two uses accessed outside of Shoreline were Medical office (68% of survey respondents) and Professional office (54% of survey respondents). The top two uses not accessed in a typical month were Daycare (75% of survey respondents) and Music and dance studio (65% of survey respondents).
Question 15 asked respondents if they indicated "Outside Shoreline" on question 14, the top two reasons why. "Outside Shoreline options better match my preferences" had the highest percentage of survey respondents indicate that was the reason (83%), and "Not available in Shoreline" was the second highest (59%).

Resident Questions 16-21 (Corridor and Intersection Rating)
Questions 16-21 presented an intersection or corridor and asked survey respondents to rate each one from 1 to 5 in terms of where they most want to see commercial uses, with 5 having the most value. The survey question asked to rate 1 to 5 for simplicity, but when respondents moved the sliding scale, they could pick any number between 0 and 100. This could be confusing for some respondents but does not appear to be the case as only a small number (46) of respondents chose a number between 1 and 5. The highest rated was NE 175th St and 15th Ave NE. The complete ratings are listed below in order of rating.

- NE 175th St and 15th Ave NE – Citywide score of 80
- 15th Ave NE from NE 172nd St to NE 180th St (west side) – Citywide score of 73
- 5th Ave NE & NE 165th St – Citywide score of 66
- 15th Ave NE from NE 169th St to NE 172nd St (east side) – Citywide score of 63
- 12th Ave NE from NE 175th St to NE 180th St – Citywide score of 51
- 12th Ave NE from NE 172nd St to approximately NE 175th St (east side) – Citywide score of 50

Resident Question 22 (Write-In Corridor and Intersection Rating)
Question 22 asked respondents if they had a suggested intersection or corridor not itemized earlier in the survey to list up to three and rate them from 1 to 5, with 5 having the most value to them. Some respondents rated the intersections and corridors as asked in the question, but most did not. Those that did rate their intersection or corridor rated it as a 4 or 5, indicating they highly valued that intersection or corridor so this chart simply shows desired intersections and corridors. Many of the write-in intersections and corridor were already itemized and rated in Questions 16-21. A total of 85 unique intersections/corridors were written in by survey respondents, the three with the most votes are listed below.

1. (Tie) 5th Ave NE & NE 165th St (13 votes); 15th Ave NE from 145th St to 205th St (13 votes);
2. Aurora Ave N from 145th St to 205th St (8 votes); and
3. (Tie) 5th Ave NE & NE 185th St (6 votes); 10th Ave NE & NE 185th St (6 votes).

Resident Question 23 (Mode of Travel)
Question 23 asked respondents the mode(s) of travel used to arrive at businesses in their neighborhood, and to select all modes that apply. The top three modes of travel are listed below.

1. Car/truck/van/SUV (93% of survey respondents)
2. Walking (67% of survey respondents)
3. Bicycle (25% of survey respondents)

Resident Question 24 (Approximate Location of Survey Respondents)
Question 24 asked respondents to write-in the intersection closest to their home residence. The top three intersections are listed below.

1. NE 175th St & 15th Ave NE (64 survey respondents);
2. NE 165th St & 5th Ave NE (46 survey respondents); and
3. NE 180th St & 15th Ave NE (24 survey respondents).

Resident Question 25 (Share Any Other Thoughts)
Question 25 asked respondents if had any other thoughts or information that the Council should consider related to requiring, or incentivizing, commercial uses on the ground floor of residential buildings. A total of 352 residents took the time to share additional thoughts. Some comments were concise, while others were more detailed. Below are general themes that appeared in many comments regarding ground floor commercial.

- Incentivize small business and local business, not developers or national chains;
- Should be required, no exemptions;
- Should be required for existing apartment buildings as well;
- Don't allow parking reduction, should be ample parking, current parking is already inadequate for apartments;
- More options/variety in restaurants to choose from (e.g., family friendly, variety in cuisine);
- Spaces should be small so local business can afford them;
- Make the area more walkable;
- Require in traditional business district areas like North City but not the light rail station up-zones that are residential; and
- No more cannabis shops in North City.

Business Operator, Developer, Real Estate Investor or Real Estate Agent Question 1 (Rank Incentives)
Question 1 asked respondents to rank a list of incentives from 1 to 6 with 1 having the most value to them. This was a different format than the resident questions which allowed a *rating* for each item. In this question, the respondent had to *rank*, or prioritize, the incentives. For ranking questions like this one, Survey Monkey calculates the average ranking for each answer choice so you can determine which answer choice was most preferred overall. The answer choice with the largest average ranking is the most preferred choice. The top three potential incentives are listed below.

1. Height bonus (average ranking of 4.58);
2. Hardscape maximum reduction (average ranking of 3.85); and
3. Parking reduction (average ranking of 3.68).

Business Operator, Developer, Real Estate Investor or Real Estate Agent Question 2 (Rank Regulations)
Question 2 asked respondents to rank a list of potential regulations from 1 to 4, with 1 having the most value to them, according to how workable they would be and have the least impact on their decision to invest in North City and Ridgecrest, with 1 being the most workable. Again, for ranking questions like this one, the answer choice with the largest average ranking is the most preferred choice. The top three potential regulations are listed below.

1. A requirement that commercial zoned properties contain at least some space dedicated to commercial uses when leased/owned, on streets that are classified as arterials (average ranking of 2.58);
2. A requirement that commercial zoned properties contain at least some space dedicated to commercial uses when leased/owned, regardless of street classification (average ranking of 2.48); and
3. A requirement that commercial zoned properties contain at least some space dedicated to commercial uses when leased/owned, on properties that are within 100 feet of an intersection where both streets are classified as arterials (average ranking of 2.46).

Business Operator, Developer, Real Estate Investor or Real Estate Agent Question 3 (Rank Corridor and Intersection Ranking)
Question 3 asked respondents to rank a list of corridors and intersections from 1 to 6, with 1 having the most value to them, in terms of where retail would be most viable. Again, for ranking questions like this one, the answer choice with the largest average ranking is the most preferred choice. The top three corridors/intersections are listed below.

1. 15th Ave NE & NE 175th St (average ranking of 5.36);
2. 15th Ave NE from NE 172nd St to NE 180th St (west side) (average ranking of 4.33); and
3. 5th Ave NE & NE 165th St (average ranking of 3.58).

Business Operator, Developer, Real Estate Investor or Real Estate Agent Question 4 (Business Location)
Question 4 asked respondents if they operate a business in North City or Ridgecrest to provide the closest intersection to that business. The top two intersections are listed below.

1. 15th Ave NE & NE 175th St (6 survey respondents); and
2. 15th Ave NE & NE 177th St (2 survey respondents).

Business Operator, Developer, Real Estate Investor or Real Estate Agent Question 5 (Home Residence Location)
Question 5 asked respondents for the zip code of their home residence. The top two place names are listed below.

1. Shoreline/Lake Forest Park (6 survey respondents); and

2. Seattle (4 survey respondents).

Business Operator, Developer, Real Estate Investor or Real Estate Agent Question 6 (Share Any Other Thoughts)
Question 6 asked respondents if had any other thoughts or information that the Council should consider related to requiring, or incentivizing, commercial uses on the ground floor of residential buildings. A total of 65 respondents took the time to share additional thoughts. Some comments were concise, while others were more detailed. Below are general themes that appeared in many comments regarding ground floor commercial.

- Need short term parking for customers for ground floor commercial to be successful;
- Be flexible, don't drive away development;
- Incentivize small business and local business, not developers;
- Prioritize affordable housing – if ground floor commercial is required, exempt projects that provide affordable housing;
- Requiring ground floor commercial will lead to vacant commercial space;
- Ground floor commercial should be incentivized not required; and
- Incentivize by reducing permit fees and tax incentives.

The survey results have informed the proposed code amendments, while balancing the feedback from residents and the business community. The bulleted points below are part of the proposed Development Code amendments shown in **Attachment A** and are based on the highest priorities stated by residents in the online survey. Staff has also balanced the requirements for ground-floor commercial with the demand for commercial uses. Staff believes being too restrictive with use and space requirements will lead to vacant storefronts that will be a visual blight on the neighborhood.

- Ground floor commercial is required in the North City Business District and the key intersection at 5th Ave NE and NE 165th St in Ridgecrest;
- "Restaurant ready" commercial space is incentivized by providing a height bonus and hardscape increase;
- A parking reduction is not part of the proposed incentive package, although a general commercial parking ratio is proposed that is favorable should a restaurant choose to locate in a multifamily building; and
- "Liner" commercial spaces, which are a minimum of 20 feet deep next to the street, are required, which still activates the street front, provide smaller commercial spaces for local businesses, and also provides flexibility for other uses typical of a ground level, such as structured parking and apartment lobbies.

Attachment C is a summary of the survey results.

PROPOSAL

Staff used the information from the online survey and research from jurisdictions around the region to draft Development Code regulations requiring ground-floor commercial uses in certain areas of the North City and Ridgecrest neighborhoods. **Attachment A**

includes the proposed Ground-Floor Commercial Development Code amendments in legislative format.

All the amendments are listed in order of Chapter. The proposed amendments are shown first in legislative format followed by staff's analysis in *italics*. Each amendment is separated by a horizontal line for ease of use and to show separation between amendments. The proposed changes are generally as follows:

SMC 20.40 – Uses

Table SMC 20.40.120 – Adds indexed criteria to the Multifamily use in the CB zone.

Table 20.40.120 Residential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RESIDENTIAL GENERAL									
	~~Apartment~~		~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
	Multifamily		C	P	P	P	P-i	P	P

This amendment to Table 20.40.120 strikes "Apartment" and adds "Multifamily". This change is consistent with the term multifamily dwellings being used in SMC 20.50.120 Multifamily Residential Design Standards. Also, apartment is one type of multifamily dwellings and is covered in the definition of multifamily dwellings which states, "Multifamily dwellings are separate housing units contained within one building or several buildings within one complex. Multifamily dwellings may have units located above other units. Apartments and mixed-use buildings with apartments are considered multifamily dwellings.

The amendment also adds indexed criteria to the Multifamily use in the Community Business (CB) zone. The indexed criteria are addressed in the next amendment below.

20.40.465 Multifamily

A. Applicability. The criteria in this subsection apply only to the CB zoned properties shown in Figure 20.40.465(A) and supplement the standards in Chapter 20.50, Subchapter 4 Commercial and Multifamily Zone Design.

Figure 20.40.465(A) – Areas of required ground-floor commercial

B. Commercial space shall be constructed on the portion of the building's ground floor abutting a public right-of-way (ROW) in all multifamily buildings. Commercial space may be used for any use allowed in the CB zone in Table 20.40.130 – Nonresidential uses and Table 20.40.140 – Other uses. Residential dwelling units are not allowed in commercial spaces.

C. In order to accommodate a range of tenants the required parking ratio for any ground floor commercial tenant space shall be 1 parking stall per 400 square feet of floor area. Square footage refers to net usable area and excludes walls, corridors, lobbies, bathrooms, etc.

D. Available Incentives. The following incentives are available when the ground floor commercial space is constructed to accommodate a restaurant.

1. Constructed to accommodate a restaurant means space that includes:

a. ADA compliant bathrooms (common facilities are acceptable);

b. A central plumbing drain line;

c. A grease trap; and

d. A ventilation shaft for a commercial kitchen hood/exhaust.

2. Height Bonus. An additional twelve (12) feet in height is granted through this bonus. The twelve (12) feet is considered base height and shall be measured in accordance with SMC 20.50.050.

3. Hardscape Maximum Increase. An additional five percent (5%) of hardscape is granted through this bonus.

The above indexed criteria apply to new multifamily development in the Community Business zones in the areas designated by Figure 20.40.465(A). The areas depicted in Figure 20.40.465(A) are those areas that rated highly for commercial uses in the online survey by both residents and developers (20.40.465(A)). The indexed criteria make it a requirement that commercial spaces be provided on the ground floor of new multifamily buildings (20.40.465(B)). Commercial spaces include any uses that are allowed in Table 20.40.130 – Nonresidential uses and Table 20.40.140 – Other uses. Staff has recommended that residential uses be specifically called out as not being allowed. As a policy discussion, the Commission can recommend to more closely define the types of uses allowed in commercial spaces or the Commission can expand the list of non-permitted uses in commercial spaces. For example, marijuana retail shops is a use that was not a preferred use in the online survey.

Staff is proposing new parking standards for ground-floor commercial uses (20.40.465(C)). The proposed parking ratio is 1 parking space per 400 square-feet of commercial space. This ratio is the same as general retail uses throughout the city. The parking ratio supports restaurant tenants, a desired use in the survey, since the current parking ratio for a restaurant is 1 per 75 square feet of dining space. Research shows that jurisdictions have a range of approaches to parking requirements. Some jurisdictions do not require any parking spaces for ground-floor commercial uses while others do. Staff is proposing 1 per 400 square feet based on comments received through the online survey and comments provided by developers in the region.

The last indexed criteria in this section list available incentives for those uses that were identified as being the most important in the online survey. In this case, restaurants were the use most residents wanted to be provided. Staff considered many incentives if the ground-floor commercial space was restaurant ready. The incentives listed above including height bonus and hardscape increase, were incentives proposed by many of the jurisdictions staff researched for these Development Code amendments. A 12-foot increase in the height of a building in the CB zone could potentially allow a 72-foot building.

An increase in the hardscape of 5 percent will allow a development in the CB zone to cover 90% of the parcel. This is still less than the MUR-70' and Mixed-Business zones which allow hardscape up to 95%.

Some other incentives that were discussed but not included in the proposed draft include permit fee reduction, setback reductions, and parking reductions. The Commission may request to discuss these options further and amend the proposed draft if any of these incentives are warranted.

SMC 20.50 – General Development Standards

Table 20.50.020(3) – Dimensions for Development in Commercial Zones

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

Commercial Zones				
STANDARDS	**Neighborhood Business (NB)**	**Community Business (CB)**	**Mixed Business (MB)**	**Town Center (TC-1, 2 & 3)**
Min. Front Yard Setback (Street) (1) (2) (5) (see Transition Area Setback, SMC 20.50.021)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from Commercial Zones and the MUR-70' zone	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from R-4, R-6 and R-8 Zones (see Transition Area Setback, SMC 20.50.021)	20 ft	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from TC-4, R-12 through R-48 Zones, MUR-35' and MUR-45' Zones	15 ft	15 ft	15 ft	15 ft
Base Height (3)	50 ft	60 ft **(6)**	70 ft	70 ft

Commercial Zones				
STANDARDS	**Neighborhood Business (NB)**	**Community Business (CB)**	**Mixed Business (MB)**	**Town Center (TC-1, 2 & 3)**
Hardscape (4)	85%	85% **(7)**	95%	95%

Exceptions to Table 20.50.020(3):

(1) Front yards may be used for outdoor display of vehicles to be sold or leased.

(2) Front yard setbacks, when in transition areas (SMC 20.50.021(A)) and across rights-of-way, shall be a minimum of 15 feet except on rights-of-way that are classified as principal arterials or when R-4, R-6, or R-8 zones have the Comprehensive Plan designation of Public Open Space.

(3) The following structures may be erected above the height limits in all commercial zones:

a. Roof structures housing or screening elevators, stairways, tanks, mechanical equipment required for building operation and maintenance, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 10 feet above the height limit of the district, whether such structure is attached or freestanding except as provided in subsection (3)(f) of these exceptions. WTF provisions (SMC 20.40.600) are not included in this exception.

b. Parapets, firewalls, and railings shall be limited to four feet in height.

c. Steeples, crosses, and spires when integrated as an architectural element of a building may be erected up to 18 feet above the base height of the district.

d. Base height may be exceeded by gymnasiums to 55 feet and for theater fly spaces to 72 feet.

e. Solar energy collector arrays, small scale wind turbines, or other renewable energy equipment have no height limits.

f. Base height may be exceeded by 15 feet for rooftop structures such as elevators, arbors, shelters, barbeque enclosures and other structures that provide open space amenities and their access.

(4) Site hardscape shall not include the following:

a. Areas of the site or roof covered by solar photovoltaic arrays or solar thermal collectors.

b. Intensive vegetative roofing systems.

(5) The exact setback along 145th Street, up to the maximum described in Table 20.50.020(2), will be determined by the Public Works Department through a development application.

(6) Base height may be exceeded by 12 feet for properties that qualify under SMC 20.40.465.

(7) Maximum hardscape may be exceeded by an additional five percent (5%) for properties that qualify under SMC 20.40.465.

This amendment adds footnote 6 and 7 to Table 20.50.020(3). These footnotes are based on the incentives included in the Multifamily indexed criteria in 20.40.465. If the Commission agrees with the incentives, the table above must be amended to include the new height and hardscape exceptions.

Subchapter 4.

Commercial and Multifamily Zone Design

20.50.240 Site design.

C. **Site Frontage.**

1. Development in NB, CB, MB, TC-1, 2 and 3, the MUR-45' and MUR-70' zones and the MUR-35' zone when located on an arterial street shall meet the following standards:

a. Buildings and parking structures shall be placed at the property line or abutting public sidewalks, except when the required minimum front yard setback is greater than zero (0) feet, in which case the building shall be placed at the minimum setback. However, buildings may be set back farther if public places, landscaping and vehicle display areas are included or future right-of-way widening, or a utility easement is required between the sidewalk and the building;

b. All building facades in the MUR-70' zone fronting on any street shall be stepped back a minimum of 10 feet for that portion of the building above 45 feet in height. Reference dimensional Table 20.50.020(2) and exceptions;

c. For properties not subject to SMC 20.40.465, the ~~M~~minimum space dimension for building interiors that are ground-level and fronting on streets shall be 12-foot height, measured from finished floor to finished ceiling, and 20-foot depth and built to commercial building code. These spaces may be used for any permitted land use. This requirement does not apply when developing a residential only building in the MUR-35' and MUR-45' zones;

The above amendments are general clean-up in nature and do not apply directly to the ground-floor commercial requirements. The first amendment applies to buildings that are constructed in zones that require a building setback. This amendment clarifies that if a building is constructed in a zone that requires a setback, the building must be built at the setback line and not at the property line.

The second amendment clarifies that ground floors shall be measured from the finished floor to finished ceiling.

20.50.250 Building design.

C. **Ground Floor Commercial.**

1. New buildings subject to SMC 20.40.465 shall comply with these provisions.

2. These standards are not eligible for design departures.

3. These requirements apply to the portion of the building's ground floor abutting a public right-of-way (ROW).

4. A minimum of 100 percent of the lineal frontage shall consist of commercial space. Up to 25 percent of the minimum 100 percent of lineal frontage may consist of facilities associated with the multifamily use, such as lobbies, leasing offices, fitness centers and community rooms.

5. All ground-floor commercial spaces abutting a ROW shall be constructed at a minimum average depth of 20 feet, with no depth less than 15 feet, measured from the wall abutting the ROW frontage to the rear wall of the commercial space.

6. All ground-floor commercial spaces shall be constructed with a minimum ceiling height of 12 feet, measured from finished floor to finished ceiling.

The amendments to 20.50.250 add a new section "C" that require ground-floor commercial building design. The first amendment (20.50.250(C)(1)) states that these requirements will apply to all new multifamily development in designated areas of the North City and Ridgecrest Neighborhoods as depicted in Figure 20.40.465(A).

The second amendment (20.50.250(C)(2)) states that the requirements in this section are not eligible for design departures. The Development Code does allow design departures for other building design elements through the Administrative Design Review process. Staff believes that this section should not be eligible for those same design departures in order to get the necessary frontage and commercial spaces the city desires.

The third and fourth amendments (20.50.250(C)(3) and (4)) require a minimum of 75% of the frontage along any facades abutting a public right-of-way to contain ground floor commercial space. It does not make economic sense to require commercial uses to

face a side or rear yard. The remaining 25 percent (%) of the frontage may be used for amenities and facilities of the multifamily development including fitness rooms, leasing office, or community gather spaces. This area does not include residential units.

The fifth and sixth amendments (20.50.250(C)(5) and (6)) are the physical dimensions of the ground-floor commercial spaces. The average depth of the ground-floor commercial spaces shall be 20-feet. Staff recommends using average depth in case there is a point in the building that the depth must decrease for utility or mechanical reasons. Staff is also recommending that the ceiling heights be no less than 12-feet. Research has shown that other jurisdictions use a range of ceiling heights between 12-feet and 20-feet. Conversations with commercial brokers and developers indicate 12-foot ceiling heights are adequate to accommodate retail, restaurant, and office spaces.

POLICY DIRECTION QUESTIONS

Should the City include incentives to encourage uses that are preferred in the North City and Ridgecrest Neighborhoods? Based on the online survey, most respondents want more cafés and restaurants in their neighborhoods. The Development Code amendments proposed include incentives for restaurant ready commercial spaces. Does the Planning Commission think that this is appropriate? Are there other commercial uses that should be incentivized instead or in addition?

Will requiring new development to construct and occupy the ROW frontages identified in Figure 20.40.465(A) within North City and Ridgecrest with commercial uses create enough neighborhood serving commercial uses? Will there be enough customer demand to support these many businesses? Will there be enough businesses to lease all these spaces?

How should commercial uses be defined? Developers offered that a less restrictive definition for commercial uses would be preferable and more likely to be leased. Staff has proposed allowing all commercial uses listed in SMC 20.40.130 – Nonresidential uses and 20.40.140 – Other uses within the designated areas in Ridgecrest and North City with the explicit exclusion of any residential uses on the ground-floor. Does the Commission agree with this approach or should the allowed uses be more narrowly defined?

DECISION CRITERIA

SMC 20.30.350 states, “An amendment to the Development Code is a mechanism by which the City may bring its land use and development regulations into conformity with the Comprehensive Plan or respond to changing conditions or needs of the City”. Development Code amendments may also be necessary to reduce confusion and clarify existing language, respond to regional and local policy changes, update references to other codes, eliminate redundant and inconsistent language, and codify Administrative Orders previously approved by the Director. Regardless of their purpose, all amendments are to implement and be consistent with the Comprehensive Plan.

The decision criteria for a Development Code amendment in SMC 20.30.350 (B) states the City Council may approve or approve with modifications a proposal for a change to the text of the land use code when all the following are satisfied:

1. The amendment is in accordance with the Comprehensive Plan; and
2. The amendment will not adversely affect the public health, safety or general welfare; and
3. The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

NEXT STEPS

The Ground-Floor Commercial Development Code amendments schedule is as follows:

June 18	Planning Commission meeting: Discuss Amendments (part 1)
July 16	Planning Commission meeting: Discuss Amendments (part 2)
August 20	Planning Commission Public Hearing
September/October	City Council Study Session and Adoption of Development Code Amendments

Attachments

Attachment A – Proposed Ground-Floor Commercial Development Code Amendments (Strikethrough and Underline Copy)
Attachment B – Research Summary
Attachment C – Online Survey Results

20.40.120 Residential uses.

Table 20.40.120 Residential Uses

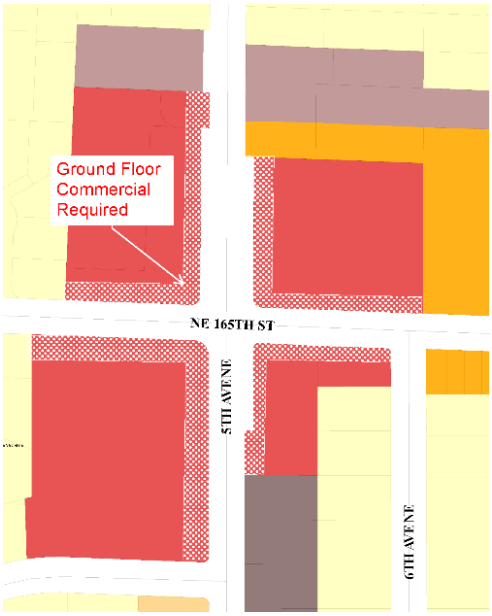
NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RESIDENTIAL GENERAL									
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	~~Apartment~~		~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Multifamily		C	P	P	P	P-i	P	P
	Single-Family Attached	P-i	P	P	P	P			
	Single-Family Detached	P	P	P	P				
GROUP RESIDENCES									
	Adult Family Home	P	P	P	P				
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i	P-i	P-i
	Residential Care Facility	C-i	C-i	P-i	P-i				
721310	Dormitory		C-i	P-i	P-i	P-i	P-i	P-i	P-i
TEMPORARY LODGING									
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Homeless Shelter						P-i	P-i	P-i
72111	Hotel/Motel						P	P	P
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
MISCELLANEOUS									

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

P = Permitted Use	**S = Special Use**
C = Conditional Use	**-i = Indexed Supplemental Criteria**

20.40.465 Multifamily

A. Applicability. The criteria in this subsection apply only to the CB zoned properties shown in Figure 20.40.465(A) and supplement the standards in Chapter 20.50, Subchapter 4 Commercial and Multifamily Zone Design.



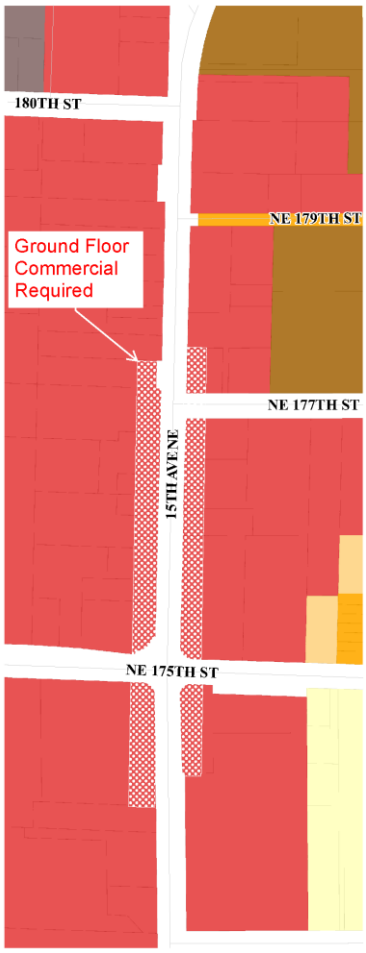


Figure 20.40.465(A) – Areas of required ground-floor commercial

B. Commercial space shall be constructed on the portion of the building's ground floor abutting a public right-of-way (ROW) in all multifamily buildings. Commercial space may be used for any use allowed in the CB zone in Table 20.40.130 – Nonresidential uses and Table 20.40.140 – Other uses. Residential dwelling units are not allowed in commercial spaces.

C. In order to accommodate a range of tenants the required parking ratio for any ground floor commercial tenant space shall be 1 parking stall per 400 square feet of floor area. Square footage refers to net usable area and excludes walls, corridors, lobbies, bathrooms, etc.

D. Available Incentives. The following incentives are available when the ground floor commercial space is constructed to accommodate a restaurant.

1. Constructed to accommodate a restaurant means space that includes:

    a. ADA compliant bathrooms (common facilities are acceptable);

    b. A central plumbing drain line;

    c. A grease trap; and

    d. A ventilation shaft for a commercial kitchen hood/exhaust.

2. Height Bonus. An additional twelve (12) feet in height is granted through this bonus. The twelve (12) feet is considered base height and shall be measured in accordance with SMC 20.50.050.

3. Hardscape Maximum Increase. An additional five percent (5%) of hardscape is granted through this bonus.

20.50.020 Dimensional requirements.

Table 20.50.020(3) – Dimensions for Development in Commercial Zones

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

Commercial Zones				
STANDARDS	**Neighborhood Business (NB)**	**Community Business (CB)**	**Mixed Business (MB)**	**Town Center (TC-1, 2 & 3)**
Min. Front Yard Setback (Street) (1) (2) (5) (see Transition Area Setback, SMC 20.50.021)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from Commercial Zones and the MUR-70' zone	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from R-4, R-6 and R-8 Zones (see Transition Area Setback, SMC 20.50.021)	20 ft	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from TC-4, R-12 through R-48 Zones, MUR-35' and MUR-45' Zones	15 ft	15 ft	15 ft	15 ft
Base Height (3)	50 ft	60 ft (6)	70 ft	70 ft
Hardscape (4)	85%	85% (7)	95%	95%

Exceptions to Table 20.50.020(3):

(1) Front yards may be used for outdoor display of vehicles to be sold or leased.

(2) Front yard setbacks, when in transition areas (SMC 20.50.021(A)) and across rights-of-way, shall be a minimum of 15 feet except on rights-of-way that are classified as principal arterials or when R-4, R-6, or R-8 zones have the Comprehensive Plan designation of Public Open Space.

(3) The following structures may be erected above the height limits in all commercial zones:

a. Roof structures housing or screening elevators, stairways, tanks, mechanical equipment required for building operation and maintenance, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 10 feet above the height limit of the district, whether such structure is attached or freestanding except as provided in subsection (3)(f) of these exceptions. WTF provisions (SMC 20.40.600) are not included in this exception.

b. Parapets, firewalls, and railings shall be limited to four feet in height.

c. Steeples, crosses, and spires when integrated as an architectural element of a building may be erected up to 18 feet above the base height of the district.

d. Base height may be exceeded by gymnasiums to 55 feet and for theater fly spaces to 72 feet.

e. Solar energy collector arrays, small scale wind turbines, or other renewable energy equipment have no height limits.

f. Base height may be exceeded by 15 feet for rooftop structures such as elevators, arbors, shelters, barbeque enclosures and other structures that provide open space amenities and their access.

(4) Site hardscape shall not include the following:

a. Areas of the site or roof covered by solar photovoltaic arrays or solar thermal collectors.

b. Intensive vegetative roofing systems.

(5) The exact setback along 145th Street, up to the maximum described in Table 20.50.020(2), will be determined by the Public Works Department through a development application.

(6) Base height may be exceeded by 12 feet for properties that qualify under SMC 20.40.465.

(7) Maximum hardscape may be exceeded by an additional five percent (5%) for properties that qualify under SMC 20.40.465.

Subchapter 4.

Commercial and Multifamily Zone Design

20.50.220 Purpose.

The purpose of this subchapter is to establish design standards for all commercial zones – neighborhood business (NB), community business (CB), mixed business (MB)

and town center (TC-1, 2 and 3), the MUR-35' and the MUR-45' zones for all uses except single-family attached and mixed single-family developments, the MUR-70' zone, and the R-8, R-12, R-18, R-24, R-48, PA 3 and TC-4 zones for all uses except single-family detached, attached and mixed single-family developments. Refer to SMC 20.50.120 when developing single-family attached and detached dwellings in the MUR-35' and MUR-45' zones. Some standards within this subchapter apply only to specific types of development and zones as noted. Standards that are not addressed in this subchapter will be supplemented by the standards in the remainder of this chapter. In the event of a conflict, the standards of this subchapter shall prevail.

20.50.225 Administrative design review.

Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the design standards in this subchapter or sign standards in Chapter 20.50 SMC, Subchapter 8.

20.50.230 Threshold – Required site improvements.

The purpose of this section is to determine how and when the provisions for site improvements cited in the General Development Standards apply to development proposals. Full site improvement standards apply to a development application in commercial zones NB, CB, MB, TC-1, 2 and 3, and the MUR-70' zone. This subsection also applies in the following zoning districts except for the single-family attached use: MUR-35', MUR-45', PA 3, and R-8 through R-48. Full site improvement standards for signs, parking, lighting, and landscaping shall be required:

A. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or

B. When aggregate building construction valuations for issued permits, within any cumulative five-year period, exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.

C. When a single-family land use is being converted to a commercial land use then full site improvements shall be required.

20.50.235 Site planning – Setbacks – Standards.

For developments consisting of three or more units located on a single parcel in the TC-4 zone, the R-8 through R-48 zones, and the MUR-35', MUR-45' and MUR-70' zones, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.

20.50.240 Site design.

A. **Purpose.**

1. Promote and enhance public walking and gathering with attractive and connected development.

2. Promote distinctive design features at high visibility street corners.

3. Provide safe routes for pedestrians and people with disabilities across parking lots, to building entries, and between buildings.

4. Promote economic development that is consistent with the function and purpose of permitted uses and reflects the vision for commercial development as expressed in the Comprehensive Plan.

B. **Overlapping Standards.** Site design standards for on-site landscaping, sidewalks, walkways, public access easements, public places, and open space may be overlapped if their separate, minimum dimensions and functions are not diminished.

C. **Site Frontage.**

1. Development in NB, CB, MB, TC-1, 2 and 3, the MUR-45' and MUR-70' zones and the MUR-35' zone when located on an arterial street shall meet the following standards:

a. Buildings and parking structures shall be placed at the property line or abutting public sidewalks, except when the required minimum front yard setback is greater than zero (0) feet, in which case the building shall be placed at the minimum setback. However, buildings may be set back farther if public places, landscaping and vehicle display areas are included or future right-of-way widening or a utility easement is required between the sidewalk and the building;

b. All building facades in the MUR-70' zone fronting on any street shall be stepped back a minimum of 10 feet for that portion of the building above 45 feet in height. Reference dimensional Table 20.50.020(2) and exceptions;

c. For properties not subject to SMC 20.40.465, the ~~M~~minimum space dimension for building interiors that are ground-level and fronting on streets shall be 12-foot height, measured from finished floor to finished ceiling, and 20-foot depth and built to commercial building code. These spaces may be used for any permitted land use. This requirement does not apply when developing a residential only building in the MUR-35' and MUR-45' zones;

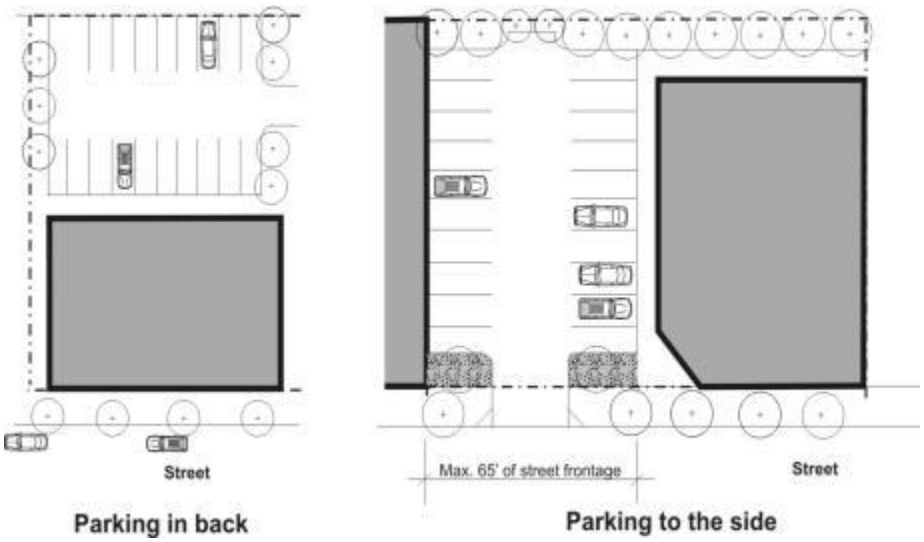
d. Minimum window area shall be 50 percent of the ground floor facade for each front facade which can include glass entry doors. This requirement does not apply when developing a residential only building in the MUR-35' and MUR-45' zones;

e. A building's primary entry shall be located on a street frontage and recessed to prevent door swings over sidewalks, or an entry to an interior plaza or courtyard from which building entries are accessible;

f. Minimum weather protection shall be provided at least five feet in depth, nine-foot height clearance, and along 80 percent of the facade where over pedestrian facilities. Awnings may project into public rights-of-way, subject to City approval;

g. Streets with on-street parking shall have sidewalks to back of the curb and street trees in pits under grates or at least a two-foot-wide walkway between the back of curb and an amenity strip if space is available. Streets without on-street parking shall have landscaped amenity strips with street trees;

h. Surface parking along street frontages in commercial zones shall not occupy more than 65 lineal feet of the site frontage. Parking lots shall not be located at street corners. No parking or vehicle circulation is allowed between the rights-of-way and the building front facade. See SMC 20.50.470 for parking lot landscape standards;



Parking Lot Locations Along Streets

i. New development in MUR zones on 185th Street, 145th Street, and 5th Avenue NE between NE 145th Street and NE 148th Street shall provide all vehicular access from an existing, adjoining public side street or public/private alley. If new development is unable to gain access from an existing, adjoining public side street or public/private alley, an applicant may provide access from the adjacent right-of-way; and

j. Garages and/or parking areas for new development on 185th Street shall be rear-loaded.

D. **Corner Sites.**

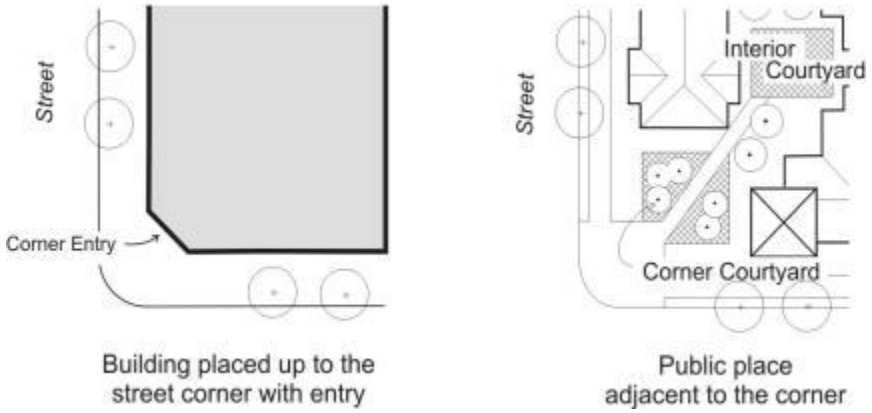
1. All building and parking structures located on street corners (except in MUR-35') shall include at least one of the following design treatments on both sides of the corner:

a. Locate a building within 15 feet of the street corner. All such buildings shall comply with building corner standards in subsection (D)(2) of this section;

b. Provide a public place at the corner leading directly to building entries;

c. Install 20 feet of depth of Type II landscaping for the entire length of the required building frontage;

d. Include a separate, pedestrian structure on the corner that provides weather protection or site entry. The structure may be used for signage.



Street Corner Sites

2. Corner buildings and parking structures using the option in subsection (D)(1)(a) of this section shall provide at least one of the elements listed below to 40 lineal feet of both sides from the corner:

a. Twenty-foot beveled building corner with entry and 60 percent of the first floor in non-reflective glass (included within the 80 lineal feet of corner treatment).

b. Distinctive facade (i.e., awnings, materials, offsets) and roofline designs beyond the minimum standards identified in SMC 20.50.250.

c. Balconies for residential units on all floors above the ground floor.

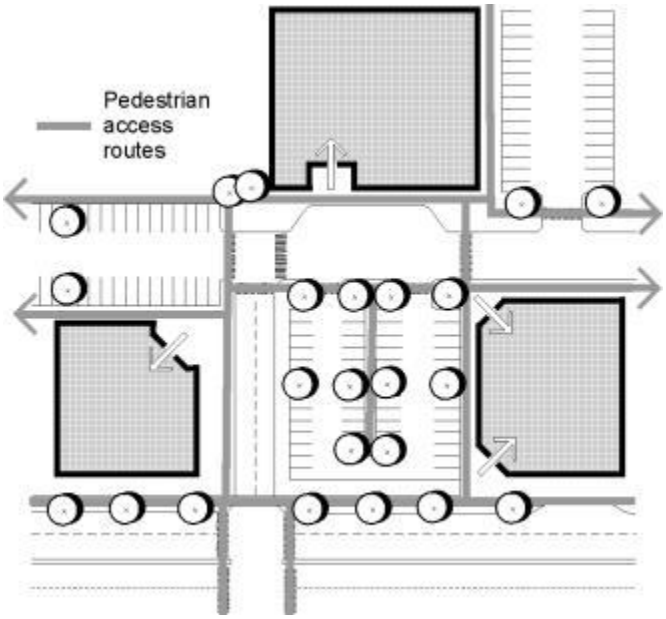
Building Corners

E. **Internal Site Walkways.**

1. Developments shall include internal walkways or pathways that connect building entries, public places, and parking areas with other nonmotorized facilities including adjacent street sidewalks and Interurban Trail where adjacent (except in the MUR-35' zone).

a. All development shall provide clear and illuminated pathways between the main building entrance and a public sidewalk. Pathways shall be separated from motor vehicles or raised six inches and be at least eight feet wide;

b. Continuous pedestrian walkways shall be provided along the front of all businesses and the entries of multiple commercial buildings;



Well-connected Walkways

c. Raised walkways at least eight feet wide shall be provided for every three, double-loaded aisles or every 200 feet of parking area width. Walkway crossings shall be raised a minimum three inches above drive surfaces;

d. Walkways shall conform to the Americans with Disabilities Act (ADA);

Parking Lot Walkway

e. Deciduous, street-rated trees, as required by the Shoreline Engineering Development Manual, shall be provided every 30 feet on average in grated tree pits if the walkway is eight feet wide or in planting beds if walkway is greater than eight feet wide. Pedestrian-scaled lighting shall be provided per subsection (H)(1)(b) of this section.

F. **Public Places.**

1. Public places are required for the commercial portions of development at a rate of four square feet of public place per 20 square feet of net commercial floor area up to a public place maximum of 5,000 square feet. This requirement may be divided into smaller public places with a minimum 400 square feet each.

2. Public places may be covered but not enclosed unless by subsection (F)(3) of this section.

3. Buildings shall border at least one side of the public place.

4. Eighty percent of the area shall provide surfaces for people to stand or sit.

5. No lineal dimension is less than six feet.

6. The following design elements are also required for public places:

a. Physically accessible and visible from the public sidewalks, walkways, or through-connections;

b. Pedestrian access to abutting buildings;

c. Pedestrian-scaled lighting (subsection H of this section);

d. Seating and landscaping with solar access at least a portion of the day;

e. Not located adjacent to dumpsters or loading areas; and

f. Amenities such as public art, planters, fountains, interactive public amenities, hanging baskets, irrigation, decorative light fixtures, decorative

paving and walkway treatments, and other items that provide a pleasant pedestrian experience along arterial streets.

g. Accessible potable water and electrical power shall be supplied to a public facing portion of the exterior of high-capacity transit centers, stations and associated parking.

Public Places

G. **Multifamily Open Space.**

1. All multifamily development shall provide open space.

a. Provide 800 square feet per development or 50 square feet of open space per dwelling unit, whichever is greater;

b. Other than private balconies or patios, open space shall be accessible to all residents and include a minimum lineal dimension of six feet. This standard applies to all open spaces including parks, playgrounds, rooftop decks and ground-floor courtyards; and may also be used to meet walkway standards as long as the function and minimum dimensions of the open space are met;

c. Required landscaping can be used for open space if it does not obstruct access or reduce the overall landscape standard. Open spaces shall not be placed adjacent to service areas without full screening; and

d. Open space shall provide seating that has solar access at least a portion of the day.

Multifamily Open Spaces

H. **Outdoor Lighting.**

1. All publicly accessible areas on private property shall be illuminated as follows:

a. Minimum of one-half footcandle and maximum 25-foot pole height for vehicle areas;

b. One to two footcandles and maximum 15-foot pole height for pedestrian areas; and

c. Maximum of four footcandles for building entries with the fixtures placed below second floor.

2. All private fixtures shall be shielded to prevent direct light from entering neighboring property.

3. **Prohibited Lighting.** The following types of lighting are prohibited:

a. Mercury vapor luminaires.

b. Outdoor floodlighting by floodlight projection above the horizontal plane.

c. Search lights, laser source lights, or any similar high intensity light.

d. Any flashing, blinking, rotating or strobe light illumination device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel.

Exemptions:

1. Lighting required for emergency response by police, fire, or medical personnel (vehicle lights and accident/crime scene lighting).

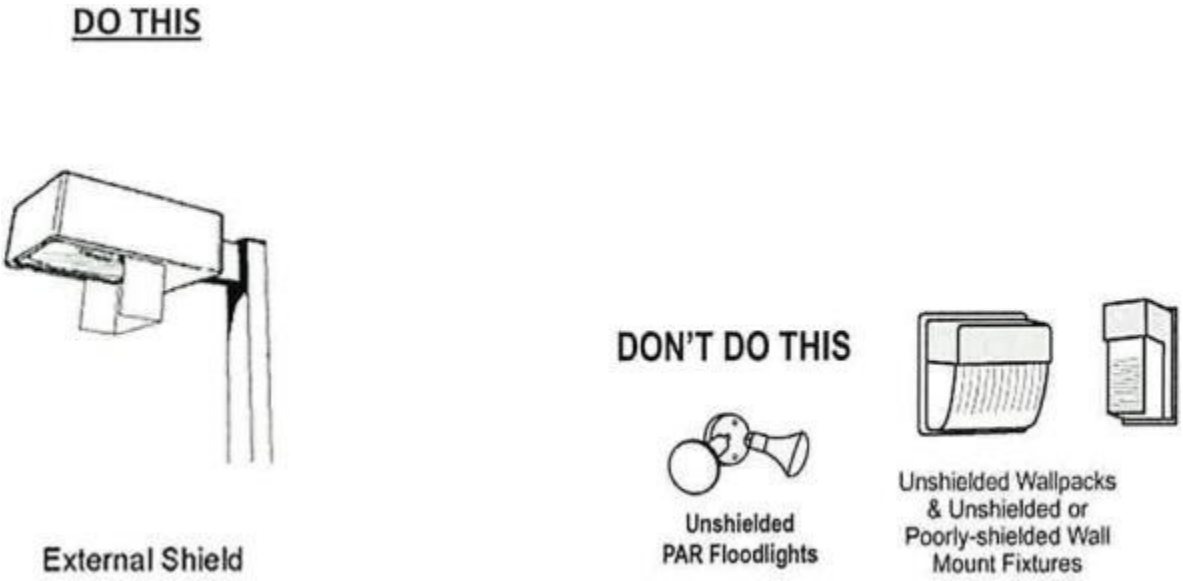
2. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.

3. Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.

4. Holiday and event lighting (except for outdoor searchlights or strobes).

5. Sports and field lighting.

6. Lighting triggered by an automatic emergency or security alarm system.



I. **Service Areas.**

1. All developments shall provide a designated location for trash, composting, recycling storage and collection, and shipping containers. Such elements shall meet the following standards:

a. Located to minimize visual, noise, odor, and physical impacts to pedestrians and residents;

b. Paved with concrete and screened with materials or colors that match the building;

c. Located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, nor require a hauling truck to project into public rights-of-way; and

d. Refuse bins shall not be visible from the street.

Trash/Recycling Closure with Consistent Use of Materials and Landscape Screening

J. **Utility and Mechanical Equipment.**

1. Equipment shall be located and designed to minimize its visibility to the public. Preferred locations are off alleys; service drives; within, atop, or under buildings; or other locations away from the street. Equipment shall not intrude into required pedestrian areas.

Utilities Consolidated and Separated by Landscaping Elements

2. All exterior mechanical equipment, with the exception of solar collectors or wind power generating equipment, shall be screened from view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells, clerestories, equipment rooms, materials and colors. Painting mechanical equipment strictly as a means of screening is not permitted.

20.50.250 Building design.

A. **Purpose.**

1. Emphasize quality building articulation, detailing, and durable materials.

2. Reduce the apparent scale of buildings and add visual interest for the pedestrian experience.

3. Facilitate design that is responsive to the commercial and retail attributes of existing and permitted uses.

B. **Building Articulation.**

1. Commercial buildings fronting streets other than state routes shall include one of the two articulation features set forth in subsections (B)(2)(a) and (b) of this section facing a street, parking lot, or public place. Parking structure facades fronting public streets shall apply to this subsection only as material, color, texture, or opening modulations and not as offset modulations. Building facades less than 60 feet wide are exempt from this standard.

Building Facade Articulation

2. Commercial buildings fronting streets that are state routes shall include one of the two articulation features below no more than every 80 lineal feet facing a street, parking lot, or public place. Building facades less than 100 feet wide are exempt from this standard. Parking structure facades fronting public streets shall apply to this subsection only as material, color, texture, or opening modulations and not as offset modulations.

a. For the height of the building, each facade shall be offset at least two feet in depth and four feet in width, if combined with a change in siding materials. Otherwise, the facade offset shall be at least 10 feet deep and 15 feet wide.

b. Vertical piers at the ends of each facade section that project at least two inches from the facade and extend from the ground to the roofline.

3. Multifamily buildings or residential portions of a commercial building shall provide the following articulation features at least every 35 feet of facade facing a street, park, public place, or open space. Parking structure facades fronting public streets shall apply to this subsection only as material, color, texture, or opening modulations and not as offset modulations:

a. Vertical building modulation 18 inches deep and four feet wide, if combined with a change in color or building material. Otherwise, the minimum depth of modulation is 10 feet and the minimum width for each modulation is 15 feet. Balconies may be used to meet modulation; and

b. Distinctive ground or first floor facade, consistent articulation of middle floors, and a distinctive roofline or articulate on 35-foot intervals.

Multifamily Building Articulation

Multifamily Building Articulation

4. Rooflines shall be modulated at least every 120 feet by emphasizing dormers, chimneys, stepped roofs, gables, or prominent cornices or walls. Rooftop appurtenances may be considered a modulation. Modulation shall consist of a roofline elevation change of at least four feet every 50 feet of roofline.

5. Every 150 feet in building length along the streetfront shall have a minimum 30-foot-wide section that is offset by at least 20 feet through all floors.

Facade Widths Using a Combination of Facade Modulation, Articulation, and Window Design

6. Buildings shall recess or project individual windows above the ground floor at least two inches from the facade or use window trim at least four inches in width.

Window Trim Design

7. Weather protection of at least three feet deep by four feet wide is required over each secondary entry.

Covered Secondary Public Access

8. **Materials.**

a. Metal siding shall have visible corner moldings or trim and shall not extend lower than four feet above grade. Masonry, concrete, or other durable material shall be incorporated between the siding and the grade. Metal siding shall be factory finished with a matte, nonreflective surface.

Masonry or Concrete Near the Ground and Proper Trimming Around Windows and Corners

b. Concrete blocks of a singular style, texture, or color shall not comprise more than 50 percent of a facade facing a street or public space.

c. Stucco must be trimmed and sheltered from weather by roof overhangs or other methods and shall be limited to no more than 50 percent of facades containing an entry. Stucco shall not extend below two feet above the grade.

d. The following exterior materials are prohibited:

i. Chain-link fencing that is not screened from public view. No razor or barbed material shall be allowed;

ii. Corrugated, fiberglass sheet products; and

iii. Plywood siding.

C. **Ground Floor Commercial.**

1. New buildings subject to SMC 20.40.465 shall comply with these provisions.

2. These standards are not eligible for design departures.

3. These requirements apply to the portion of the building's ground floor abutting a public right-of-way (ROW).

4. A minimum of 100 percent of the lineal frontage shall consist of commercial space. Up to 25 percent of the minimum 100 percent of lineal frontage may consist of facilities associated with the multifamily use, such as lobbies, leasing offices, fitness centers and community rooms.

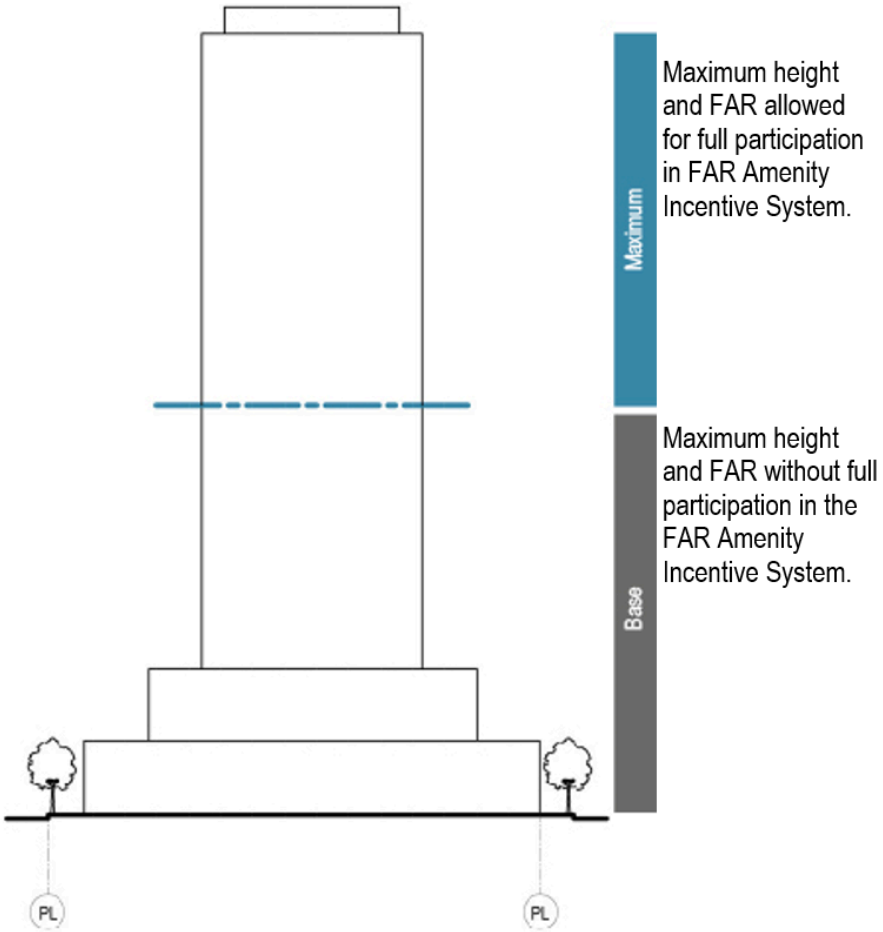
5. All ground-floor commercial spaces abutting a ROW shall be constructed at a minimum average depth of 20 feet, with no depth less than 15 feet, measured from the wall abutting the ROW frontage to the rear wall of the commercial space.

6. All ground-floor commercial spaces shall be constructed with a minimum ceiling height of 12 feet, measured from finished floor to finished ceiling.

20.25A.070 Amenity incentive system and floor area ratio.

A. **General.**

A building may exceed the base floor area ratio or base building height permitted for development within a Downtown Land Use District or Perimeter Overlay pursuant to LUC 20.25A.060.A.4 only if it complies with the requirements of this section. In no case may the building exceed the maximum floor area ratio permitted for the district or overlay unless expressly permitted by the terms of this Code. The bonus ratios have been calibrated by neighborhood to provide higher incentives for amenities that contribute to neighborhood character objectives.



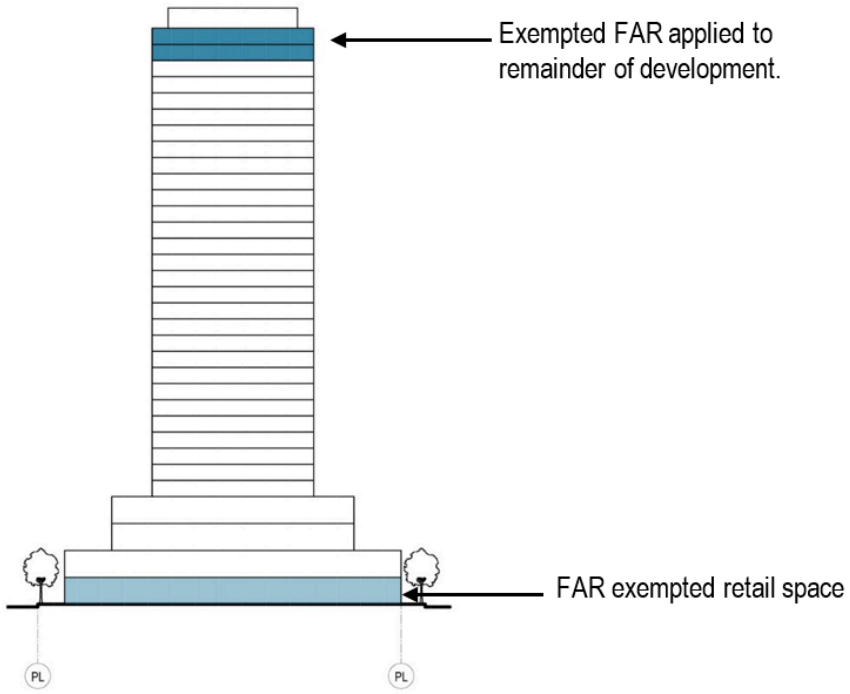
B. **Required Review.**

The Director may approve an amenity that complies with subsection D of this section if all the specific amenity system requirements are satisfied and established design criteria for the amenity have been met.

C. **FAR Exemptions, Special Dedications, and Conversion of Previously Approved Exempt Retail Activity Space.**

1. FAR Exemption for Ground-Level and Upper-Level Active Uses. For purposes of applying the Amenity Incentive System, a level shall be considered the ground level so long as less than half of that ground-level story height is located below the average finished grade of the adjacent public right-of-way or pedestrian connection. The single building story immediately above the ground level story and intended to activate the ground level pedestrian environment through demonstrated compliance with the Upper-Level Active Uses design guidelines contained in LUC 20.25A.170.D shall be considered an upper level.

   a. Ground Level Floor Areas Meeting the Definition of Active Uses. Each square foot of ground level floor area of active uses that satisfies the requirements of LUC 20.25A.020.A and complies with the design guidelines contained in LUC 20.25A.170.B.1 (Pedestrian Corridor/High Streets – "A" Rights-of-Way) shall be eligible for an exemption from calculation of the maximum floor area of up to 1.0 FAR, except where specifically provided by the terms of this Code.



   b. Upper-Level Floor Areas Meeting the Definition of Active Uses. Each square foot of upper-level floor area of active uses that satisfies the requirements of LUC 20.25A.020.A and complies with the design guidelines contained in LUC 20.25A.170.D (Upper-Level Active Uses) shall be eligible for an exemption from the calculation of maximum floor area of up to 0.5 FAR, except where specifically provided by the terms of this Code.

   c. Designation of an Active Use. The Director may approve an Active Use not otherwise listed in the definition contained in LUC 20.25A.020, through an Administrative Departure pursuant to LUC 20.25A.030.D.1, if the following criteria are met:

      i. The use is within a building and supports pedestrian activity;

ii. The use promotes a high degree of visual and physical interaction between the building interior and the adjacent public realm; and

iii. The use meets the design criteria in FAR Exemption for Ground-Level and Upper-Level Active Uses in LUC 20.25A.070.C.1.a and C.1.b, and the design guidelines for the applicable right-of-way designation in LUC 20.25A.170.B.

2. Affordable Housing Development Flexibility. A maximum of 1.0 FAR of floor area may be exempted to support the provision of affordable housing, minimum parking may be reduced, and additional development flexibility allowed, as provided below.

a. Up to 1.0 FAR of floor area dedicated to supporting the creation of on-site affordable housing shall not be counted for the purposes of calculating the FAR of a project; provided, that:

i. For every 1.0 square feet of affordable housing provided at 80 percent AMI, 2.5 square feet is allowed for market-rate housing not to exceed a maximum of 1.0 FAR total;

ii. The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary; and

iii. An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Recorder's Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

b. Reduced Minimum Parking Ratio for Affordable Units. Affordable studio and one-bedroom units located in projects meeting the requirements of subsection C.2.a of this section shall have a minimum parking ratio of 0.5 stalls per unit.

c. Additional Development Flexibility. Projects that provide 0.5 FAR or greater of the exempt floor area earned through the provisions of on-site affordable housing may:

i. Increase the maximum lot coverage by five percent in Perimeter Overlay Districts A-1, A-2, A-3, B-1, and B-2; and

ii. Decrease the upper-level stepbacks required in LUC 20.25A.075.C by a maximum of five feet.

3. Floor Area Earned from Special Dedications.

a. General. Land that is dedicated to the City of Bellevue for right-of-way or to accommodate the linear alignment of an RLRT system without compensation to the owner in conformance with subsection C.3.b of this section is included in land area for the purpose of computing maximum FAR notwithstanding the definition of floor area ratio (FAR) contained in LUC 20.25A.020.A.

b. Special Dedications.

i. A property owner may make a special dedication by conveying land identified for right-of-way or linear alignment of an RLRT system acquisition in a Transportation Facilities Plan of the Comprehensive Plan, the Transportation Facilities Plan adopted by the City Council or the Capital Investment Program Plan to the City of Bellevue by an instrument approved by the City Attorney.

ii. A property owner may also make a special dedication by conveying land identified by the Director of Transportation as necessary for safety or operational improvement projects.

c. Recording Requirements. The applicant shall record the amount (square footage) of floor area earned by area dedicated in conformance with this subsection with the King County Recorder's Office, or its successor agency, and provide a copy of the recorded document to the Director.

4. Conversion of Previously Approved Exempt Retail Activity Space.

a. General. Exempt Retail Activity space approved pursuant to the Downtown Part 20.25A LUC in effect prior to October 24, 2017, may be converted to Active Use space pursuant to the provisions of this subsection.

b. Requirements. The Director may approve a conversion of Exempt Retail Activity Space approved pursuant to the Downtown Part 20.25A LUC in effect prior to October 24, 2017, provided the following requirements are met:

i. Prior to Conversion. The applicant shall show a good faith effort to locate retail tenants meeting the Pedestrian-Oriented Frontage use requirements of the previous approval before a conversion may be considered by the Director.

ii. Requirements for Conversion to Be Approved.

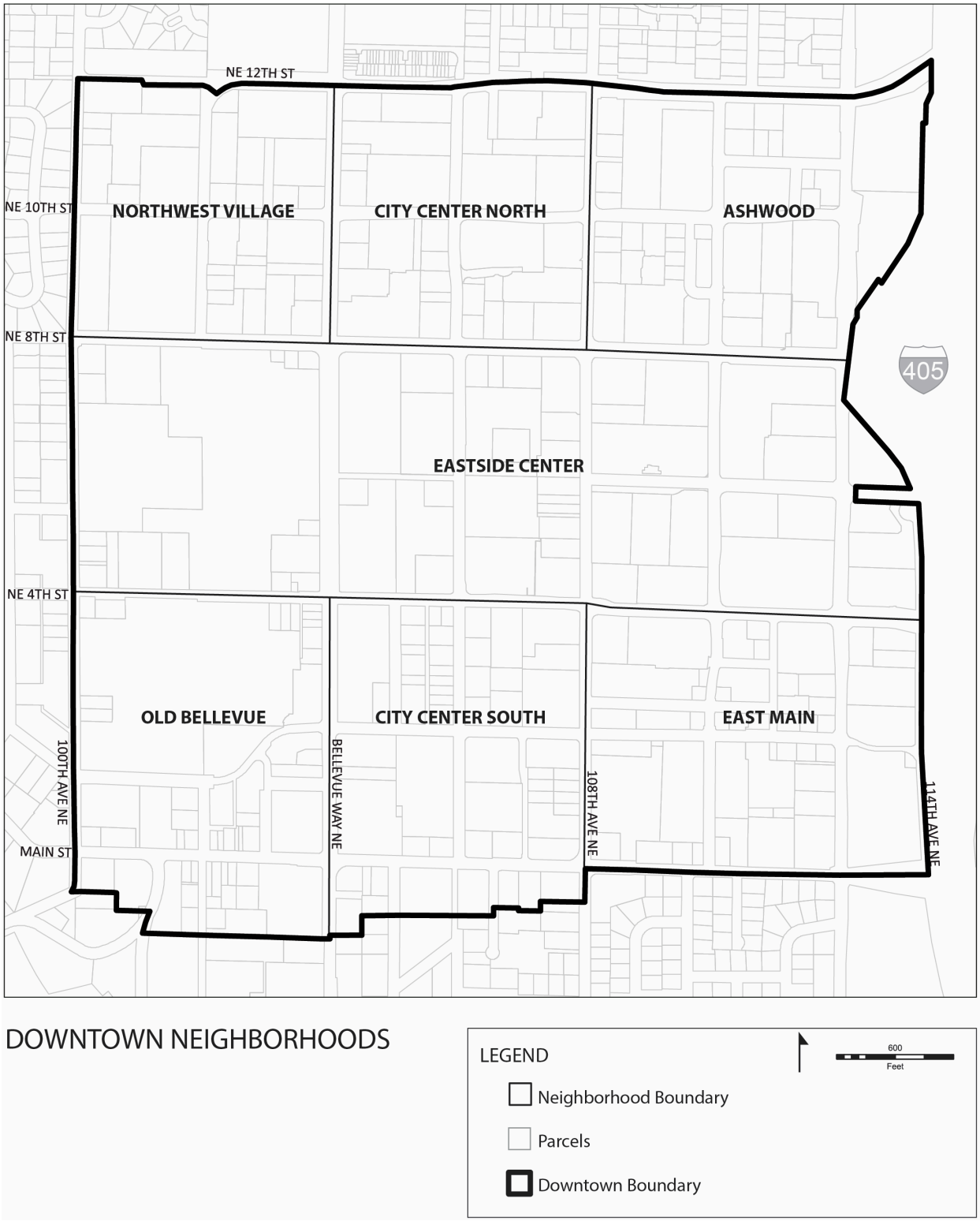
(1) Conversion of the previously approved exempt retail activity space shall not allow the building to exceed the maximum FAR contained in LUC 20.25A.060; and

(2) The converted space shall be retrofitted, to the maximum extent feasible, to comply with the requirements of LUC 20.25A.170.B.1 (Pedestrian Corridor/High Streets – "A" Rights-of-Way).

D. **Specific Amenity Incentive System Requirements.**

1. Participation in the Amenity Incentive System shall comply with Chart 20.25A.070.D.4. Amenity bonus rates and applicability shall follow Downtown Neighborhood boundaries as shown in Figure 20.25A.070.D.1.

Figure 20.25A.070.D.1.



2. Development within a project limit may only exceed its base FAR or base building height by providing amenities as described in Chart 20.25A.070.D.4 and this subsection.

a. Calculation of Required Amenity Incentive Points. The process below shall be used to determine the required amenity incentive points by individual building. There are two conditions that shall guide a building's required amenity incentive points based on its being above or below the base building heights shown in LUC 20.25A.060.A.4:

Condition 1: All building floor area is developed below the base building height. In this case, the amount of square footage above the base FAR is equal to the required amenity points.

Condition 2: A portion of the building floor area is developed above the base building height. In this case, the greater of the floor area being constructed above base FAR, OR the floor area being constructed above base height divided by two shall count as the required amenity incentive points for each building. For example: A building has 60,000 square feet above base FAR and 30,000 square feet above base building height divided by two = 15,000; the requirement would be 60,000 amenity points. A building with zero square feet above base FAR and 20,000 square feet above base building height divided by two would require 10,000 amenity points.

For multi-building development, the individual building amenity calculations shall be combined for an overall development's required amenity incentive points.

b. Allocation of Amenities. The Amenity Incentive System has a focus on public open space features. It is required that 75 percent or more of a project's amenity points shall be earned from one or more of the following amenities: Major Pedestrian Corridor and Major Public Open Space, Outdoor Plaza, Donation of Park Property, Improvement of Public Park Property, Enhanced Streetscape, Active Recreation Area, Enclosed Plaza or Alleys with Addresses. The remaining 25 percent of a project's required amenity points may be earned from any other amenity on the amenity list. DT-Small Sites may utilize any combination of amenity incentive points from the standard list to earn required amenity points.

c. In-Lieu Fees. In-lieu fees may be used for up to 50 percent of a project's required amenity incentive points. The in-lieu fee as of October 24, 2017, is $28.00 per amenity point. In-lieu fees shall be assessed and collected at building permit issuance. In-lieu fees collected by the City shall be placed in a dedicated account and used exclusively for the acquisition or improvement of publicly accessible open space within, adjacent to, or connected to Downtown as determined by the Parks and Community Services Director. The amenity incentive system in-lieu fee rate, published in the City's fee rate schedule, shall be reviewed annually, and, effective January 1st of each year, may be administratively increased or decreased by an adjustment to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers as needed in order to maintain accurate costs for the region.

3. In a multi-building development within a single project limit, amenities may be allocated among all buildings within the project limit; provided, that such allocation shall be approved by the Director through a Master Development Plan (MDP). If construction of the multi-building development is to be phased, each phase shall provide for a proportionate installation of amenities as established in an approved MDP phasing plan. No phase may depend on the future construction of amenities.

4. Amenity Incentive System.

Chart 20.25A.070.D.4 Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	**City Center North**	**Ashwood**	**Eastside Center**	**Old Bellevue**	**City Center South**	**East Main**
PUBLIC OPEN SPACE FEATURE AMENITIES							
1. Major Pedestrian Corridor and Major Public Open Spaces: The Major Pedestrian Corridor and Major Public Open Spaces located on or in the immediate vicinity of NE 6th Street between Bellevue Way and 112th Avenue NE.				16:1			
	16:1 bonus points per square foot of Pedestrian Corridor or Major Public Open Space constructed.						
	DESIGN CRITERIA:						
	1. Pedestrian Corridor and Major Public Open Space improvements shall comply with the requirements of LUC 20.25A.090.						
2. Outdoor Plaza: A publicly accessible, continuous open space, predominantly open from above, and designed to relate to the surrounding urban context. Outdoor plazas prioritize pedestrian use and serve as opportunities to activate Downtown for residents and users.	9.3:1	9.3:1	8.4:1	9.3:1	8.4:1	8.4:1	8.4:1
	8.4 bonus points per square foot of outdoor plaza in Priority Neighborhoods; 9.3 bonus points per square foot in High Priority Neighborhoods.						
	DESIGN CRITERIA:						
	1. Minimum plaza size is 3,000 square feet with a maximum bonusable area of 20 percent of the gross lot area; provided, that the minimum plaza size for a DT-Small Site is 1,500 square feet. Plazas larger than 10,000 square feet may earn 10 percent additional bonus points if they are designed in a manner to provide for activities to promote general public assembly. 2. Minimum plaza size may be met through the linking of smaller plaza spaces in a cohesive, logical manner with a strong design narrative. 3. Minimum seating provided shall be one linear foot of seating space per 30 square feet of plaza space. 4. A minimum of 20 percent of the area eligible for bonus amenity points in the plaza shall be landscaped.						

Chart 20.25A.070.D.4 Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
	5. Plaza amenities to enhance the users' experience shall be provided, e.g., art and water elements. 6. Plaza shall be located within 30 inches of the adjacent sidewalk grade, and shall provide physical and visual access from the adjacent right-of-way. 7. Provide for sense of security to users through well-lit and visible spaces. 8. Directional signage shall be provided to identify circulation routes for all users and inform the public that the space is accessible to the public at all times. The signage shall be visible from all points of access. The Director shall require signage as provided by the City of Bellevue Transportation Department Design Manual. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site. 9. Plazas shall be open to the public at all times and require an easement for public right of pedestrian use in a form approved by the City. 10. Plazas shall meet all design criteria for design guidelines for public open spaces. 11. Square footage for purposes of calculating amenity points shall not include vehicle or loading drive surfaces.						
3. Donation of Park Property: Property that is donated to the City, with no restriction, for park purposes.	Forty-five bonus points for every $1,000 of the appraised value of property donated for park purposes if the property is located in Northwest Village or East Main Neighborhood. Forty bonus points for every $1,000 of the appraised value if property is located in any other Downtown Neighborhood. Park property donation may occur in Downtown Neighborhoods that are different from where the development project occurs.						
	DESIGN CRITERIA:						

Chart 20.25A.070.D.4 Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	**City Center North**	**Ashwood**	**Eastside Center**	**Old Bellevue**	**City Center South**	**East Main**
	1. The need for such property in the location proposed shall be consistent with City-adopted policies and plans. 2. The minimum size of a donated park parcel is 4,000 square feet. 3. Donated park parcels shall be located within Downtown, but need not be contiguous with the site for which development is proposed.						
4. Improvement of Public Park Property: Improvements made to City-owned community, neighborhood, and miniparks within Downtown.	Forty-five bonus points for every $1,000 of public park property improvement if the park is located in Northwest Village or East Main Neighborhood. Forty bonus points for every $1,000 of public park property improvement if it is located in any other Downtown Neighborhood. Park property improvement may occur in Downtown Neighborhoods that are different from where the development project occurs.						
	DESIGN CRITERIA:						
	1. Improvements made to a City-owned community, neighborhood, or mini-park shall be consistent with the Downtown Subarea Plan. 2. Improvements made to City-owned parks shall be constructed by the developer consistent with applicable City plans, and approved by the Director of the Parks and Community Services Department.						
5. Enhanced Streetscape: A continuous space between the back of the curb and the building face, which allows internal activities to be externalized or brought out to the sidewalk. This space is provided along the building front, and activated by residential patios or stoops, small	7:1	7:1	7:1	7:1	7.8:1	7.8:1	7.8:1
	Seven bonus points per square foot of enhanced streetscape constructed; 7.8 bonus points per square foot if part of Lake-to-Lake Trail in Old Bellevue, City Center South, and East Main neighborhoods.						
	DESIGN CRITERIA:						
	1. Space between back of curb and building face shall meet the minimum sidewalk and landscape dimensions. This amenity bonus is intended for an additional four- to eight-foot frontage zone that is above and beyond the minimum requirements.						

Chart 20.25A.070.D.4 Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	**City Center North**	**Ashwood**	**Eastside Center**	**Old Bellevue**	**City Center South**	**East Main**
retail, restaurant, and other commercial entries.	2. Frontage zone shall contain street furniture, including movable tables and chairs, and may be used for retail and food vendor space. 3. The applicant shall comply with three of the five design standards below: a. Additional landscaping such as seasonal pots and plantings. b. Decorative paving. c. Small artistic elements. d. Additional weather protection. e. Other features suggested that assist in activating the space. 4. Visual access shall be provided to abutting commercial spaces. For residential use, this may be provided through a private patio or stoop.						
6. Active Recreation Area: An area that provides active recreational facilities and is open to the general public. Does not include health or athletic clubs.	2:1	2:1	2:1	2:1	2:1	2:1	2:1
	Two bonus points per square foot of active recreation area provided.						
	DESIGN CRITERIA:						
	1. May be located indoors or outdoors. 2. Recreational facilities include, but are not limited to, sport courts, child play areas, climbing wall, open space for play, and dog relief areas. 3. There may be a fee for use, but may not be used exclusively by the membership. 4. The maximum bonusable area is 1,500 square feet.						
7. Enclosed Plaza: A publicly accessible, continuous open space located within a building and covered to provide overhead weather protection while admitting substantial amounts of	4:1	4:1	4:1	4:1	4:1	4:1	4:1
	Four bonus points per square foot of enclosed plaza provided.						
	DESIGN CRITERIA:						
	1. Shall be open and accessible to the public during the same hours that the building in which it is located is open.						

Chart 20.25A.070.D.4 Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	**City Center North**	**Ashwood**	**Eastside Center**	**Old Bellevue**	**City Center South**	**East Main**
natural daylight (atrium or galleria). Enclosed plazas function as a "Third Place," and are "anchors" of community life and facilitate and foster broader, more creative interaction.	2. Shall provide signage to identify the space as open to the public as provided per the Bellevue Transportation Department Design Manual. Shall provide directional signage that identifies circulation routes for all users and informs the public that the space is accessible to the public at all times. The signage shall be visible from all points of access. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site. 3. Shall be visually and physically accessible from a publicly accessible space. 4. At least five percent of the area shall be landscaped. Landscape requirements may be modified if an equal or better result is provided through the use of interesting building materials, art, and architectural features that soften and enhance the enclosed plaza area. 5. The minimum sitting space shall be one linear foot of seating per 30 square feet of enclosed plaza space. More than 50 percent of the seating shall be provided in the form of movable chairs and furniture. 6. Minimum horizontal dimension is 20 feet. 7. Minimum area is 750 square feet.						
8. Alleys with Addresses: Pedestrian-oriented ways off the main vehicular street grid that provide an intimate pedestrian experience through a combination of residential, small retail, restaurant, and other commercial entries with meaningful transparency along the frontage building walls.	6.7:1	6.7:1				6.7:1	6.7:1
	6.7 bonus points per square foot of alley with address improvement based on neighborhood location.						
	DESIGN CRITERIA:						
	1. Shall be open to the public 24 hours a day, seven days a week, and require an easement for public right of pedestrian use in a form approved by the City. 2. May not be enclosed. 3. Shall provide a finer-scaled building design at the pedestrian level to emphasize the pedestrian realm and to provide scale relief from the primary massing.						

Chart 20.25A.070.D.4 Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	**City Center North**	**Ashwood**	**Eastside Center**	**Old Bellevue**	**City Center South**	**East Main**
This area does not have a "back of house" feel.	4. Alley frontage shall meet guidelines for "C" Rights-of-Way, Mixed Streets in LUC 20.25A.170.B. 5. Residential use must provide a strong connection to the alleyway through the use of patios or stoops. 6. Shall provide pedestrian-scaled lighting. 7. Shall provide signage to show open to the public and the hours. 8. Automobile access and use shall be secondary to pedestrian use and movement. 9. Shall meet design guidelines at LUC 20.25A.170.C. 10. Square footage for purposes of calculating amenity points shall not include vehicle or loading drive surfaces.						
9. Freestanding canopies at street corners and transit stops (nonbuilding weather protection)	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	Forty bonus points per every $1,000 of investment in freestanding canopies. Maximum 1,000 bonus points per freestanding canopy.						
	DESIGN CRITERIA:						
	Location of freestanding canopies shall be approved by Transportation Department. Design shall be consistent with the design adopted through a Transportation Director's Rule.						
10. Pedestrian Bridges: Pedestrian bridges over the public right-of-way at previously designated mid-block locations meeting specific design criteria.		250:1		250:1		250:1	
	Two hundred fifty bonus points per linear foot of pedestrian bridge constructed.						
	DESIGN CRITERIA:						
	1. This bonus shall apply only to pedestrian bridges meeting the location and design criteria of LUC 20.25A.100. 2. Bridge shall connect to upper-level Active Uses on both sides to qualify for the bonus.						

Chart 20.25A.070.D.4 Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	**City Center North**	**Ashwood**	**Eastside Center**	**Old Bellevue**	**City Center South**	**East Main**
11. Performing Arts Space: Space containing fixed seating for public assembly for the purpose of entertainment or cultural events (live performances only).	16:1	16:1	16:1	16:1	16:1	16:1	16:1
	Sixteen bonus points per square foot of performing arts space provided.						
	DESIGN CRITERIA:						
	This bonus shall apply only to performing arts spaces that are less than 10,000 square feet.						
12. Public Art: Any form of permanent artwork that is outdoors and publicly accessible or visible from a public place. The purpose is to create a memorable civic experience and affinity between artist and community.	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	Forty bonus points per every $1,000 of appraised art value.						
	DESIGN CRITERIA:						
	1. Shall be located outside in areas open to the general public or visible from the adjacent public right-of-way, perimeter sidewalk, or pedestrian way. 2. May be an artist-made object or artist-made integrated feature of the building's exterior or other visible infrastructure such as paving, hand railings, walls, seating, or other elements visible to the public or in publicly accessible areas. 3. Public art can include murals, sculptures, art elements integrated with infrastructure, and special artist-designed lighting. 4. Standalone or landmark artworks shall be at a scale that allows them to be visible at a distance. 5. Value of art to be determined through appraisal accepted by Bellevue Arts Program. 6. Maintenance of the art is the obligation of the owner of that portion of the site where the public art is located for the life of the project.						
13. Water Feature: A fountain, cascade, stream water, sculpture, or reflection pond. The purpose is to serve as a	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	Forty bonus points per every $1,000 of appraised value of the water feature, or actual construction cost, whichever is greater.						

Chart 20.25A.070.D.4 Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	**City Center North**	**Ashwood**	**Eastside Center**	**Old Bellevue**	**City Center South**	**East Main**
focal point for pedestrian activity.	**DESIGN CRITERIA:**						
	1. Shall be located outside of the building, and be publicly visible and accessible at the main pedestrian entrance to a building, alongside a perimeter sidewalk or pedestrian connection. 2. Water shall be maintained in a clean and noncontaminated condition. 3. Water shall be in motion during daylight hours.						
14. Historic Preservation of Physical Sites/ Buildings: Historic and cultural resources are those identified in the City's resource inventory, or identified by supplemental study submitted to the City.	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	Forty bonus points per every $1,000 of documented construction cost to protect historic façades or other significant design features.						
	DESIGN CRITERIA:						
	1. Voluntary protection of historic façades or other significant design features when redevelopment occurs.						
15. Historic and Cultural Resources Documentation: Historic and cultural resources are those identified in the City's resource inventory, or identified by supplemental study submitted to the City.	40:1	40:1	40:1	40:1	40:1	40:1	40:1
	Forty bonus points per every $1,000 of documented cost of plaques/ interpretive markers or construction cost of space dedicated to collect, preserve, interpret, and exhibit items.						
	DESIGN CRITERIA:						
	1. Use plaques and interpretive markers to identify existing and past sites of historic and cultural importance. 2. Space dedicated to collect, preserve, interpret, and exhibit items that document the history of Downtown Bellevue.						
16. Neighborhood Serving Uses: Allocation of space for noncommercial neighborhood serving uses that bolster livability	8:1	8:1	8:1	8:1	8:1	8:1	8:1
	Eight bonus points per square foot of space dedicated to neighborhood serving uses.						

Chart 20.25A.070.D.4 Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
for residents (e.g., community meeting rooms and nonprofit child care).	**DESIGN CRITERIA:**						
	1. Bonusable neighborhood serving uses include child care, community meeting rooms, or nonprofit space. 2. Up to 5,000 square feet per project are eligible for this bonus, any floor area beyond that limit shall not be eligible for amenity bonus points. 3. The floor area delineated for these uses shall be required to remain dedicated to neighborhood serving uses for the life of the project. 4. Applicant shall record with King County Recorder's Office (or its successor agency) and provide a copy to the Director of a binding document allocating those spaces only for neighborhood serving uses for the life of the building. 5. No other uses shall be approved for future tenancy in those spaces if they are not consistent with the uses outlined in the definition of neighborhood serving uses in LUC 20.25A.020.A. 6. Tenant spaces shall remain open to the public and may not require fees or admissions to enter. 7. Spaces shall provide visual access from the street.						
17. Sustainability Certification: The City has a vested interest in supporting sustainable building practices and provides amenity bonus points commensurate with the level of sustainability provided in each building. Bonus FAR points shall be earned according to the level of rating an applicant completes. Building practices are rapidly evolving and sustainability	Tier 1: Living Building Net Zero Energy; Built Green 5-Star; or LEED Platinum; 0.25 FAR Bonus. Tier 2: Passivhaus PHIUS+2015 Verification; Built Green 4-Star; or LEED Gold; 0.2 FAR Bonus. Note: Other Sustainability Certifications with an expected public benefit equal to or in excess of Tier 1 or Tier 2 may be pursued under the Flexible Amenity provisions.						
	DESIGN CRITERIA:						
	1. Buildings shall meet minimum criteria for LEED, Built Green, or Living Building Challenge certification in the chosen category. 2. A performance bond equivalent to the value of the bonus shall be provided to the City by the developer. In the event the project does not achieve the planned rating within 18 months of project completion, the						

Chart 20.25A.070.D.4 Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
features are becoming mainstream. The purpose of this amenity is to incentivize performance significantly above the industry norm.	bonded fund shall be used for environmental improvements within Downtown identified by the City.						
FLEXIBLE AMENITY							
18. Flexible Amenity: For proposed amenities not identified in items 1 through 17 of this list, the Flexible Amenity allows an applicant the opportunity to propose an additional amenity that would substantially increase livability in Downtown. Credit shall be determined on a case-by-case basis; it is expected that the public benefit shall equal or exceed what would be provided by amenities on the standard list provided above. The Flexible Amenity may also be used to determine a mix of amenities that is appropriate for a DT-Small Site when the application of standard list would not provide it with the	Values for this amenity shall be set through the City Council Departure process in LUC 20.25A.030 and require a Development Agreement. May be pursued in all Downtown Neighborhoods. This amenity may be used on DT-Small Sites to earn necessary amenity bonus points needed to exceed base FAR.						
	DESIGN CRITERIA:						
	1. The bonus proposal shall be approved by City Council through a Legislative Departure and Development Agreement. 2. The proposed bonus shall have merit and value to the community. 3. The proposed bonus shall be outside of the anticipated amenity bonus structure. 4. The proposed bonus shall not be in conflict with existing Land Use Code regulations.						
	TECHNICAL REVIEW:						
	The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, of materials submitted by the applicant to support the requested departures contained within a requested Development Agreement. Consultant services may include, but are not limited to, economic evaluation of public benefits, impacts on property values, review of construction valuations, documentation related to constructability, and other input deemed necessary by the City Council to support its legislative decision making.						

Chart 20.25A.070.D.4 Amenity Incentive System

LIST OF BONUSABLE AMENITIES	APPLICABLE NEIGHBORHOODS AND BONUS RATIOS						
	Northwest Village	City Center North	Ashwood	Eastside Center	Old Bellevue	City Center South	East Main
development rights permitted to other similarly situated properties.							

E. **Recording.**

The total amount of bonus floor area earned through the Amenity Incentive System for a project, and the amount of bonus floor area to be utilized on site for that project shall be recorded with the King County Recorder's Office, or its successor agency. A copy of the recorded document shall be provided to the Director.

F. **Bonus Floor Area Earned from Pedestrian Corridor or MPOS Construction.**

1. Use of Floor Area Earned. Bonus floor area earned for actual construction of the Major Pedestrian Corridor or Major Public Open Space may be used within the project limit or transferred to any other property within the area of Downtown bounded on the west by Bellevue Way, on the east by 112th Avenue NE, on the south by NE 4th Street and on the north by NE 8th Street. Properties may utilize this earned floor area to exceed the Floor Area Ratio Maximum of LUC 20.25A.060.A.4, but shall remain within maximum building height limits.

2. Recording Required. The property owner shall record each transfer of floor area with the King County Recorder's Office, or its successor agency, and shall provide a copy of the recorded document to the Director.

3. Notwithstanding any provision of Part 20.25A LUC, no transfer of floor area occurs when all property is included in one project limit.

G. **Periodic Review.**

The Amenity Incentive System shall be periodically reviewed every five to seven years with initiation by City Council. The Director shall prepare an annual performance report that includes, at a minimum, the following information for the amenity incentive points earned from participation in the Amenity Incentive System.

1. Total number of Downtown projects that participated in the Amenity Incentive System;

2. The total amount of square footage earned through participation in the Amenity Incentive System; and

3. The total number of amenity points earned for each bonusable amenity listed in subsection D.4 of this section. (Ord. 6377, 10-16-17, § 2)

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20.25D.130 BelRed Development Standards.

The BelRed Development Standards establish regulatory requirements for new structures, development, or activities and remodels or expansions on public and private parcels within the BelRed Subarea. These standards support and strengthen existing and planned infrastructure while establishing a hierarchy of use and a highly identifiable Subarea character. Deviations from the specific requirements set forth in this Section may be approved through the design review process consistent with the criteria set forth in LUC 20.25D.030.C.3.

A. **Required Ground Floor Uses.**

1. Purpose/Intent. Ground floor retail and commercial uses are an essential component of active and vital streets as well as transit station areas. Ground floor uses create a vibrant "18-hour" pedestrian environment where neighborhood services are within an easy walk, bike or transit trip.

2. Where Required. Figure 20.25D.130.A identifies those streets where ground floor retail and ground floor commercial uses are required for building frontages.

3. Applicable Standards for Ground Floor Retail Uses.

   a. Ground floor retail uses shall satisfy the intent of subsection A.1 of this section and include uses such as:

      i. Eating and drinking establishments;

      ii. Merchandise sales (including but not limited to grocery, food retail, art, and clothing); or

      iii. Personal services (including but not limited to laundry and beauty services).

   b. Continuous retail storefronts shall be provided for 100 percent of the building frontage on a designated street.

   c. Interruptions in storefronts shall be limited to residential lobbies and required emergency access. Lobby interruptions shall be limited to 25 percent of the building frontage.

   d. All other uses are prohibited on the ground floor.

4. Applicable Standards for Ground Floor Commercial Uses.

   a. Ground floor commercial uses shall satisfy the intent of subsection A.1 of this section, and include all ground floor retail uses permitted in subsection A.3 of this section and financial, real estate, insurance services, and hotels.

   b. In the 122nd Avenue Node, at least 50 percent of the street level building edges shall incorporate ground floor commercial uses. The required ground floor commercial uses may be interrupted by lobby entrances to office, hotel or residential buildings and required emergency access. Lobby interruptions shall be limited to 25 percent of the building frontage.

c. In the 130th Avenue Node, 100 percent of the street level building edges shall incorporate ground floor commercial uses. The required ground floor commercial uses may be interrupted by residential lobbies or work-live units. Lobby interruptions shall be limited to 25 percent of the building frontage.

Required Ground Floor Uses

Figure 20.25D.130.A: Required Ground Floor Uses

B. **Required Build-to Lines.**

1. Purpose/Intent. Build-to lines occur along select block faces to help establish a continuous "street wall"' providing a sense of enclosure and visual interest for pedestrians. Build-to lines also contribute to the economic viability of retail and commercial uses by providing direct pedestrian access and visual exposure to potential drive-by customers.

2. Where Required. Figure 20.25D.130.B identifies locations of required build-to lines where the ground-floor facades must be built to the back of sidewalk.

3. Applicable Standards for Required Build-To Lines.

   a. Except as provided in subsections B.3.d, B.3.e, and B.3.f of this section, buildings shall satisfy the intent of subsection B.1 of this section and be constructed along the entire block length where indicated in Figure 20.25D.130.B.

   b. Entrances to buildings may be recessed a maximum of five feet behind the build-to line.

   c. Windows and walls may be recessed up to 18 inches if columns, pilasters, walls or other architectural fenestration tie them together with the rest of the building frontage.

   d. In the 122nd Avenue Node, required build-to lines may be interrupted only to accommodate public or private plazas, parks, or other publicly accessible spaces. Interruptions in the required build-to lines shall be limited to a maximum of 25 percent of the total project frontage on an individual block.

   e. In the 130th Avenue Node, required build-to lines may be interrupted only to accommodate public or private plazas, parks, or other publicly accessible spaces. Interruptions in the required build-to lines shall be limited to 15 percent of the total project frontage on an individual block.

   f. Vehicular access is limited pursuant to LUC 20.25D.140.F regarding restricted driveway access.

   g. Surface parking is not permitted between the sidewalk and the building wall.

Required Build-to Lines

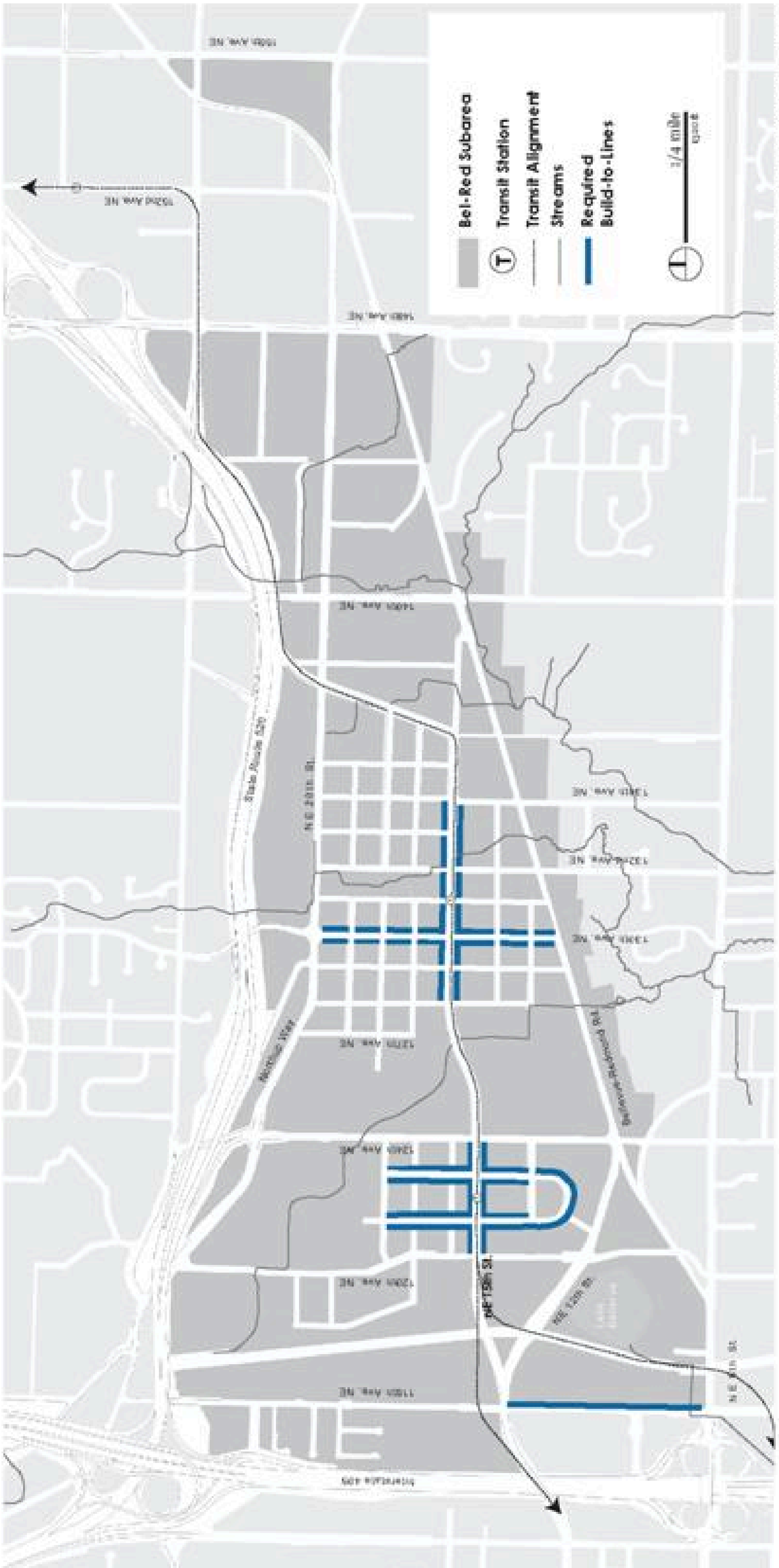

Figure 20.25D.130.B: Required Build-to Lines

C. **Required Sidewalk-Oriented Development.**

1. Purpose/Intent. Sidewalk-oriented development is characterized as ground floor building frontages with direct entries from the sidewalk and/or building frontages with a high degree of transparency and activating land use. This increased visual and physical interaction between the people inside and outside the buildings results in “eyes on the street” while creating a greater degree of safety and a vibrant public realm.

2. Where Required. Figure 20.25D.130.C identifies where sidewalk-oriented development is required.

3. Applicable Standards for Ground Floor Retail and Commercial Uses. On street frontages where ground floor retail or commercial uses are required pursuant to Figure 20.25D.130.A, the following design standards apply:

   a. One hundred percent of ground floor facades shall be transparent glass or screens that satisfy the intent of subsection C.1 of this section. Tinted, reflective, or other types of glass or window treatments that diminish transparency are prohibited.

   b. Interruptions in the transparent glass or screens shall be limited to a maximum of 30 percent of the sidewalk-oriented development.

   c. Primary entrances to all ground floor uses shall be oriented to the public right-of-way. Doors shall not be separated from adjacent public sidewalks by steps or ramps except where no feasible alternative exists.

4. Applicable Standards for Other Uses. On street frontages where ground floor retail or commercial uses are not required pursuant to Figure 20.25D.130.A, the following design standards apply:

   a. Primary entrances shall be oriented toward the public right-of-way or open space.

   b. Doors may be separated from adjacent public right-of-way or open space by a maximum of 36 inches grade separation.

   c. A minimum of 40 percent of ground floor facades shall be transparent glass or screens.

Required Sidewalk-Oriented Development

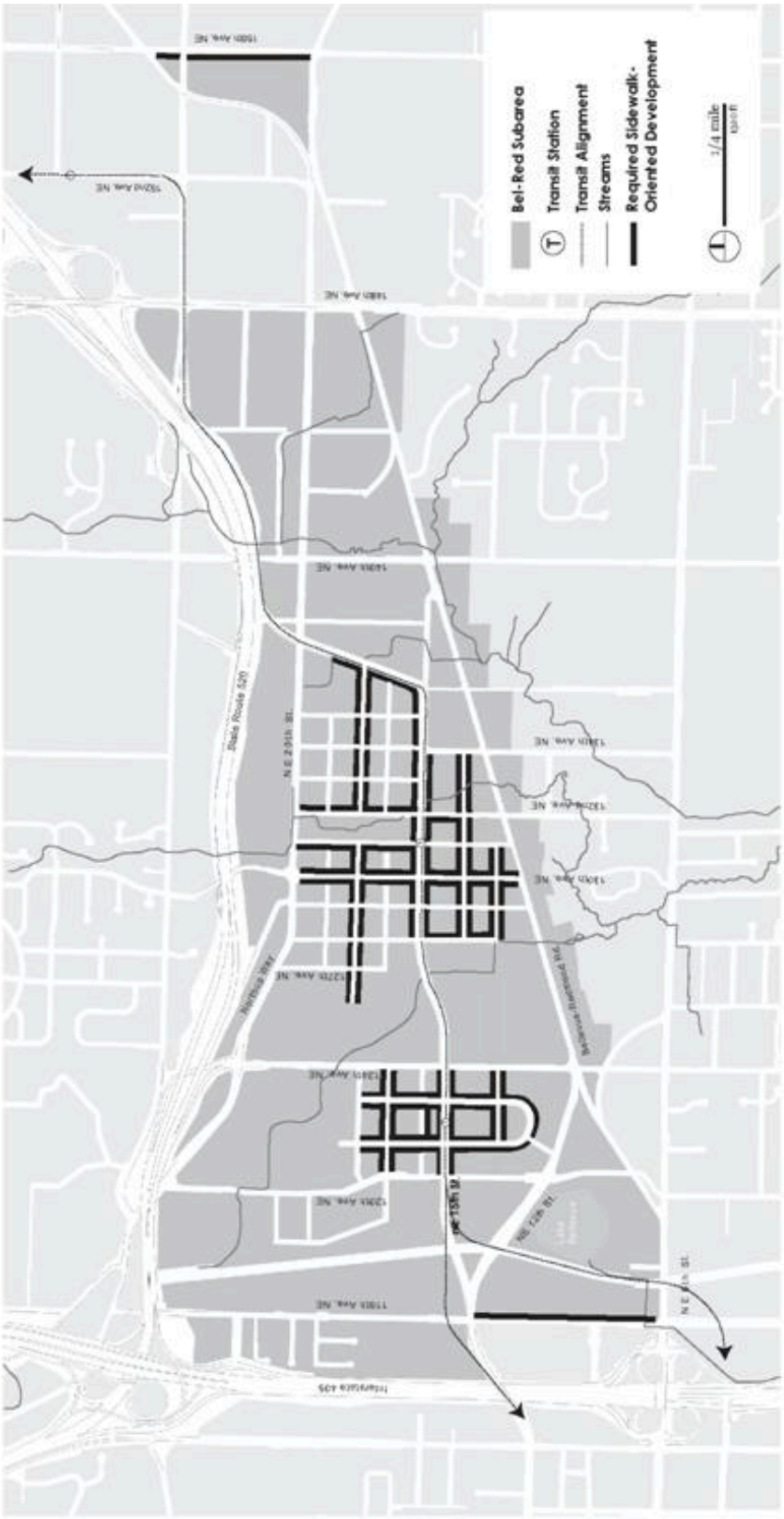

Figure 20.25D.130.C Required Sidewalk-Oriented Development

D. **Required Transition Edge Development.**

1. Purpose/Intent. Transition edge development requires elements incorporated into the site and building design that soften the impact of BR-ORT, a more intensive land use district, where it is adjacent to single-family uses.

2. Where Required. All buildings on the south side of Bellevue-Redmond Road between 124th Avenue NE and 148th Avenue NE where abutting property is zoned single-family residential, R-1 through R-7.5.

3. Applicable Standards for Site Design.

   a. Surface parking lots shall be screened from street level views and from ground level views of an abutting residential district per LUC 20.25D.110.B. In appropriate circumstances, surface parking lots should be located away from adjacent residential properties.

   b. Mechanical equipment that is located on the roof shall be incorporated into a pitched or stepped roof form, and not appear as a separate penthouse or box.

   c. All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound-buffering material. The containers shall be located on a side of the building facing away from the abutting residential properties, but not between the street and the subject building.

4. Applicable Standards for Building Design.

   a. Building facades shall incorporate elements including but not limited to stepbacks, offsets, roof overhangs, and recesses with a minimum depth of 18 inches. Incorporated recess and offset elements should generally occur along the building facade at intervals no greater than 30 feet.

   b. A building facade visible from abutting residential properties shall not exceed 150 feet.

   c. A primary structure shall be a minimum of 20 feet from another primary structure, provided this dimension may be modified pursuant to LUC 20.25H.040 on sites in the Critical Areas Overlay District.

   d. The maximum building height of 45 feet above average existing grade may be reached only when incorporating pitched or stepped roof forms.

   e. Communication dishes greater than 1 meter (3.28 feet) in diameter shall not be visible from adjacent residential districts.

   f. Natural materials and neutral colors shall be used.

5. Signs.

   a. Building design shall provide for architecturally integrated signage consistent with the scale and architecture of the building, and signage shall be installed so as not to obscure any architectural detail of the building.

b. Signs shall meet the requirements of Chapter 22B.10 BCC, Bellevue Sign Code.

c. Signs shall be located so that they are not visible from abutting single-family land use districts.

E. **Building Materials.**

To ensure the BelRed District contains high-quality buildings of durable and sustainable materials, the following materials are not recommended on facades visible from the public right-of-way within the BelRed District unless expressly approved through design review:

1. Synthetic stucco;
2. Unfinished metal or plastic storefront window systems;
3. Unfinished concrete or cinder block;
4. Aluminum, plastic, or vinyl siding;
5. Simulated materials such as river rock or other faux cladding;
6. Clapboard, lap and shingle, or other types of residential siding;
7. Architectural foam detailing; and
8. Applied simulated divided light window systems.

These building materials limitations are not applicable in the BelRed General Commercial (BR-GC) Land Use District. (Ord. 6425, 10-1-18, § 19; Ord. 6197, 11-17-14, § 22; Ord. 5874, 5-18-09, § 1)

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20.25P.085 Required ground floor uses.

A. **Required Ground Floor Uses.**

1. Purpose/Intent. Ground floor wholesale, retail and service uses are an essential component of active and vital streets as well as transit station areas. Ground floor uses create a vibrant "18-hour" pedestrian environment where neighborhood services are within an easy walk, bike or transit trip.

2. Where Required. Figure LUC 20.25P.090.A.3 identifies that street on which ground floor wholesale, retail and services uses are required for building frontages. The wholesale, retail and service uses can be found in LUC 20.25P.030.

3. Applicable Standards for Ground Floor Uses.

   a. Ground floor uses shall satisfy the intent of subsection A.1 of this section and include uses such as:

      i. Eating and drinking establishments;

      ii. Merchandise sales (including but not limited to grocery, food retail, art, and clothing); or

      iii. Personal services (including but not limited to laundry and beauty services).

   b. Continuous retail storefronts shall be provided for 100 percent of the building frontage on a designated street except as provided in subsection A.3.c of this section.

   c. Interruptions in storefronts shall be limited to residential lobbies and required emergency access. Lobby interruptions shall be limited to 25 percent of the building frontage.

   d. All other uses are prohibited on the ground floor. (Ord. 6366, 8-7-17, § 12)

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20.25.090 Commercial development.

A. *Departures from Design Standards.* The director may approve departures from the design requirements in this section. A departure may only be allowed if the director determines that the applicant has demonstrated that either:

1. In response to difficult physical circumstances relating to the size, shape, topography, existing development, location or surroundings of the subject property, an alternative solution is required that meets the intent of the requirement to the greatest extent practical; or

2. An alternative design will provide an equal or better solution that:

a. Meets the intent of the standard;

b. Enhances the character and livability of the neighborhood or district;

c. Enhances the character and environment for pedestrians;

d. Enhances or protects the character of the neighborhood or vicinity by protecting or providing natural features, historic sites (including both listed and potentially contributing properties), open space, or other resources; and

e. Will not have any substantial detrimental effect on nearby properties and the city or the neighborhood.

B. *Specific Standards.*

1. *Site Design.*

a. *Orientation to the Street – Intent.* To reinforce pedestrian activity, orientation to ground floor activities and enhance the liveliness of the street through building design and orientation and building entrance locations.

i. *Standard.* Buildings shall be oriented toward street frontages and located adjacent to the rights-of-way as closely as possible.

ii. *Standard.* Buildings may be set back from the edge of the right-of-way to allow for public open space such as plazas. Buildings shall not be set back from the edge of the right-of-way to allow for parking.

iii. *Standard.* The primary building entrance shall be located at street level facing a public street.

iv. *Standard.* Locate new structures to contribute to a strong building wall edge to the street such that they align at the front lot line and build out to the full width of the parcel, to the side lot lines or applicable setbacks. Although small gaps may occur between some structures, these are the exception. This should not preclude the provision of a wider sidewalk, public space, landscaping, art, or outdoor seating. (See Figure 20.25.090(A).)

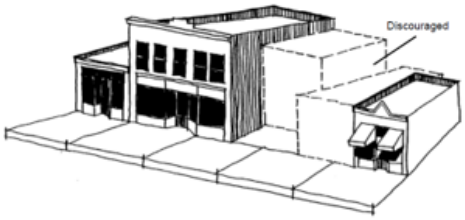

Figure 20.25.090(A) – Building Front at Sidewalk Edge

v. *Guideline.* The primary entrance should be more articulated and highlighted (size, material, recessed, lighting) than secondary entrances.

b. *Surface Parking – Intent.* To ensure surface parking lots are not a dominant element within commercial districts and to minimize the impact of surface parking on the pedestrian environment.

i. *Standard.* Parking shall be located to the rear or side of buildings. Surface parking lots shall not be located at intersections and frontage along arterial streets shall be limited. (See Figure 20.25.090(B).)

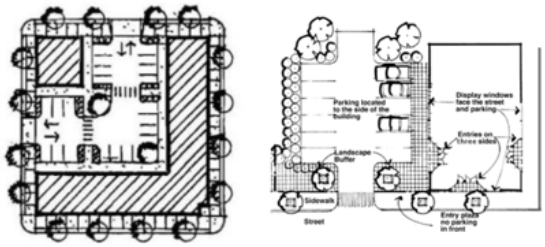

Figure 20.25.090(B) – Surface Parking Location

ii. *Standard.* Parking areas shall contain landscaping to break up large expanses of hard surfacing. Scale of landscaping, location, spacing, and species shall be appropriate for the scale of the parking area and shall be designed to protect vegetation and pedestrians from vehicles. (See Figure 20.25.090(C).)

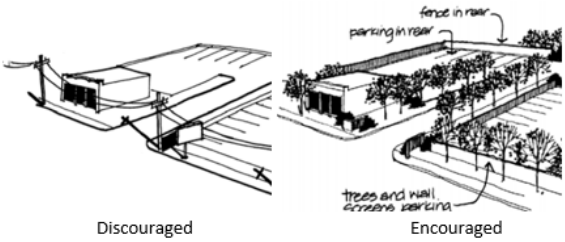

Figure 20.25.090(C) – Parking Area Landscaping

iii. *Standard.* Parking lots shall be screened from view from abutting residential zones through a landscape buffer or other buffer, as approved.

c. *Mixed Residential and Commercial Site Design – Intent.* To integrate commercial and residential uses either within the same building or on the same property in a manner that emphasizes commercial activity adjacent to rights-of-way, promotes a comfortable living environment, and is compatible with the surrounding scale of development.

i. *Standard.* Ground floor commercial space shall comply with the commercial design standards in this section and be built with a minimum depth of 20 feet measured from the front face of the building and a minimum ceiling height of 12 feet.

ii. *Standard.* Residential uses shall be located on the second floor or behind at least 20 feet of an approved ground floor commercial use when within 60 feet of a front- or side-flanking property line with the exception of ground floor entrances or breezeways for residential uses located above or behind an approved ground floor commercial use. (See Figure 20.25.090(D).)

iii. *Standard.* No residential use shall be closer to a front- or side-flanking property line than an approved ground floor commercial use.

iv. *Standard.* The limitations on ground floor residential uses may be reduced or waived upon an approved departure application, provided development adjacent to the right-of-way promotes active use and a pedestrian-oriented environment.

Figure 20.25.090(D) – Within 60 feet of a front- or side-flanking property line, residential uses must be located on the second floor or behind at least 20 feet of an approved ground floor commercial use

2. *Screening.*

a. *Refuse – Intent.* To reduce the impact and view of trash and recycling storage areas.

i. *Standard.* Refuse and recycling storage areas shall be located so as to be screened from arterial streets, pedestrian walkways, and neighboring residential properties. (See Figure 20.25.090(E).)

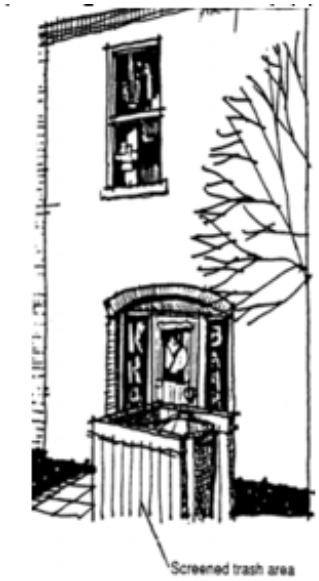

Figure 20.25.090(E) – Screened Trash and Recycling Storage

ii. *Standard.* Refuse containment areas shall be either placed in a building or within a structure that is of similar architectural character to the major structures on the site.

b. *Mechanical Equipment – Intent.* To reduce the impact and view of mechanical equipment.

i. *Standard.* Mechanical equipment should not detract from the appearance of the building and shall be designed with consideration of the appearance from surrounding properties and the right-of-way.

c. *Neighboring Residential – Intent.* To reduce the impact of commercial zones on neighboring residential zones.

i. *Guideline.* Where commercial zones share property lines with residential zones, an appropriate landscape, fence or other buffer shall be established to minimize noise, odor, light or other impacts based on the intensity of the commercial use. Should the use change, an evaluation of additional or reduced buffer requirements shall be required.

ii. *Standard.* All fencing shall be designed to integrate into the architecture of the building and add visual interest in its detail, materials or color.

3. Crime Prevention through Environmental Design (CPTED).

a. *Safety – Intent.* To enhance public safety and deter crime through thoughtful site design.

i. *Guideline.* Provide adequate lighting and windows near all parking areas, pedestrian walkways, open spaces, transit stops, and building entrances to encourage natural surveillance.

ii. *Guideline.* Provide regular maintenance of exterior spaces to indicate ownership and attention to property and activities occurring on property.

iii. *Guideline.* Control access to areas that cannot be easily surveyed through use of locks, fences, and gates.

iv. *Standard.* CPTED review shall be conducted on each project as necessary to identify techniques to guide the appropriate use of the space.

4. *Optional Public Amenity.*

a. *Public Amenity – Intent.* To encourage integration of commercial uses with neighborhoods, commercial developments are encouraged, but not mandated, to provide a public amenity similar to those listed here:

i. *Guideline.* The selection and design of the public amenity is encouraged, though not mandated, to include a public process with neighborhood input to determine which amenity is of greatest public benefit.

ii. *Guideline.* While the public amenity may provide a creative way to help meet departure standards or reduce parking requirements, the inclusion of a public amenity in a site design in no way guarantees the approval of a departure or parking reduction.

iii. *Standard.* When using the optional public amenity to help achieve a departure or parking reduction request, the applicant must demonstrate, to the satisfaction of the director, how the proposed amenity will be adequate and proportionate to the requested departure or parking reduction.

iv. *Standard.* The optional public amenity shall meet the applicable building and land use codes for the property, promote safety and functional use, and shall not pose a risk to the public health or welfare.

v. *Guideline.* Public amenities can include, but are not limited to:

(A) Community garden;

(B) Public gathering space (indoor or outdoor);

(C) Bike repair station;

(D) Public art installation;

(E) WTA approved bus stop improvements;

(F) Public washrooms; or

(G) Other public amenity subject to the planning director's discretion.

5. *Connectivity.*

a. *Pedestrian – Intent.* To provide a safe pedestrian access element to commercial development.

i. *Standard.* Public sidewalks shall be provided along all public streets abutting the project.

ii. *Standard.* Site design shall include pedestrian walkways that provide pedestrian routes, at a minimum, from streets, parking areas, open spaces, and transit stops to building entrances and between buildings. (See Figure 20.25.090(F).)

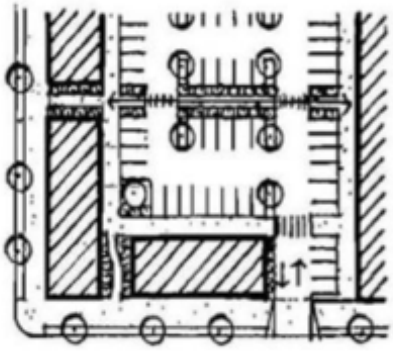

Figure 20.25.090(F) – Pedestrian Connectivity

iii. *Standard.* All pedestrian walkways shall be designed for pedestrian safety and shall avoid or mitigate vehicle and pedestrian route conflicts.

iv. *Standard.* All pedestrian walkways shall conform to minimum ADA requirements.

v. *Standard.* All internal pedestrian walkways shall be distinguished from driving surfaces through a difference in grade, curbing, and/or materials. (See Figure 20.25.090(G).)

Figure 20.25.090(G) – Walkway Materials

vi. *Guideline.* Pedestrian walkways should feature an adjoining landscaped area of trees, shrubs, benches, flowerbeds, ground cover or other such materials for at least 50 percent of the length of the walkway.

b. *Bicycle – Intent.* To provide a safe bicycle access and storage element to commercial development.

i. *Standard.* Affixed bicycle racks shall be located in a well-lighted area close to building entrances.

ii. *Guideline.* Covered bicycle racks with accompanying bicycle service stations are encouraged.

c. *Vehicular – Intent.* To provide a safe vehicular access element to commercial development.

i. *Standard.* Direct vehicular access shall be provided between developments whenever feasible to allow traffic to move between businesses without using arterial streets.

ii. *Standard.* Curb cuts on streets shall be consolidated.

d. *Open Space – Intent.* To promote connectivity and interaction between commercial development and public open space.

i. *Standard.* Public open space shall be incorporated into site design in a manner that promotes safety, and functional use.

ii. *Guideline.* Provide ground level features such as entries, windows, decks, patios or similar features on buildings that interface with public open space.

iii. *Guideline.* When public open space is adjacent to the property, pedestrian access between properties should be encouraged. (See Figure 20.25.090(H).)

Figure 20.25.090(H) – Visual and Pedestrian Access to Public Open Space

6. *Lighting.*

a. *Lighting – Intent.* To provide architectural character and safety and to minimize impacts to neighboring properties and the night sky.

i. *Standard.* Shielded, low intensity lighting shall be provided for entries, walkways, parking garage entrances, parking lots, alleys and refuse enclosures.

ii. *Standard.* Lighting shall be shielded and directed away from the sky, dwellings and neighboring development. The use of LED or low energy use fixtures is strongly encouraged.

iii. *Guideline.* Light fixtures should contribute to the overall design of the building and may be used to highlight special architectural features. (See Figure 20.25.090(I).)

Figure 20.25.090(I) – Light Fixtures Can Contribute to Building Design

7. *Building Design.*

a. *Scale – Intent.* To establish compatible scales of development with surrounding properties.

i. *Guideline.* Building design should be sensitive to the context of the surrounding development and intended use of the property.

ii. *Standard.* The primary building facade shall be similar in scale to surrounding buildings.

iii. *Standard.* The primary entryway of the building shall be along the street edge.

b. *Massing and Articulation – Intent.* To reduce the apparent mass of large buildings, to provide visual interest, and pedestrian scale.

i. *Standard.* Building facades shall contain glazing (windows) and architectural details that avoid large, blank walls along pedestrian walkways, arterial streets and neighboring residential properties. (See Figure 20.25.090(J).)

Figure 20.25.090(J) – Building Facade Can Provide Visual Interest and Pedestrian Scale

c. *Blank Walls – Intent.* To provide visual interest and avoid negative impacts of blank walls.

i. *Standard.* Blank walls are not permitted when visible from a public street, public park, trail or a shared property line with residentially zoned property.

ii. *Standard.* A minimum of 60 percent of the building wall facing a public street, park, trail or plaza shall be transparent at a height between two feet and seven feet above grade. (See Figure 20.25.090(K).)

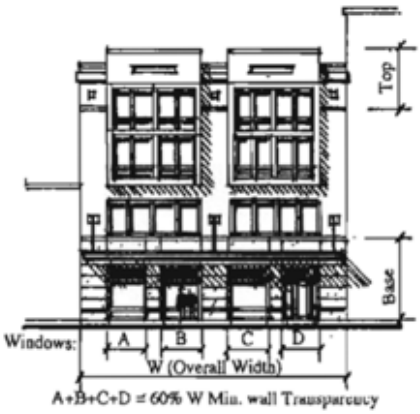

Figure 20.25.090(K) – Transparency

iii. *Guideline.* Murals, green walls, and adequate lighting are encouraged where blank walls occur. [Ord. 2018-06-011 § 5 (Exh. B)].

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20.33.030 Range of uses possible.

A. In Table 20.33.030, land use classifications are listed on the horizontal axis. Use qualifiers for commercial land use areas are shown on the vertical axis.

1. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted subject to general requirements for the use and the use area.

2. If the symbol "C" appears in the box at the intersection of the column and the row, the use is permitted subject to the conditional use provisions specified in Chapter 20.16 BMC and to general requirements for the use and the use area.

3. If a number appears in the box at the intersection of the column and the row, the use is permitted in the use area subject to the special limitation indicated in the corresponding note.

4. If the symbol "N" appears in the box at the intersection of the column and the row, the use is not allowed in that area, except for certain short-term uses (see BMC 20.10.040, Temporary uses).

5. In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the director shall have the authority to make the final determination as specified in BMC 20.24.020.

Table 20.33.030

P = Permitted C = Conditional N = Not Permitted	**Planned Commercial**	**Neighborhood Commercial**	**Auto**	**Waterfront (1)**
Residential				
Confidential shelters per BMC 20.10.047	P	P	N	P
Commercial lodging, including hotels, motels, hostels, and short-term rentals, per BMC 20.10.037	P	P	P	P
Residential uses in conjunction with commercial uses on the same property (2)	P	P	N	P
Residential uses not in conjunction with commercial uses on the same property (3)	N	N	N	N
Commercial				
Adult Entertainment	N	N	N	N
Commercial Recreational Facilities of All Kinds	P	C	P	P
Day Care	P	P	P	P
Drive Up Facilities Accessory to Permitted Uses	P	P	P	P

Table 20.33.030

P = Permitted C = Conditional N = Not Permitted	Planned Commercial	Neighborhood Commercial	Auto	Waterfront (1)
Eating Establishments	P	P	P	P
Drinking Establishments	P	C	P	P
Personal Service Facilities of All Kinds	P	P	P	P
Professional Service Facilities of All Kinds	P	P	P	P
Offices	P	P	P	P
Retail Facilities of All Kinds (Not including heavy equipment, farm supply, or motor vehicles)	P	P	P	P
Retail Facilities including heavy equipment, farm supply, or motor vehicles	C	N	P	P
Health Care				
Medical Care Facility	P	C	P	P
Service Care	P	C	P	P
Veterinary Service, Animal Hospital, and Small Animal Care Shop (4)	P	P	P	P
Public and Semi-Public Assembly				
Aquarium, Art Gallery, Interpretive Center, Library, and Museum	P	P	P	P
Churches and Houses of Worship	P	C	C	P
Neighborhood Club/Activity Center	P	C	P	P
Park, Trail and Playground	P	P	P	P
Private Club and Lodge	P	C	C	P
School, Art School, Institutions of Higher Education	P	C	P	P
Theater	P	P	P	P
Industrial				
Recycling and Refuse Collection and Processing Center, subject to additional standards per BMC 20.16.020(K)(2)	P	C	C	C

Table 20.33.030

P = Permitted C = Conditional N = Not Permitted	Planned Commercial	Neighborhood Commercial	Auto	Waterfront (1)
Service Station/Gas Station Including Automobile Services for the Washing, Lubrication, and Minor Repair of Automotive Vehicles (5)	P	P	P	P
Warehousing, Wholesaling and Storage Facilities of all Kinds (6)	P	P	P	P
Miscellaneous Uses				
Adaptive Use for Historic Register Buildings, per BMC 17.90.080 and 20.16.020(A)(1)	C	C	C	C
Billboards, subject to the provisions of this chapter, and only within the billboard overlay zones delineated by BMC 20.08.020. See BMC 20.08.020, Figure 15, Maps 1 and 2.	C	N	C	N
Certain Temporary Homeless Shelters, per Chapter 20.15 BMC.	P	P	P	P
Community Public Facilities subject to the consideration of the factors in BMC 20.16.020(J)(4)(c) unless the facility qualifies as a permitted use	C	C	C	C
Marine-Related and Water-Dependent Uses (1)	–	–	–	P
Parking Facilities (Retail and Nonretail)	P	N	P	P
Public Utilities (7)	C	C	C	C
Recreational Vehicle Park	N	N	C	N
Temporary/Seasonal Uses pursuant to BMC 20.10.040	P	P	P	P
Wireless Communication Facilities, per Chapter 20.13 BMC	C	C	C	C

Notes:

(1) Uses in the waterfront general use qualifier are restricted by the shoreline master program based on their location. See BMC Title 22.

(2) The intent of this use is to allow residential uses within commercial zones through live/work spaces and mixed-use buildings and developments while conserving the community's supply of commercial land for commercial uses. The mix of residential and commercial uses required for approval shall be scalable and project-dependent.

a. For the purposes of mixed residential and commercial developments:

i. Any permitted commercial use is an approved ground floor commercial use with the exception of hotel/motel guest rooms, dwelling units, storage units, and parking facilities.

ii. Design standards for mixed commercial and residential developments are located in BMC 20.25.090(B)(1)(c).

(3) Only residential uses and structures not in conjunction with commercial uses on the same property existing as of July 3, 2018, are permitted.

(4) Animal Hospital.

a. The building must be maintained in accordance with current standards of the American Animal Hospital Association.

b. The facility shall be designed and constructed to reduce sound levels to those standards as established by the Washington State Department of Ecology.

c. Ventilation shall be designed and constructed to ensure that there will be no emission of odor detrimental to persons in the area. No opening to the outside shall be permitted in areas where animals will be housed.

d. All business shall be conducted within a completely enclosed structure.

e. Boarding of animals, other than that incidental to medical and surgical care, shall be prohibited.

f. Off-street parking shall be provided pursuant to BMC 20.12.010. All parking areas shall be screened from view from abutting residential districts.

(5) Automotive Repair.

a. Inoperable motor vehicles shall not be stored on the premises longer than 30 days unless parked within an enclosed structure.

b. Automobile wrecking is prohibited.

(6) Wholesale, warehousing, storage and manufacturing operations are prohibited unless accessory to retail sales or expressly permitted.

(7) Public utilities when within a public right-of-way shall be permitted.

[Ord. 2019-09-029 § 5; Ord. 2019-09-028 § 6; Ord. 2018-11-024 § 9; Ord. 2018-10-019 § 6; Ord. 2018-06-011 § 3 (Exh. A)].

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20.37.130 Samish Way urban village – Development.

A. *Applicability.* The regulations of this section shall apply to the development of any principal and/or accessory use within any area in the Samish Way urban village except as follows:

Development in residential transition areas shall comply with Chapter 20.28 BMC, Infill Housing, Chapter 20.30 BMC, Residential Single Development, or Chapter 20.32 BMC, Residential Multi Development, Table 20.37.130(A) and BMC 20.37.130(C) and (D).

Table 20.37.130(A) – Standard Development Regulations

Development Standards	Area						
					Residential Transition Areas		
	Commercial Core	Commercial Approach	Commercial Transition 1	Commercial Transition 2	Chapter 20.28 BMC, Infill Housing	Chapter 20.30 BMC, Residential Single Development	Chapter 20.32 BMC, Residential Multi Development
Minimum Lot Size	None	None	None	None	(1)	5,000 SF	5,000 SF
Maximum Density	None	None	None	None	2,000 SF per unit	5,000 SF per unit	2,000 SF per unit
Setbacks from Property Lines	None (4)	None (4)	None (4)	None (4)	(1)	(2)	(3)
Maximum Height	75 feet (5)	75 feet (5)	45 feet (5)	55 feet (5)(6)	(1)	(2)	(3)
Maximum Floor Area Ratio (FAR)	2.5, up to 3.5 (7)	2.5, up to 3.5 (7)	2.5, up to 3.5 (7)	2.5, up to 3.5 (7)	(1)	N/A	N/A

Notes:

1 Subject to Chapter 20.28 BMC, Infill Housing, and BMC 20.37.130(C) and(D).

2 Subject to Chapter 20.30 BMC, Residential Single Development, and BMC 20.37.130(C) and (D).

3 Subject to Chapter 20.32 BMC, Residential Multi Development, and BMC 20.37.130(C) and (D).

4 See subsections (C)(2) and (3) of this section for applicable setbacks when adjacent to residential zones or areas.

5 Height is measured per BMC 20.08.020, height definition No. 1. A building may be divided into modules and stepped with height measured on a per module basis in response to topography on sloping property.

6 Building height on properties fronting N. Samish Way may be increased to 75 feet with director approval, provided the development includes a community benefit such as affordable housing or public space consistent with the criteria in subsection (B) of this section and/or other community benefit demonstrated by the applicant.

7 See subsection (B)(2) of this section for FAR standards and bonus criteria.

B. *Floor Area Ratio (FAR).*

1. *Purpose.* The maximum floor area ratio (FAR) standards are intended to accomplish several purposes of the Samish Way subarea plan. Combined with the established height limits herein, the FAR allows for greater flexibility in how to mass buildings on sites and relate projects to unique on- and off-site features.

2. Floor Area Ratio (FAR) Standard. The maximum FAR is 2.5, or up to 3.5 with use of floor area transfers and bonuses as outlined below. Properties that dedicate property for right-of-way purposes as outlined in BMC 20.37.140(D) may use the prededication square footage of the property for purposes of calculating FAR, i.e., every square foot dedicated yields two and one-half square feet of development area.

3. *Transfer of Floor Area.* Transfer of FAR among properties that are part of a single development plan is allowed when approved by the planning director, provided:

a. The designs for the sending and receiving properties are reviewed at the same time.

b. The property owner(s) executes a covenant with the city that is attached to and recorded with the deed of both the site transferring and the site receiving the floor area reflecting the respective increase and decrease of potential floor area.

4. *Floor Area Bonus Options.* Floor area bonus options are offered as incentives to encourage facilities and amenities that implement the Samish Way subarea plan.

a. Projects may use more than one bonus option unless specifically stated otherwise; bonus floor area amounts are additive.

b. The maximum floor area ratio increase that may be earned through the bonus options is 1.0 for a maximum FAR on site of 3.5.

Table 20.37.130(B) – Summary of Floor Area Ratio Bonus Options

Bonus Option	Floor Area Bonus (1)
Public Plazas and Open Spaces	Dedicate 1 SF; receive 2.5 SF

Table 20.37.130(B) – Summary of Floor Area Ratio Bonus Options

Bonus Option	Floor Area Bonus (1)
Affordable Housing	Provide 1 SF; receive 4 SF
Minimum LEED Silver Certification (or Equivalent)	1.0 FAR bonus
Lake Whatcom Watershed Property Acquisition Program	Receive one SF for each fee unit paid (see fee schedule)

c. *Bonus Options.*

i. *Public Plazas and Open Spaces.* Floor area may be transferred to and from any property within the Samish Way urban village when approved by the planning director, provided:

(A) The transferred floor area will result in dedication of a public plaza or open space with a minimum square footage of 16,000 square feet.

(B) For each square foot of base FAR allowed by the development code transferred from an eligible site, two and one-half square feet of bonus floor area is earned on the receiving site(s) up to a maximum of 1.0 FAR per receiving site; and

(C) The property owner(s) executes a covenant with the city that is attached to and recorded with the deed of both the site transferring and the site receiving the floor area reflecting the respective increase and decrease of potential floor area.

ii. *Affordable Housing.* Development which includes housing for low and middle income residents may receive bonus floor area when approved by the planning director. For each square foot of affordable housing, four square feet of bonus floor area is earned, up to a maximum of 0.5 FAR. The project must have controls in place to ensure that the units remain permanently affordable in accordance with subsections (B)(4)(c)(ii)(A) and (B) of this section:

(A) *Annual Income.* All purchasers or tenants shall be from a household whose annual income, at the household's initial occupancy of the single-family residence, is 80 percent or less of the median income (determined by Housing and Urban Development) as adjusted by family size of the Bellingham Standard Metropolitan Statistical Area (SMSA), specifically defined as Whatcom County; and

(B) *Housing Expenses.* The monthly expenditure by a purchaser, as described in subsection (B)(4)(c)(ii)(A) of this section, for housing including rent or mortgage repayment, insurance, taxes and utilities (water and sewer) shall not exceed 38 percent of the gross household income at the time of purchase and the amount for rent or mortgage repayment shall not exceed 30 percent of gross household income. All other variable living expenses associated with the resident's occupancy shall not be a factor in the calculation of affordability.

iii. *Leadership in Energy and Environmental Design™ (LEED) Certification (or Equivalent).* Buildings that incorporate sustainable design receive a maximum 1.0 FAR bonus. To qualify for this bonus, the proposed project shall be certified by the planning director as a minimum LEED Silver certification (or equivalent).

iv. *Lake Whatcom Watershed Property Acquisition Program (LWWPAP).* Contributors to the LWWPAP receive floor area bonuses when approved by the planning director, provided:

(A) Bonus floor area earned is paid for on a per square foot basis according to a fee schedule established by city council resolution;

(B) Floor area paid for and floor area earned is at a 1:1 ratio, such that for each square foot paid for, one square foot of floor area is earned on the receiving site up to a maximum 0.5 FAR bonus;

(C) The applicant must submit with the application for land use review a letter from the Bellingham finance department documenting the amount which will be contributed to the LWWPAP.

C. *Design Standards.* Design review applies as outlined in Chapter 20.25 BMC. The following design standards are intended to carry out the goals and policies of the Samish Way subarea plan, and shall be used in addition to the urban village design district standards and decision criteria outlined in BMC 20.25.020(D)(3)(b). Should the provisions of this section conflict with any other provision in BMC 20.25.020(D)(3)(b), the provisions of this section shall apply.

1. *Commercial Street Frontage.*

a. *Intent.* Along Samish Way between Bill McDonald Parkway and E. Maple Street, street front uses should be compatible with intensive commercial activity and provide opportunities for visual or interactive links between businesses and pedestrians.

b. *Standards.* Along Samish Way, between Bill McDonald Parkway and E. Maple Street, ground floor commercial space (including retail, service, office, government, or similar nonresidential uses) shall be provided along the full building street front for a depth of at least 20 feet measured from the front face of the building. Lobbies for residential uses and hotels and parking garage entries shall qualify as ground floor commercial; however hotel/motel guest rooms, dwelling units and structured parking shall not qualify.

2. *Yards.*

a. *Intent.* Provide appropriate transitions between commercial and residential areas.

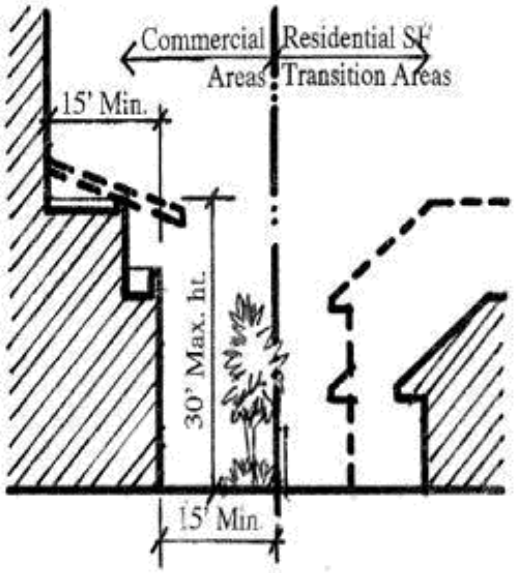
b. *Standard.* A building shall be set back a minimum of 15 feet from a property line abutting or across a right-of-way from a residential single zone or a residential transition area. (See Figure 20.37.130.)

3. *Height.*

a. *Intent.* The scale of those portions of a building facing an existing developed neighborhood should conform to the scale established in the neighborhood or the scale identified for the district.

b. *Standard.* The maximum height within 30 feet of a property line abutting or adjacent to a residential single zone or a residential transition area shall be two stories and 30 feet. (See Figure 20.37.130.)

20.37.130 Massing and Articulation



4. *Detached Single-Family Residential Development in Residential Transition Area 2.* The following design standards and guidelines apply to single-family development using Chapter 20.30 BMC in Residential Transition Area 2.

a. *Design Standards.*

i. Garages shall be set back at least four feet from the front face of the building.

ii. Each dwelling shall have a covered front porch with an area of 60 square feet or more, with no dimension less than five feet.

iii. Dwelling units that front the public street or lane shall have entrances facing the public street or lane.

iv. All fences in the front and side street setbacks are limited to 42 inches in height and may be no more than 60 percent opaque. Chain link or cyclone fencing is not allowed in the front or side street setback.

b. *Design Guidelines.* Use context-sensitive site design and building details to help ensure that new infill development will enhance the neighborhood and respect the scale and character of the existing houses on a street.

i. *Building Design.*

(A) Single story massing elements should be emphasized on the front facades, using porches and bays seen from the street.

(B) Gable roofs emphasize vertical proportions, create modulation and are strongly encouraged.

(C) The massing should be varied with elements such as bays, dormers, etc.

(D) A change of materials, colors or textures on different elements is encouraged to provide further articulation and additional variety and character.

(E) Homes should minimize the impact of the garage on the streetscape by minimizing blank garage doors, through the use of windows and/or architectural detail on the garage door.

ii. *Site Design.*

(A) Front yard parking aprons are not allowed.

(B) Back yards should be designed for privacy from neighbors.

(C) Fencing, especially when seen from the street, should be designed to integrate into the architecture of the building and add visual interest in its detail, materials or color.

D. 34th Street Access Restriction. Vehicular access from the commercial transition zone to 34th Street and Edwards Street is prohibited. [Ord. 2019-02-006 § 1; Ord. 2015-01-001 § 1; Ord. 2009-11-069].

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20.37.210 Fountain district urban village – Establishment of boundaries and land use areas.

A. The boundaries of the fountain district urban village and associated land use areas are hereby delineated as shown in Figure 20.37.210.

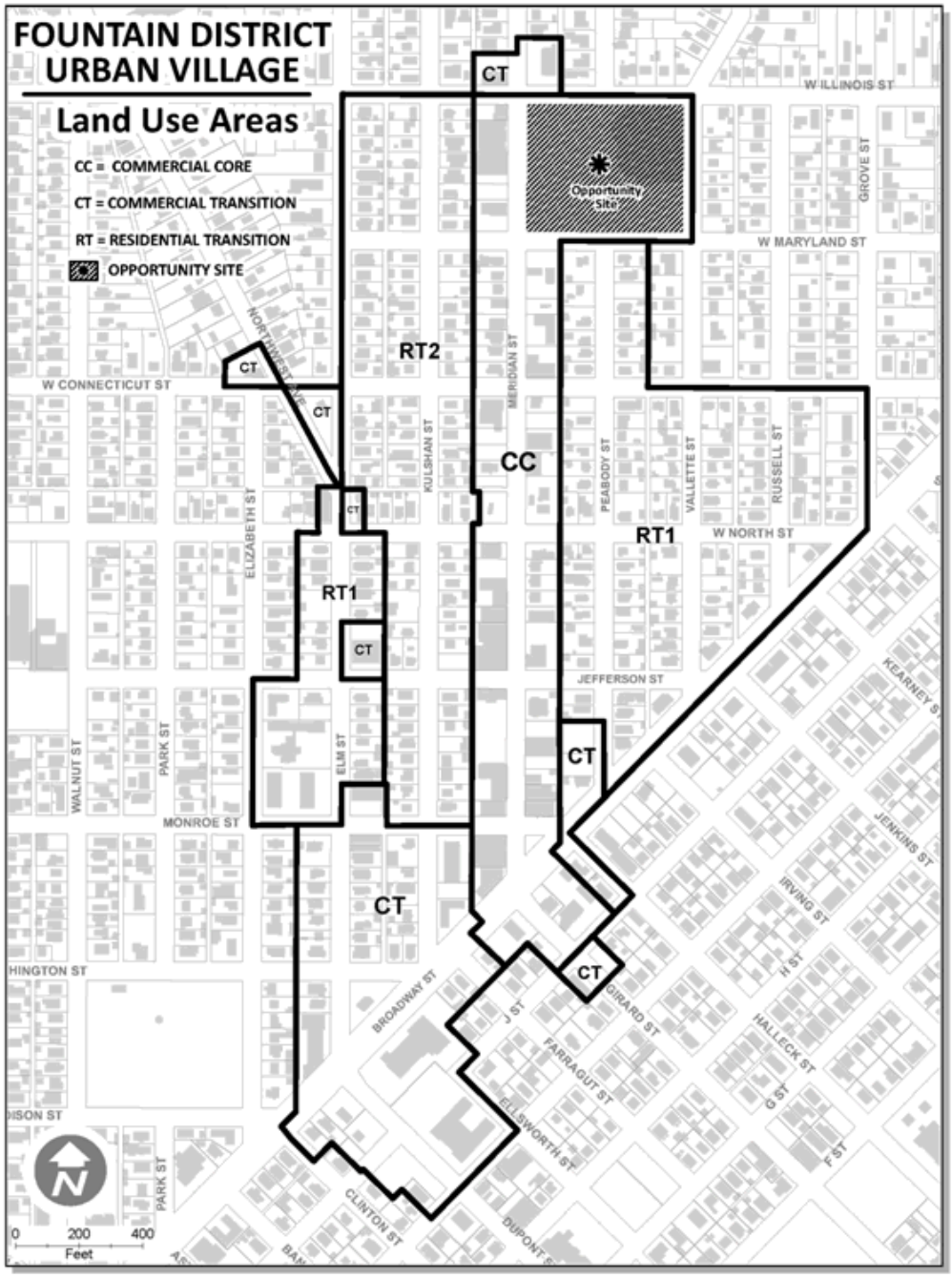
B. The fountain district urban village is divided into two commercial areas (core and transition) and two residential areas (Transitions 1 and 2). The purpose of the areas is to establish goals, policies and regulations that require development to respond to desired intensity, physical characteristics and neighborhood scale. These areas are intended to ensure that development is appropriately scaled and to encourage uses that are compatible with the surrounding neighborhoods.

1. *Commercial Core.* The commercial core area is intended to be the densest area within the urban village with the highest concentration of employment and housing. These areas are likely to have direct access to transit and a wide range of supportive land uses such as retail, office, recreation, public facilities and plazas. The pedestrian environment is emphasized in this area. Ground floor commercial is required along Meridian Street (between Broadway and W. Illinois Street).

2. *Commercial Transition.* The commercial transition areas are intended to allow commercial uses similar to the core area, but those with less noise and vehicular impacts on abutting residential areas. Height limits and building square footages are lowered to lessen the impact on the adjacent residential areas, discourage demolition of buildings with historic integrity and encourage adaptive reuse of structures by providing additional flexibility of use. Buildings with residential only uses are permitted in this area.

3. *Residential Transition.* The residential transition areas are immediately adjacent to existing single-family neighborhoods. A mix of residential housing types as outlined in Chapter 20.28 BMC, Infill Housing, is encouraged to support the abutting commercial areas and provide housing choices for people of various incomes and ages. These areas are regulated under the standards established for single-family and infill housing types.

20.37.210 Fountain District Urban Village and Area Boundary Map



[Ord. 2010-10-057].

The Bellingham Municipal Code is current through Ordinance 2019-10-031, passed October 21, 2019.

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20.37.230 Fountain district urban village – Development.

A. *Applicability.* The regulations of this section shall apply to the development of any principal and/or accessory use within any area in the fountain district urban village except as follows: Development in residential transition areas shall comply with Chapter 20.28 BMC, Infill Housing, or Chapter 20.30 BMC, Residential Single Development, and with Table 20.37.230.

Table 20.37.230 – Development Standards

Development Standards	Area			
			Residential Transition	
	Commercial Core	Commercial Transition	Chapter 20.28 BMC, Infill Housing	Chapter 20.30 BMC, Residential Single Development
Minimum Lot Size	None	None	(1)	5,000 SF
Maximum Density	None	None	2,500 SF per unit	5,000 SF per unit
Setbacks from Property Lines	None (3)	None (1, 2)	(1)	(2)
Maximum Height	45 feet (4, 5)	35 feet (4)	(1)	(2)
Maximum Floor Area Ratio (FAR)	1.5 (5)	0.6 FAR (6)	(1)	N/A

Notes:

1 Subject to Chapter 20.28 BMC, Infill Housing.

2 Subject to Chapter 20.30 BMC, Residential Single Development.

3 See subsection (C)(2) of this section for setback and height adjacent residential zones and areas.

4 Height is measured per height definition No. 1 as per BMC 20.08.020.

5 See Figure 20.37.210 for commercial core "opportunity site." Maximum height shall be 55 feet and a maximum FAR of 2.5.

6 Properties fronting Dupont between Broadway and I Street have a maximum FAR of 1.5.

B. *Floor Area Ratio (FAR).*

1. *Purpose.* The maximum floor area ratio (FAR) standards are intended to accomplish several purposes of the fountain district subarea plan. Combined with the established height limits herein, the FAR allows for greater flexibility in the massing of buildings on sites, and relates projects to unique on- and off-site features.

2. *Floor Area Ratio (FAR) Standard.*

a. The maximum FAR in the commercial core is 1.5, except for indicated "opportunity site" shown in Figure 20.37.210, where the maximum FAR is 2.5.

b. The maximum FAR in the commercial transition area is 0.6.

C. *Design Standards.* Design review applies as outlined in Chapter 20.25 BMC and this subsection. The following design standards are intended to carry out the goals and policies of the fountain district subarea plan, and shall be used in addition to the urban village design district standards and decision criteria outlined in BMC 20.25.020(D)(3)(b). Should the provisions of this section conflict with any other provision in BMC 20.25.020(D)(3)(b), the provisions of this section shall apply.

1. *Commercial Street Frontage.*

a. *Intent.* Street front uses, along Meridian Street as described in subsection (C)(1)(b) of this section, are compatible with intensive commercial activity and provide opportunities for visual or interactive links between businesses and pedestrians.

b. *Standard.* Along Meridian Street between Broadway Avenue and W. Illinois Street, ground floor commercial space (including retail, service, office, government, or similar nonresidential uses) shall be provided along the full building street front for a depth of at least 20 feet measured from the front face of the building. Lobbies for residential uses and hotels and parking garage entries shall qualify as ground floor commercial; however, hotel/motel guest rooms, dwelling units and structured parking shall not qualify.

2. *Massing and Articulation.*

a. *Intent.* Provide appropriate transitions between commercial and residential areas. The scale of those portions of a building facing an existing developed neighborhood should conform to the scale established in the neighborhood or the scale identified for the district.

b. *Standards.* Minimum setbacks and maximum height limits within 25 feet of a property line abutting or across an alley from a residential single zone or a residential transition area shall be as shown in Figure 20.37.230(A) or (B).

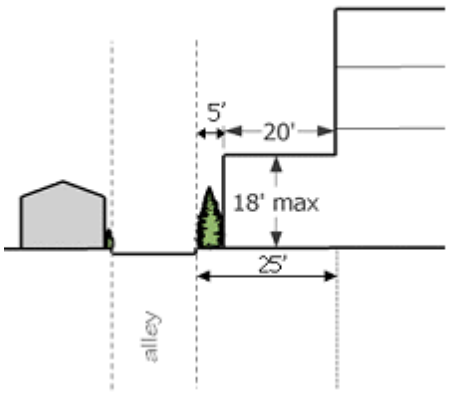
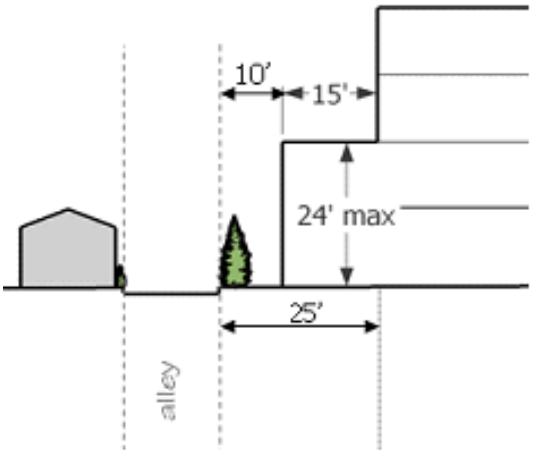


Figure 20.37.230(A)



OR Figure 20.37.230(B)

3. *Consolidate Curb Cuts.*

   a. *Intent.* Provide a safe and attractive pedestrian experience, while increasing the inventory of public street parking.

   b. *Guideline.* Curb cuts on streets should be consolidated whenever possible.

4. *Parking.*

   a. *Intent.* Encourage compatible design by preventing garages from being built on the front of residential homes.

   b. *Guideline.* For new residential construction when an alley exists, parking shall be accessed via the alley except when the director determines that alley access is impractical or environmentally constrained.

5. *Additions and Modifications to Existing Single-Family Building Forms.*

   a. *Applicability.* The following provisions apply to additions and modifications to existing structures originally built for single-family residential use. The specific design standards in BMC 20.25.070(B) do not apply.

   b. *Site Design.*

      i. *Intent.* Encourage architecturally compatible additions and modifications to existing buildings in both the commercial core and commercial transition areas.

      ii. *Guideline.* On Meridian Street, additions designed for the front of existing buildings are encouraged to set back a minimum of two feet from the front property line to allow for a wider sidewalk and the planting of street trees.

iii. *Guideline.* For commercial uses, landscaping should be integral with the site design and provide privacy for neighbors.

iv. *Guideline.* Fencing, especially when seen from the street, should be designed to integrate with the architecture of the building and add visual interest in its detail, materials or color.

v. *Standard.* Parking shall be located to the rear or side of the building and shall not be located at intersections.

c. *Building Design.*

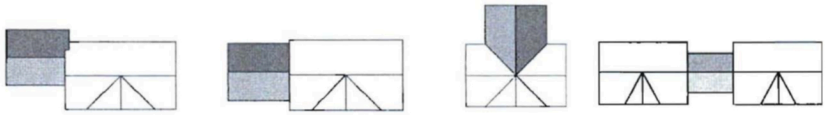
i. *Location of Additions.*

(A) *Intent.* Minimize the impacts of additions and modifications to existing buildings.

(B) *Guideline.* If two existing buildings are to be joined by a mutual addition, when possible, the distinction between the two original buildings should be retained.

(C) *Standard.* Additions to the front of the building are prohibited in the commercial transition area if the existing building is residential in form. Additions should be located to the side or rear of the property following the principles in Figure 20.37.230(C).

20.37.230(C)



Four examples showing appropriate methods of locating an addition on a building to the side and rear. (New addition shown shaded.) Each example builds off of the original building in such a way that it is offset from the existing facades slightly, which helps integrate it with the scale and character of the original building.

ii. *Architectural Details.*

(A) *Intent.* Augment the architectural character of the original building when designing additions, upper stories, dormers, and other modifications.

(B) *Guideline.* A new addition should relate to the design, materials, ornamental detail, and follow the roof shapes and slopes of the existing building.

(C) *Guideline.* Window and door proportions (including the design of sash and frames), floor heights, roof shapes and pitches, and other elements of the addition's exterior should relate to those of the existing building. Windows should be of similar type, materials, pane pattern and quality as those in the existing building.

(D) *Guideline.* Whenever possible, retain existing siding and features of buildings when making improvements and adaptations.

(E) *Guideline.* A change of materials, colors or textures on different elements is encouraged to provide further articulation and additional variety and character.

(F) *Guideline.* The primary entrance should face the public street.

6. *Additions and Modifications to Existing Development on the Opportunity Site.*

a. *Applicability.* The following applies to the existing development located on the fountain district opportunity site.

b. Additions and other exterior modifications to the existing building shall not be subject to the design standards of this chapter, provided a grocery store/supermarket use is retained; and provided further, that any such addition(s) or exterior modification(s) meets the following:

i. The design character of the existing building and the landscape character of the site are maintained.

ii. Any proposed addition(s) does not increase the building footprint by more than 25 percent nor exceed the height of the existing structure.

iii. The addition(s) maintains a 10-foot setback from exterior property lines.

iv. The visual impact of any blank-wall additions at the building setback line shall be reduced using similar architectural and landscaping methods as those used along the rear of the existing building.

c. Additions or modifications that do not meet the criteria in subsection (C)(6)(b) of this section shall be subject to review and approval of the director under the applicable provisions of BMC 20.14.010. [Ord. 2015-01-001 § 2; Ord. 2013-05-033; Ord. 2010-10-057].

The Bellingham Municipal Code is current through Ordinance 2019-10-031, passed October 21, 2019.

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This version of the Downtown Subarea Development Regulations includes amendments made through 2017.

Where possible, text to be eliminated is ~~lined through~~ and new text is underlined. Where formatting dictates, new text is shown in text boxes with Times New Roman text and arrows indicating points of insertion.

Explanations of proposed amendments are shown in text boxes with Arial text (like this text box). All insertions are shown in red text and red or blue symbols, unless otherwise noted.

Pages are inserted with additional page numbers where needed (e.g. 90A, 90B, etc.).

Amendments have been made through Ordinances 2056 (2011), 2144 and 2145 (2014), 2171 (2015), 2215 (2016), and 2219, 2223, 2237 and 2244 (2017).

12.64.000 Orientation

These Development Regulations govern all future private development actions in the Downtown Subarea, forming Chapter 12.64 of the Bothell Municipal Code, with some references to citywide regulations in BMC Title 12, Zoning, and other relevant parts of the Code. These design requirements and guidelines will be used to evaluate private development projects or improvement plans proposed for properties within the Plan Area. This section explains how the development regulations are applied and used. The subsequent six sections, 12.64.100 - 12.64.600, present the regulations themselves as follows: 12.64.100 District Requirements, 12.64.200 Site Development Regulations, 12.64.300 Street, Surface Water Management and Open Space Regulations, 12.64.400 Parking Regulations, 12.64.500 Architectural Regulations, and 12.64.600 Signage Regulations.

12.64.001 Applicability

The policies contained within this chapter shall apply as follows:

A. New Construction

All regulations in the chapter shall apply.

B. Additions and Improvements

1. These Downtown Subarea Regulations shall apply to significant additions constituting greater than 10 percent of a building's floor area OR exterior improvements costing more than 10 percent of a property's assessed value.
2. Requirements for renovation or enlargements shall only apply to net new floor area.
3. Improvements and additions to existing buildings that increase non-conformities are not permitted.
4. If regulations to be applied to net new floor area are not specified in this chapter, then citywide regulations shall apply.

C. Use Changes

1. Any use change to a non-conforming use is not permitted.
2. Regulations that apply to use changes shall be determined by the Community Development Director/Designee.

D. New Signs

1. The regulations contained in section 12.64.600 shall apply to all new signs.
2. Any permanent signs made non-conforming as a result of the adoption of these Downtown Subarea Regulations may be repaired, but not structurally altered or made more non-conforming in any way. See section BMC 12.22.140 for additional detailed requirements.

E. Continued Use

Nothing contained in this section shall require any change in any existing building or structure for which a building permit has been previously issued, or in any proposed building or structure for which a building permit application was deemed complete prior to the effective date of this ordinance. Changes in the property's ownership or tenants of existing uses shall require no change in any existing building or structure. See also BMC 12.26 for more detailed regulations regarding non-conforming uses, structures and other improvements.

F. Shoreline Master Program

All actions on parcels or parts of parcels under Shoreline Master Program jurisdiction (see Appendix A, Fig. A.36) shall be consistent with the Goals, Policies, and Actions as laid out in the Shoreline Master Program Element of the Comprehensive Plan. Private development in these areas shall be regulated by the Downtown Subarea Regulations as well as by the Shoreline Master Program Provisions as set forth in Title 13 of the Bothell Municipal Code. Where there is a conflict between these Subarea Regulations and the Shoreline Regulations, the Shoreline Regulations shall apply.

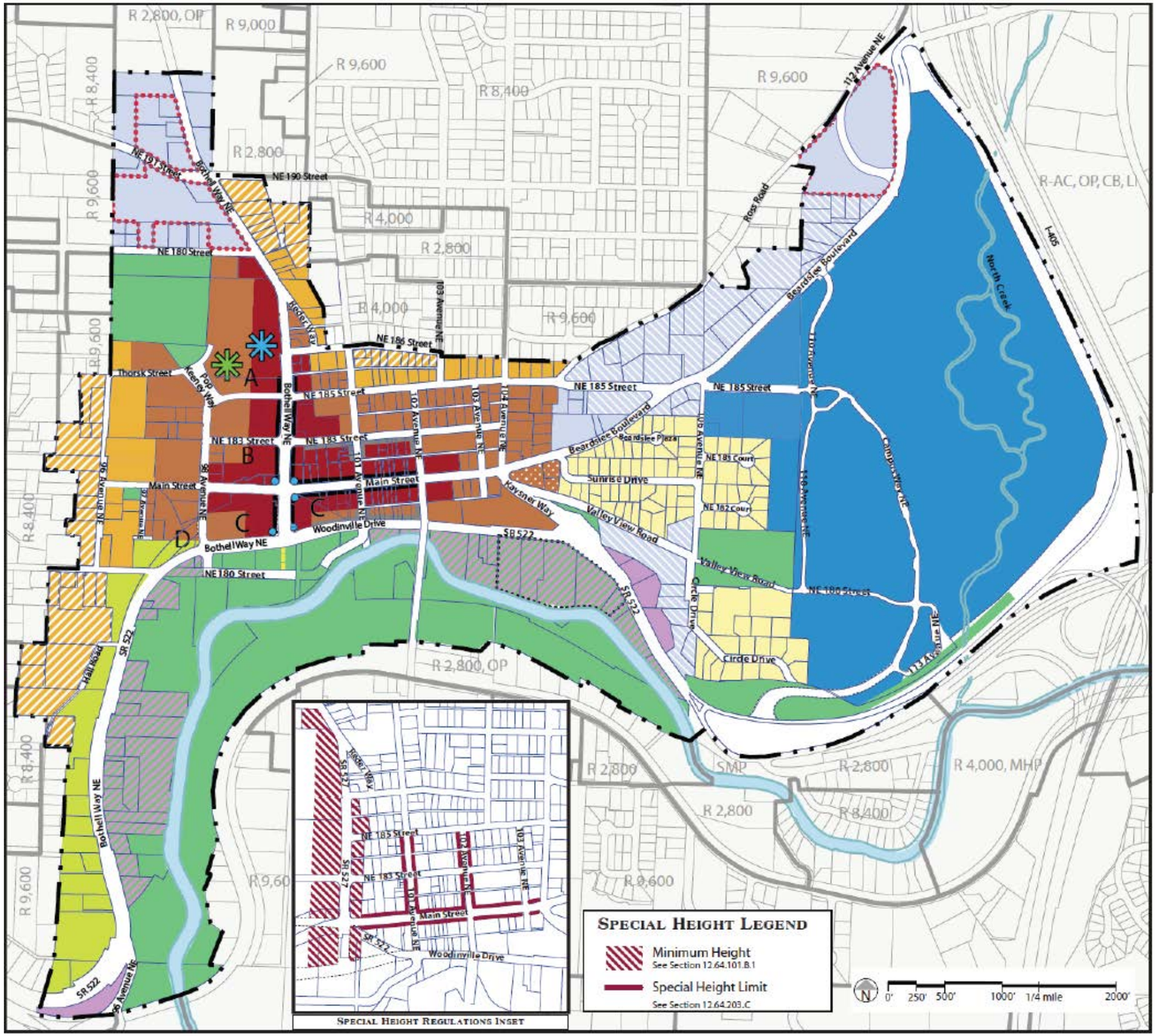
G. Environmental Mitigation

Development may be subject to mitigating measures which were identified in the Downtown Subarea Plan and Regulations Planned Action Draft and Final Environmental Impact Statement and adopted via Ordinance 2027 (2009).

12.64.002 How to Obtain Project Approval

Title 11, Administration of Development Regulations, establishes procedures for processing development permit applications. Development permits are classified by type (e.g., building permit, tenant improvement permit, sign permit) in BMC 11.04.003A: the type of permit determines the steps involved in review and approval of the permit application. BMC 11.04.003B summarizes the process steps applicable to each permit type, while BMC 11.04.004-11.19.008 describe the steps in detail.

Fig. 12.64.100 Districts Map



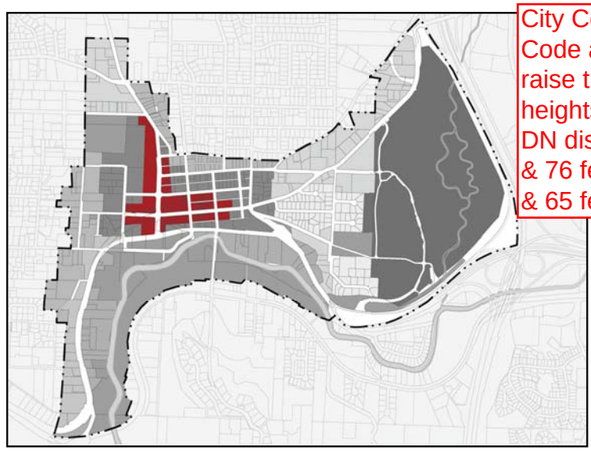
Map Legend

- Downtown Core — See Section 12.64.101
- Downtown Neighborhood — See Section 12.64.102
- Downtown Transition District — See Section 12.64.103
- SR 522 Corridor — See Section 12.64.104
- General Downtown Corridor — See Section 12.64.105
- Sunrise/Valley View Neighborhood — See Section 12.64.106
- Park and Public Open Space — See Section 12.64.107
- Campus — See Section 12.64.108
- General Commercial — See Section 12.64.109
- Special Riverfront Overlay — See Section 12.64.104.B.2
- 4 Floor Height Overlay — See Section 12.64.102.A
- 3 Floor Height Overlay — See Section 12.64.105.A
- Downtown Transition Overlay — See Section 12.64.103.B.1
- Special Open Space Requirement — See Section 12.64.304.D
- Anderson Building — See Section 12.64.101.B.2
- Plan Area Boundary
- Parking Exceptions — See Section 12.64.101.B.3
- Pedestrian Oriented Retail Required — See Section 12.64.101.A
- Neighborhood Center Overlay (NCO) — See Section 12.64.105.A
- Required New Pre-Located Street — See Section 12.64.301.A.2
- Required New Pedestrian Walkway — See Section 12.64.301.D.8
- A, B, C, D — Split Parcel District Boundary — See Section 12.64.100.C.2.-3
- Corner Entry Required — See Section 12.64.206.B.2
- Mobile Home Park Overlay — See Section 12.64.104.B.3

This page reflects amendments, street modifications and modifications of parcels made through January 2018.

This regulatory map and special height regulations inset represent the District configuration that will take effect following the completion of the Bothell Crossroads project. When uncertainty exists as to the boundaries of any zoning district, the Community Development Director shall make a determination as to the location of the boundary in questions via application of BMC 12.04.140 and 12.64.100.C.

12.64.101 Downtown Core District Requirements



City Council adopted a Code amendment to raise the allowed heights in the DC and DN districts to 6 floors & 76 feet and 5 floors & 65 feet respectively.

Chart Legend

---: not permitted	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted: these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use		
required: these are required elements of all new development as indicated.		
▬: See Fig.12.64.100 Districts Map		
▬: See Fig.12.64.100 Districts Map: Special Height Regulations inset		
(M1): not permitted along Main Street	●: corner entry required location, see 12.64.100 Districts Map	
(M2): development along Main Street exempt		
(E): partially submerged podiums shall not be exposed to the street where shopfronts are required.		
(A): exceptions apply for retail anchors, see Special Downtown Core Requirements and Anchor Exceptions Chart		
✱: See special Downtown Core requirements for parking		

A. District Charts

12.64.200 Site Development Regulations	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	permitted / required along ▬
2. Neighborhood Center Retail	---
3. Business & Personal Services	permitted
4. Auto Oriented Retail	---
5. Corner Store Retail	---
B. Civic & Cultural	permitted
C. Office	permitted
D. Lodging	permitted
E. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi-Family w/ Individual Entry	---
3. Detached Single Family Housing	permitted
4. Manufactured Homes	---
5. Home Occupation	permitted

12.64.200 Site Development Regulations (cont.)	
12.64.202 Building Height	
minimum height	2 floors & 20 feet; (A)
maximum height	6 floors & 76 feet
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	n/a
Across the Street from Residential Only Zones	n/a
Special Height Requirement	required along ▬
12.64.204 Building Orientation	
required or not required	required; (A)
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	required
2) Corner Entry	permitted (w/ shopfront); ●
3) Arcade	permitted (M1)
4) Grand Portico	permitted - civic
5) Forecourt	permitted (w/ shopfront)
6) Grand Entry	limited
7) Stoop	---
8) Porch	---
9) Front Door	---
10) Edge Treatment: Fenced	---
11) Edge Treatment: Terraced	---
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	0 ft / 0 ft; (A)
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	per Building Code
min w/out living space windows	0 ft
12.64.209 Rear Yard Setback	
minimum setback	5 ft
12.64.210 Special Setback Regulations	
minimum setback	n/a
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	100%; (A)
12.64.213 Build-to-Corner	
required or not required	required
12.64.214 Maximum Building Length	
maximum	300 ft
12.64.215 Special Building Length Limit	
Corner	n/a
Mid-Block	n/a
12.64.216 Space Between Buildings	
	n/a

Adds Business and Personal Services as permitted in DC. Groundfloor pedestrian oriented retail requirement prevents business and personal services in areas where groundfloor retail is desired.

12.64.300 Street, Surface Water Management, and Open Space Regulations	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	1500 ft; (A)
2. Pre-Located Streets	NE 185 st. extension required
B. Sammamish River Access	n/a
C. Street Configuration	required
D. Street Type	
1. City Street	permitted
2. Neighborhood Avenue	---
3. Neighborhood Green Street	---
4. Neighborhood Street	---
5. NE 185th St. / 98th Ave. NE Connector	for pre-located streets
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	for pre-located streets
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	100%
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	required
2. Parkway Landscaping	---
3. Neighborhoood Street Landscaping	---
B. Interior Block Setback Areas	
1. Paving	permitted
2. Groundcover	permitted
3. Moderate Screening	permitted
4. Heavy Screening	permitted

12.64.304. Provision of Open Space		
12.64.201 Building Use	Public Open Space Requirements	Private Outdoor Space Requirements
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	N/A	N/A
D. Lodging	N/A	N/A
E. Residential:	N/A	N/A
E.5. Home Occupation	N/A	N/A

General Requirements and Guidelines are in Sections 12.64.200 - 12.64.600

12.64.400 Parking Regulations	District Requirements
12.64.401 Parking Types	
A. Surface Parking Lot - Front	---; ✱
B. Surface Parking Lot - Side	---; (A); ✱
C. Surface Parking Lot - Rear	permitted
D. Surface Parking Lot - Exposed	---; (A)
E. Parking Structure - Exposed	---; (A)
F. Parking Structure - Wrapped: Ground Level	---; (A)
G. Parking Structure - Wrapped: All Levels	permitted
H. Parking Structure - Partially Submerged Podium	permitted (E)
I. Parking Structure - Underground	permitted

12.64.402 Provision of Parking				
12.64.201 Building Use	Minimum Parking Requirements	Permitted Maximum Parking in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)	1 vehicle space per 400 sf ✱	1 vehicle space per 250 sf ✱	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu ✱
Pedestrian Oriented - eating and drinking establishments	1 vehicle space per 400 sf	1 vehicle space per 200 sf	No reductions	On-site, or off-site within 800 feet, or cash-in-lieu ✱
b) Neighborhood Center Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
c) Auto Oriented Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
d) Corner Store Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site, or on street within 200 feet, or cash-in-lieu ✱
2 - Civic & Cultural				
	1 vehicle space per 500 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu ✱
3 - Office				
	1 vehicle space per 500 sf	1 vehicle space per 300 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu ✱
4 - Lodging				
	0.75 vehicle space per bedroom	1 vehicle space per bedroom	No reductions	On-site, or off-site within 100 ft
5 - Residential (All) : A minimum of 1 space per unit is required				
Two bedrooms or more:	0.75 vehicle space per bedroom	1 vehicle space per bedroom	10% reduction shared-use	On-site, or off-site within 100 ft
See section 12.64.402.D for description of cash-in-lieu fee option option				

*If the formula results in a fraction, the minimum number of parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounded up and fractions below 0.50 rounding down.

or 2.2 spaces per unit, whichever is less*

Amendment to avoid a disincentive for family-oriented units, essentially requiring the same number of spaces for units with 3 or more bedrooms as is required citywide. This applies to DC, DN, DT and GDC districts.

12.64.500 Architectural Regulations	District Requirements
12.64.501 Building Height Massing Regulations	
Top	required
Base	required
12.64.502 Building Length Massing Regulations	
Street & River Façade Increment	100 ft; (M2)

12.64.600 Signage Regulations	District Requirements
12.64.601 General Signage Regulations	
	see section 12.64.601
12.64.602 Sign Types Regulations	
	see section 12.64.602

B. Special Downtown Core Requirements

All Special Requirements on this page apply to development in the Downtown Core.

1. Building Height (See Section 12.64.202)

A Minimum Building height of 3 stories & 35 feet (except where Anchor Exception applies) is required for all parcels where Minimum Height provisions as indicated in the Fig. 12.64.100 District Map - Special Height Regulations Inset.

2. Anderson Building

Adaptive reuse of the Anderson Building (see 12.64.100 Districts Map and Appendix A, Fig.A.17 and A.21) is strongly encouraged and adjacent development should respect its architectural integrity and presence as a community icon through one of the following means (see also 12.64.505 Historic Resources Regulations):

a. Keeping the Anderson Building freestanding, with adjacent buildings located between 20 feet and 30 feet away.

b. Additions to the north, south or east sides that preserve the massing and architectural integrity of the original building.

3. Parking Exceptions

Clarification to match Districts Map.

a. No minimum parking requirements shall apply to ground floor retail uses fronting Main Street.

between Bothell Way NE and 102nd Ave NE

b. Development increments fronting Main Street may include New Surface Parking Lots exposed to and with curb cut access only from the street frontages indicated on the Districts Map (Fig.12.64.100).

c. All new surface parking lots shall be publicly shared.

4. Anchor Exceptions

a. Regulations listed in the Anchor Exceptions chart below may be applied to anchor developments exceeding 30,000 square feet as exceptions to the regulations indicated with an (A) in the regulatory chart. Anchor buildings shall have at least one "Front Street" that shall establish how these exceptions apply.

Bothell Way NE ← Change to reflect new name.

b. Main Street and ~~SR 527~~ shall always be Front Streets. Where these streets intersect, the Front Streets shall be determined by Community Development Director/Designee. For all other streets, Primary Streets may be determined by the property owner/developer. All streets that are not Front Streets are either Side Streets or Rear Streets as indicated in Fig.12.64.101 Anchor Buildings.

Add definition for "anchor development" in the Glossary:
A development with at least 30,000 square feet of retail uses including at least one anchor retail of at least 10,000 square feet.

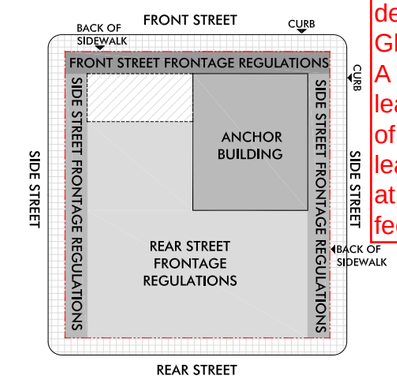


Fig. 12.64.101 Anchor Buildings

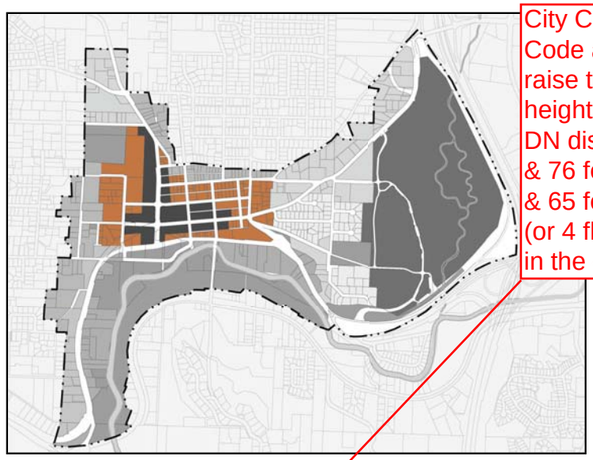
General Regulations	Anchor Exceptions to District Requirements
12.64.202 Building Height	
minimum height	1 floor / 20 feet
12.64.301 Street Regulations	
maximum parcel perimeter	2000 feet
12.64.302 1) Impervious Surface Coverage	
	no maximum

Frontage Regulations	Front Street Requirements Exceptions	Side Street Requirements Exceptions	Rear Street Requirements Exceptions
12.64.204 Building Orientation			
	required	not required	not required
12.64.207 Front Yard Setback			
	no exception	no maximum	no maximum
12.64.212 Frontage Coverage			
minimum percentage covered	no exception	20%	0%
12.64.401 Parking Types			
Surface Lot - Exposed	no exception	permitted	permitted
Structure - Wrapped on Ground Leve	permitted	permitted	permitted
Structure - Exposed	no exception	permitted	permitted

General Requirements and Guidelines are in Sections 12.64.200 - 12.64.600

* * *

12.64.102 Downtown Neighborhood District Requirements



City Council adopted a Code amendment to raise the allowed heights in the DC and DN districts to 6 floors & 76 feet and 5 floors & 65 feet respectively (or 4 floors and 54 feet in the 4 floor overlay).

Chart Legend

---: not permitted	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted: these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use		
required: these are required elements of all new development as indicated.		
(H): maximum 4 floor & 54 feet in 4 floor overlay, See Fig. 12.64.100 Districts Map		
-: See Fig.12.64.100 Districts Map		
(SR 522): exceptions apply along SR 522, see Special Downtown Neighborhood Requirments		

(C1) 0 ft. side setback only if side setback on abutting property is 0 ft. or larger than 10 ft.

A. District Charts

12.64.200 Site Development Regulations	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	~~contiguously~~ permitted ~~see section 12.64.102.B.1.~~
2. Neighborhood Center Retail	---
3. Business & Personal Services	permitted
4. Auto Oriented Retail	---
5. Corner Store Retail	permitted
B. Civic & Cultural	permitted
C. Office	permitted
D. Lodging	permitted
E. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi-Family w/ Individual Entry	permitted
3. Detached Single Family Housing	permitted
4. Manufactured Homes	---
5. Home Occupation	permitted

12.64.200 Site Development Regulations (cont.)	District Requirements
12.64.202 Building Height	
minimum height	2 floors & 20 feet
maximum height	5 floors & 65 feet; **(H)**
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	required
Across the Street from Residential Only Zones	required
Special Height Requirement	required along
12.64.204 Building Orientation	
required or not required	required; **(SR 522)**
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	permitted
2) Corner Entry	permitted
3) Arcade	permitted
4) Grand Portico	permitted - civic
5) Forecourt	permitted
6) Grand Entry	permitted
7) Stoop	permitted
8) Porch	---
9) Front Door	---
10) Edge Treatment: Fenced	permitted
11) Edge Treatment: Terraced	permitted
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	0 ft / 10 ft; **(SR 522)**
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	10 ft
min w/out living space windows	0 ft (C1)
12.64.209 Rear Yard Setback	
minimum setback	5 ft
12.64.210 Special Setback Regulations	
minimum setback	n/a
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	80%
12.64.213 Build-to-Corner	
required or not required	required
12.64.214 Maximum Building Length	
maximum	240 ft
12.64.215 Special Building Length Limit	
Corner	120
Mid-Block	80
12.64.216 Space Between Buildings	
	20 ft

12.64.300 Street, Surface Water Management, and Open Space Regulations	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	1500 ft
2. Pre-Located Streets	NE 185 st. extension required
B. Sammamish River Access	n/a
C. Street Configuration	required
D. Street Type	
1. City Street	permitted
2. Neighborhood Avenue	---
3. Neighborhood Green Street	permitted
4. Neighborhood Street	---
5. NE 185th St. / 98th Ave. NE Connector	for pre-located street
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	for pre-located street
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	95%
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	permitted
2. Parkway Landscaping	---
3. Neighborhoood Street Landscaping	permitted
B. Interior Block Setback Areas	
1. Paving	permitted
2. Groundcover	permitted
3. Moderate Screening	permitted
4. Heavy Screening	permitted

12.64.304. Provision of Open Space		
12.64.201 Building Use	**Public Open Space Requirements**	**Private Outdoor Space Requirements**
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	60 sqft/1000 sqft	N/A
D. Lodging	60 sqft/room	N/A
E. Residential:	100 sqft/DU	60 sqft/DU minimum on Average
E.5. Home Occupation	100 sqft/DU	N/A

General Requirements and Guidelines are in Sections 12.64.200 - 12.64.600

12.64.102 Downtown Neighborhood District Requirements (cont.)

12.64.400 Parking Regulations	District Requirements
12.64.401 Parking Types	
A. Surface Parking Lot - Front	---
B. Surface Parking Lot - Side	---
C. Surface Parking Lot - Rear	permitted
D. Surface Parking Lot - Exposed	---
E. Parking Structure - Exposed	---
F. Parking Structure - Wrapped: Ground Level	permitted
G. Parking Structure - Wrapped: All Levels	permitted
H. Parking Structure - Partially Submerged Podium	permitted
I. Parking Structure - Underground	permitted

12.64.402 Provision of Parking				
12.64.201 Building Use	Minimum Parking Requirements	Permitted Maximum Parking in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)	1 vehicle space per 400 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
Pedestrian Oriented - eating and drinking establishments	1 vehicle space per 400 sf	1 vehicle space per 200 sf	No reductions	On-site, or off-site within 800 feet, or cash-in-lieu
b) Neighborhood Center Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
c) Auto Oriented Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
d) Corner Store Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site, or on street within 200 feet, or cash-in-lieu
2 - Civic & Cultural				
	1 vehicle space per 500 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
3 - Office				
	1 vehicle space per 500 sf	1 vehicle space per 300 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
4 - Lodging				
	0.75 vehicle space per bedroom	1 vehicle space per bedroom	No reductions	On-site, or off-site within 100 ft
5 - Residential (All): A minimum of 1 space per unit is required				
Two bedrooms or more:	0.75 vehicle space per bedroom	1 vehicle space per bedroom or 2.2 spaces per unit, whichever is less*	10% reduction shared-use	On-site, or off-site within 100 ft

*If the formula results in a fraction, the minimum number of parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounded up and fractions below 0.50 rounding down.

See section 12.64.402.D for description of cash-in-lieu fee option option

Amendment to avoid a disincentive for family-oriented units, essentially requiring the same number of spaces for units with 3 or more bedrooms as is required citywide. This applies to DC, DN, DT and GDC districts.

12.64.500 Architectural Regulations	District Requirements
12.64.501 Building Height Massing Regulations	
Top	required
Base	required
12.64.502 Building Length Massing Regulations	
Street & River Façade Increment	100 ft

12.64.600 Signage Regulations	District Requirements
12.64.601 General Signage Regulations	
	see section 12.64.601
12.64.602 Sign Types Regulations	
	see section 12.64.602

Amendment to eliminate a requirement that is difficult to apply and has not seemed necessary as development has occurred.

B. Special Downtown Neighborhood Requirements

All Special Requirements on this page apply to development in the Downtown Neighborhood.

1. ~~Contiguously permitted Pedestrian Oriented Retail~~

~~Pedestrian Oriented Retail is permitted in the Downtown Neighborhood District as long as:~~

~~a. All other Downtown Neighborhood District regulations are satisfied, and~~

~~b. The retail shopfronts are adjacent to or progress in a continuous line from retail shopfronts within the Downtown Core District.~~

~~2.~~ Anchors in the Downtown Neighborhood District

Anchors larger than 30,000 square feet shall be permitted in the Downtown Neighborhood District on parcels with ~~SR 527~~ Bothell Way NE frontage. The Anchor Exceptions in 12.64.101.B.4 shall apply.

Change to reflect new name.

2 ~~3.~~ SR 522 Building Orientation Exception (See Section 12.64.201)

Building orientation is not required for buildings which have frontage along SR 522 and are entirely occupied by residential uses.

3 ~~4.~~ SR 522 Front yard setback distance (See Section 12.64.207)

The maximum frontyard setback is 35 feet for buildings which have frontage along SR 522 and are entirely occupied by residential uses.

General Requirements and Guidelines are in Sections 12.64.200 - 12.64.600

12.64.201 Building Use

For the purposes of this Plan, all permitted and conditionally permitted uses have been classified into Use Categories. Descriptions and special requirements for each category, including aspects of their development such as size and location, are established in the text below. Use Category Charts include permitted and provisional uses for each category. Uses listed as permitted are defined as those uses permitted by right. Uses listed as provisional are defined as those uses which require special consideration either of their impacts on the neighborhood / land uses in the vicinity and/or of their physical organization and design. A provisional use shall be considered for approval if the proposed use conforms with the vision, goals and regulations of the Plan and any relevant requirement of the Bothell Municipal Code.

All permitted uses for a single District are allowed either alone or in combination with any other permitted uses within a parcel. Any proposed use not listed in the Use Category Charts shall be classified by the community development director as permitted, provisional, or not permitted, based on the listed use to which the proposed use is most similar. If the community development director determines that the proposed use is not similar to any use in the table, the proposed use shall not be permitted. The determination of the community development director shall be appealable to the hearing body.

A. Retail

Description: Shopping including retail anchors, eating & drinking establishments, specialty goods/foods, entertainment & recreation, convenience uses, services, and commercial goods.

Definition - Anchor: A large commercial development that generates significant pedestrian traffic and that increases the traffic of shoppers at or near its location. Consumers, attracted by the anchor store, are likely to visit the location, and thus nearby stores' sales and profits are increased by the presence of the anchor.

Definition - Cluster: A cluster is made up of two or more abutting retail establishments.

Special Conditions: Minimum interior height for ground level retail of all types is 14 ft. from floor to ceiling. Use conversions in an existing building are not required to meet this requirement.

1. Pedestrian Oriented Retail

Description: Pedestrian oriented and activity-generating retail uses that are appropriate and desirable in a downtown core environment.

Chairs and tables for outdoor dining and carts for merchant display may be permitted in the public right-of-way (i.e. in sidewalk areas) provided that:

a. The use maintains a minimum five-foot wide unobstructed portion of sidewalk corridor which is clear and unimpeded for pedestrian traffic.

b. The use keeps the full width of the building entrance clear and unimpeded for building access.

f. Provisional: Eating and Drinking establishments exceeding 2,500 s.f.

2. Neighborhood Center Retail

Description: Convenience uses, small-scale shopping and personal services to serve nearby residential neighborhoods in Neighborhood Center Overlay.

a. A maximum size of 5,000 s.f. per non-anchor use.

b. A maximum size of 2,500 s.f. per Eating and Drinking establishments.

c. A maximum size of 25,000 s.f. total per unanchored center.

d. A maximum size of 65,000 s.f. per medium to large-scale grocery store or similar community-oriented anchors.

e. Provisional: Neighborhood serving retail & services exceeding 5,000 s.f. per use.

g Provisional: Unanchored Neighborhood Centers exceeding 25,000 s.f.

h. Provisional: Community oriented anchor exceeding 65,000 s.f.

i. May be free-standing buildings or incorporated into mixed use building.

3. Business & Personal Services

Description: Small to medium sized businesses providing services to local businesses and households.

There are no special conditions for Business & Personal Services

4. Auto Oriented Retail

Description: Medium to large scale shopping, entertainment and service uses that are best suited to an auto-oriented environment.

Provisional: Uses featuring outdoor sales or outdoor storage not clearly ancillary to use

5. Corner Store Retail

Description: Small scale, convenience shopping and personal service uses to serve the immediate community.

a. A maximum size of 2,500 s.f. per use.

b. A maximum size of 5,000 s.f. total per cluster.

c. Corner store shall be integrated into a larger building on the corner of a block.

d. Corner Store Retail must be located on the corner of a block, and the entrance must face a public street, square, or plaza space.

e. Provisional: Individual uses larger than 2,500 s.f. provided that the use is unique and not already provided within 1 mile trade area.

B. Civic & Cultural

Description: Services (including education and utilities), cultural institutions and recreational facilities made available to the general public for free or at a reasonable cost.

Provisional: Public and private utilities, including pipelines, utility lines, water and wastewater facilities, substations, and telephone.

Amendment to allow limited sit-down dining outside the central downtown districts.

, including restaurants with drive-through service and/or those with on-site dining associated with special attractions or facilities outside the central downtown districts

C. Office

Description: Workplace uses including professional, administrative, medical, research and development, financial and educational activities for businesses, individuals and non-profit organizations.

D. Lodging

Description: Short-term commercial lodging facilities including all hospitality uses, such as hotels, bed and breakfasts, and motels.

E. Residential

Description: All owner- and renter-occupied dwelling units, including multi-family with common entry, multi-family with individual entry, detached single family, manufactured homes, and home occupation.

1. Multi-Family with Common Lobby Entry

Description: Buildings designed as residence for multiple households where some dwelling units are accessed through a common lobby, shared hallway, or shared stairwell.

2. Multi-Family with Individual Entry

Description: Individual or attached buildings designed as a residence for multiple households where all dwelling units have a dedicated entrance accessed directly from the sidewalk or publicly accessible open space.

3. Detached Single-Family Homes

Description: A detached building designed as a residence for one household.

4. Manufactured Homes

Description: A dwelling unit, manufactured whole and designed to be transported to a site and installed on a relatively permanent basis (see BMC 11.02.050 "M").

5. Home Occupation

Description: A dwelling unit in which the occupant conducts a home-based business or enterprise.

a. Provisional: Work activities that require hazardous assembly, including fabrication, manufacturing, repair or processing operations such as welding and woodworking

b. The maximum number of employees not including the owner/occupant is limited to two per unit.

~~c. Once established, Live-Work may not be converted to a solely commercial or business use. However, Live-Work units may revert to solely residential use.~~

Amendment to allow conversion of Live-Work units to commercial or business use.

Use Category Charts

A. Retail

Adopted amendments to allow limited sit-down dining outside the central downtown districts and clarify description.

	A.1. Pedestrian Oriented	A.2. Neighborhood Center	A.3. Business & Personal Services	A.4. Auto Oriented	A.5. Corner Store
Retail Anchors					
Drug stores Anchor	●	●	---	---	---
Department & variety stores Anchor	●	---	---	---	---
Grocery store Anchor	●	●	---	---	---
Eating & Drinking Establishments					
Restaurants, auto-oriented	---	---	---	●	---
Restaurants, take-out order ~~only~~	●	●	---	●	---
Restaurants, Fast Food	●	●	---	●	---
Restaurants, on-site dining	●	●	---	---	---
Bars & Nightclubs	†	---	---	---	---
Vendor carts, spaces , stands or trucks	†	†	---	---	---
Specialty Goods / Foods					
Bakeries	●	●	---	---	●
Apparel & accessory stores	●	---	---	---	---
Appliance & electronic stores	●	●	---	●	---
Book stores	●	---	---	---	---
Art galleries	●	---	---	---	---
Open air markets	●	●	---	●	---
Second hand / antique stores	●	●	---	●	---
Discount Stores	---	●	---	●	---
Sporting goods stores	●	---	---	●	---
Furniture & home furnishings stores	●	---	---	●	---
Video rentals	●	●	---	---	●
Businesses whose primary activity is the sale of specialty foods or small scale / quality goods	●	---	---	---	---
Entertainment & Recreation					
Movie theaters	●	---	---	---	---
Bowling centers and billiard parlors	●	---	---	●	---
Health & Exercise Clubs	●	●	●	●	---
Adult entertainment facilities (see section 12.06.130 of the BMC)	---	---	---	†*	---
Amusement arcades	●	---	---	●	---
Cinema complex Anchor	●	---	---	---	---

● Permitted uses per previously adopted amendments

● Amendment to allow health and exercise clubs in areas that previously had an OP designation.

	A.1. Pedestrian Oriented	A.2. Neighborhood Center	A.3. Business & Personal Services	A.4. Auto Oriented	A.5. Corner Store
Convenience Uses					
Small Scale Drug Store	●	●	---	---	●
Small Scale Grocery or Food Sales, including food banks	●	●	---	---	●
Convenience stores	●	●	---	---	●
Delicatessens / cafés	●	●	---	---	●
Florists	●	●	---	---	●
Hardware stores	●	●	---	●	---
Office supply stores	●	●	---	●	---
Convenience Uses that primarily serve nearby residential neighborhoods	●	●	---	---	●
Services					
Banking & financial services	●	●	---	---	---
Mail / shipping services	●	●	●	---	---
Insurance services	---	---	●	---	---
Legal services (no larger than 2,500 sqft)	---	---	●	---	---
Travel services	●	---	●	---	---
Real estate services	---	---	●	---	---
Clerical services	---	---	●	---	---
Bail Bonds	---	---	†	---	---
Photo processing, photo copying, and printing services	●	●	●	---	●
Personal care services (e.g., barbershops, hair salons, tanning booths)	●	●	●	---	●
Dry cleaning establishments	---	●	●	---	●
Self-service laundromats	---	●	●	---	●
Any other personal or professional service use	---	---	●	---	---
Plumbing Services	---	---	---	●	---
Vacuum, Cleaning, Sewing Repair	---	---	---	●	---
Equipment Rental	---	---	---	●	---
Any other commercial service use	---	---	---	●	---
Gas Stations	---	●	---	●	---
Commercial Goods					
Furniture Stores	●	---	---	●	---
Warehouse Retail	---	---	---	●	---
Construction Supply	---	---	---	●	---
Restaurant Supply	---	---	---	●	---
Auto supply stores	---	●	---	●	---
Motor Vehicle Sales	---	---	---	●	---
Businesses whose primary activity is the sale of large scale / commercial goods	---	---	---	●	---

Legend:

--- : Not Permitted	u: Upper Floors Only	g: Ground Floor Only
●: Permitted Use, these elements are allowed, by right, as indicated.		
†: Provisional Use, these elements are allowed if they are deemed by the Community Development Director / Designee to meet the purpose and intent of the plan		
* : refer to section 12.06.130 of the BMC for further regulations		

B. Civic & Cultural

	Civic & Cultural
Churches & Places of Worship	●
Baseball, football, soccer, tennis and other sports fields and courts	●
Community centers	●
Educational Facilities	●
Indoor recreation facilities	●
Libraries	●
Museums	●
City Hall and Other Public Facilities	●
Performing arts facilities	●
Stadiums, not including stadiums for professional sports teams	●
Swimming pools	●
Post Offices	●
Transit Facilities, Terminals and Stations	●
Fire & Police Stations	●

C. Office

	Office
Research and development offices	●
Medical & Dental Offices or facilities	●
Educational and institutional offices	●
Daycare facilities	●
Human service facilities or offices	●
Exhibition, convention, or conference centers	●
Print and electronic media offices (newspaper, magazine, radio, television)	●
Data or telecommunications offices	●
Indoor veterinary clinics	●
Mortuary services	●
Any other business, professional, executive or administrative office use	●

D. Lodging

	Lodging
Hotel / convention center Anchor	●
Hotels and motels	●
Hostels	●
Bed and breakfast guest houses	●
Campgrounds	---
Recreational vehicle parks	---

E. Residential

	E.1. Multi-Family w/ Common Entry	E.2. Multi-Family w/ Individual Entry	E.3. Detached Single-Family	E.4. Manufactured Homes	E.5. Home Occupation
Residential Uses					
Dwelling units, accessory	●	●	●	---	---
Dwelling units, primary, two or more households per structure	●	●	---	---	---
Dwelling units, primary, one household per structure	---	---	●	---	---
Rooms for Roomers of Boarders	●	●	●	---	---
Dormitories	●	†	†	---	---
Adult Family Homes	●	●	●	---	---
Residential Care Facilities	●	●	●	---	---
Nursing Homes	†	†	---	---	---
Specialized Senior Housing	†	†	---	---	---
Mobile home parks	---	---	---	†	---
Mobile and/or manufactured homes, in mobile/manufactured home parks	---	---	---	†	---
Live-Work	---	---	---	---	●

Live-Work uses are allowed in all districts that allow commercial uses, provided that ground-level units in DC conform with ground-level retail requirements and are designed to be convertible to pedestrian oriented retail, and in DN to business and personal uses. Home occupation uses as defined in BMC 12.06.140.B.8 are allowed in all districts that allow residential uses.

17.30.030 Conditional uses.

In a BN zone, the following uses are permitted only with conditional use permit approval:

A. Dwelling units, attached or detached to the principal permitted use, only when not located on the ground floor along the street front and only when used as a residence for the caretaker or resident owner of a permitted use. The ground floor front of the structure shall be reserved for commercial or office uses;

B. Professional offices;

C. Permitted uses specified in BMC 17.30.020 that exceed four thousand square feet in gross floor area;

D. Coffee stands with drive-up windows;

E. The following uses when not conducted wholly within an entirely enclosed building:

1. Flower sales;

2. Day-care recreation areas;

3. Outdoor seating at a restaurant, cafe, or delicatessen;

4. Produce stalls;

F. New structures;

G. Remodel that results in more than a ten percent increase in the square footage of the existing structure. (Ord. 388 § 2(part), 2011: Ord. 351 § 5, 2007: Ord. 20.P § 2, 1996: Ord. 20.M § 11.4(part), 1991)

16.43.010 Subdistricts.
The "downtown business" zone is subdivided into five distinct subdistricts, each intended to implement specific aspects of the comprehensive plan that pertain to the Downtown Waterfront Activity Center. Each subdistrict contains its own unique mix of uses and zoning regulations, as described in this chapter. The five subdistricts are:

BD1 – Downtown Retail Core;

BD2 – Downtown Mixed Commercial;

BD3 – Downtown Convenience Commercial;

BD4 – Downtown Mixed Residential;

BD5 – Downtown Arts Corridor. [Ord. 3918 § 1 (Att. 1), 2013; Ord. 3700 § 1, 2008].

16.43.020 Uses.
A. Table 16.43-1.

Permitted Uses	BD1	BD1 GFSF[(1)]	BD2	BD3	BD4	BD5
Commercial Uses						
Retail stores or sales	A	A	A	A	A	A
Offices	A	X	A	A	A	A
Legal/law firms	A	X				
Financial	A	X				
Advising	A	X				
Mortgage	A	X				
Banks (without tellers)	A	X				
Accounting	A	X				
Counseling	A	X				
Architecture	A	X				
Engineering	A	X				
Advertising	A	X				
Insurance	A	X				
Fitness related business (yoga/pilates/gym/fitness club)	A	X				
Service uses	A	A[(2)]	A	A	A	A
Retail sales requiring intensive outdoor display or storage areas, such as trailer sales, used car lots (except as part of a new car sales and service dealer), and heavy equipment storage, sales or services	X	X	X	X	X	X
Enclosed fabrication or assembly areas associated with and on the same property as an art studio, art gallery, restaurant, microbreweries/distilleries or food service establishment that also provides an on-site retail outlet open to the public	A	A	A	A	A	A
Automobile sales and service	X	X	A	A	X	X
Dry cleaning and laundry plants which use only nonflammable and nonexplosive cleaning agents	C	X	A	A	A	X

Permitted Uses	BD1	BD1 GFSF(1)	BD2	BD3	BD4	BD5
Printing, publishing and binding establishments	C	X	A	A	A	C
Public markets licensed pursuant to provisions in Chapter 4.90 ECC[1]	A	A	A	A	A	A
Residential						
Single-family dwelling	A	X	A	A	A	A
Multiple dwelling unit(s) – must be located on second floor or behind first 45 feet from sidewalk or rights-of-way	A	X	A	A	A	A
Other Uses						
Bus stop shelters	A	A	A	A	A	A
Churches, subject to the requirements of ECDC 17.100.020	A	A	A	A	A	A
Primary and high schools, subject to the requirements of ECDC 17.100.050(G) through (R)	A	X	A	A	A	A
Local public facilities, subject to the requirements of ECDC 17.100.050	C	C	C	C	A	C
Neighborhood parks, natural open spaces, and community parks with an adopted master plan subject to the requirements of ECDC 17.100.070	A	A	A	A	A	A
Off-street parking and loading areas to serve a permitted use	B	X	B	B	B	B
Commuter parking lots in conjunction with a facility otherwise permitted in this zone	B	X	B	B	B	X
Commercial parking lots	C	X	C	C	C	X
Wholesale uses	X	X	X	C	X	X
Hotels and motels	A	A	A	A	A	A
Amusement establishments	C	C	C	C	C	C
Auction businesses, excluding vehicle or livestock auctions	C	X	C	C	C	C
Drive-in/through businesses (businesses with drive through facilities)	X	X	C	A	C	X
Laboratories	X	X	C	C	C	X
Fabrication of light industrial products not otherwise listed as a permitted use	X	X	X	C	X	X
Day-care centers	C	X	C	C	A	C
Hospitals, health clinics, convalescent homes, rest homes, sanitariums	X	X	C	C	A	X
Medical uses, e.g.,	A	X				
Physicians	A	X				
Dental	A	X				
Optometrist (without retail)	A	X				
Physical therapy (without retail)	A	X				
Counseling	A	X				
Other similar medical services	A	X				
Museums and art galleries of primarily local concern that do not meet the criteria for regional public facilities as defined in ECDC 21.85.033	A	A	A	A	A	A

Permitted Uses	BD1	BD1 GFSF(1)	BD2	BD3	BD4	BD5
Zoos and aquariums of primarily local concern that do not meet the criteria for regional public facilities as defined in ECDC 21.85.033	C	X	C	C	C	A
Counseling centers and residential treatment facilities for current alcoholics and drug abusers	X	X	C	C	A	X
Regional parks and community parks without a master plan subject to the requirements of ECDC 17.100.070	C	C	C	C	C	C
Outdoor storage, incidental to a permitted use	D	X	D	D	D	D
Aircraft landings as regulated by Chapter 4.80 ECC	X	X	D	D	D	D

A = Permitted primary use

B = Permitted secondary use

C = Primary uses requiring a conditional use permit

D = Secondary uses requiring a conditional use permit

X = Not permitted

NOTES:
(1) BD1 Zone GFSF = Ground Floor Designated Street Frontage (first 45 feet measured from public rights-of-way/sidewalk or parks/plazas) as defined under Edmonds Community Development Code Map 16.43-1: Designated Street Front for BD Zones. Buildings set back 15 feet or more from the sidewalk shall not be subject to the BD1 Zone GFSF requirements.
(2) Services – by appointment uses not providing open door retail/dining/entertainment functions as a primary component of the business are not allowed within BD1 GFSF (first 45 feet). Open door businesses, e.g., real estate offices, banks (with tellers and no drive-throughs), nail and hair salons are allowed.
For conditional uses listed in Table 16.43-1, the use may be permitted if the proposal meets the criteria for conditional uses found in Chapter 20.05 ECDC, and all of the following criteria are met:

1. Access and Parking. Pedestrian access shall be provided from the sidewalk. Vehicular access shall only be provided consistent with ECDC 18.80.060. When a curb cut is necessary, it shall be landscaped to be compatible with the pedestrian streetscape and shall be located and designed to be as unobtrusive as possible.

2. Design and Landscaping. The project shall be designed so that it is oriented to the street and contributes to the pedestrian streetscape environment. Fences more than four feet in height along street lot lines shall only be permitted if they are at least 50 percent open, such as a lattice pattern. Blank walls shall be discouraged, and when unavoidable due to the nature of the use shall be decorated by a combination of at least two of the following:

a. Architectural features or details;

b. Artwork;

c. Landscaping.

B. Exception to the BD1 GSFS. The owner of a building in the BD1 zone may apply for an exception from the restrictions on offices and medical uses within the designated street front for leasable space meeting all of the following criteria:

1. The space is less than 500 square feet;

2. The space does not contain direct access to the street or sidewalk;

3. The previous use was a nonconforming use (e.g., not retail); and

4. The space has been vacant for a period of more than six months. [Ord. 3955 § 1 (Att. A), 2014; Ord. 3932 § 6, 2013; Ord. 3918 § 1 (Att. 1), 2013; Ord. 3894 § 4, 2012; Ord. 3700 § 1, 2008].

16.43.030 Site development standards.

A. Table 16.43-2.

Sub District	Minimum Lot Area	Minimum Lot Width	Minimum Street Setback	Minimum Side Setback[1]	Minimum Rear Setback[1]	Maximum Height[2]	Minimum Height of Ground Floor within the Designated Street Front[4]
BD1[5]	0	0	0	0	0	30'	15'
BD2[5]	0	0	0	0	0	30'	12'
BD3[5]	0	0	0	0	0	30'	12'
BD4[3,5]	0	0	0	0	0	30'	12'
BD5[5]	0	0	0	0	0	25'	12'

[1] The setback for buildings and structures located at or above grade (exempting buildings and structures entirely below the surface of the ground) shall be 15 feet from the lot line adjacent to residentially (R) zoned property.

[2] Specific provisions regarding building heights are contained in ECDC 16.43.030(C).

[3] Within the BD4 zone, site development standards listed in Table 16.43-2 apply when a building contains a ground floor consisting of commercial space to a depth of at least 45 feet measured from the street front of the building. If a proposed building does not meet this ground floor commercial space requirement (e.g., an entirely residential building is proposed), then the building setbacks listed for the RM-1.5 zone shall apply. See ECDC 16.43.030(B)(8) for further details.

[4] "Minimum height of ground floor within the designated street-front" means the vertical distance from top to top of the successive finished floor surfaces for that portion of the ground floor located within the designated street front (see ECDC 16.43.030(B)); and, if the ground floor is the only floor above street grade, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters. "Floor finish" is the exposed floor surface, including coverings applied over a finished floor, and includes, but is not limited to, wood, vinyl flooring, wall-to-wall carpet, and concrete, as illustrated in Figure 16.43-1. Figure 16.43-1 shows an example of a ground floor height of 15 feet; note that the "finished" ceiling height is only approximately 11 feet in this example.

[5] Site development standards for single-family dwellings are the same as those specified for the RS-6 zone.

***Map 16.43-1:* Designated Street Front for BD Zones**

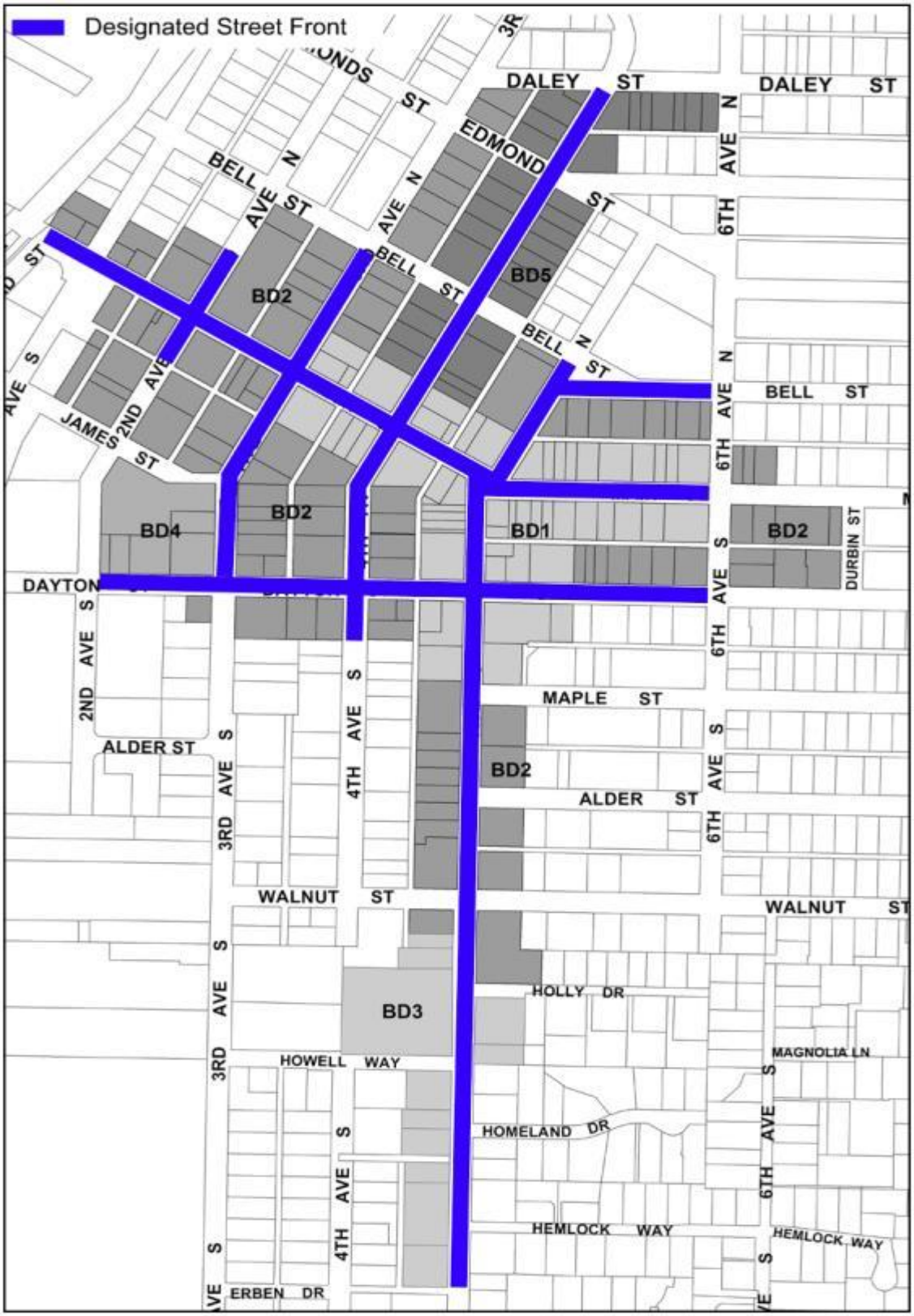
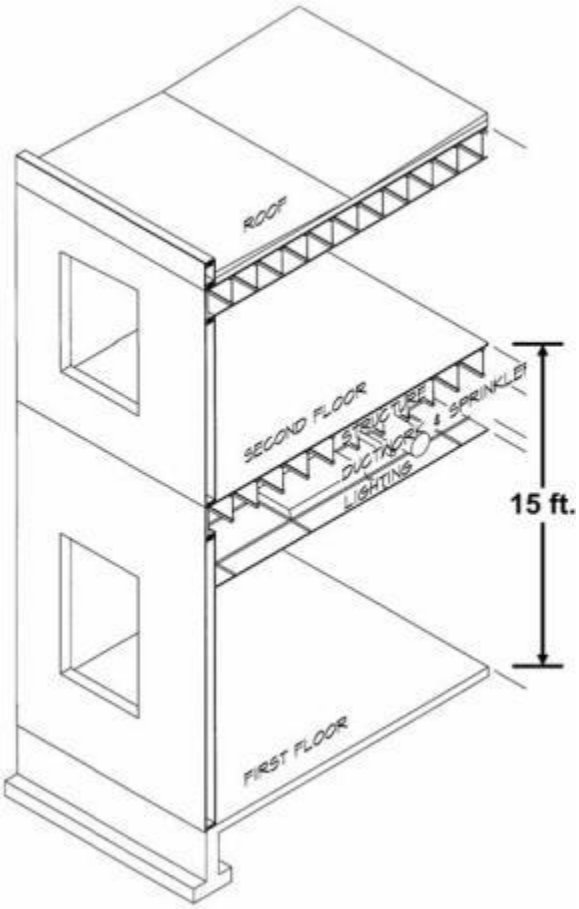


***Figure 16.43-1*: Ground Floor Height Measurement**



B. Ground Floor. This section describes requirements for development of the ground floor of buildings in the BD zones.

1. For all BD zones, the ground floor is considered to be that floor of a building which is closest in elevation to the finished grade along the width of the side of the structure that is principally oriented to the designated street front of the building (this is normally the adjacent sidewalk). For the purposes of this section, the ground "floor" is considered to be the sum of the floor planes which, in combination, run the full extent of the building and are closest in elevation to one another. For the purposes of this chapter, the definition of "ground floor" contained in ECDC 21.35.017 does not apply.

2. Designated Street Front. Map 16.43-1 shows the streets that define the designated street front for all properties lying within the BD zones. The designated street front is defined as the 45 feet measured perpendicular to the street front of the building lot fronting on each of the mapped streets.

3. Minimum Height of the Ground Floor within the Designated Street Front. The minimum height of the ground floor specified in Table 16.43-2 only applies to the height of the ground floor located within the designated street front established in subsection (B)(2) of this section.

4. Access to Commercial Uses within the Designated Street Front. When a commercial use is located on the ground floor within a designated street front as defined in subsection (B)(2) of this section, the elevation of the ground floor and associated entry shall be within seven inches of the grade level of the adjoining sidewalk.

"Grade" shall be as measured at the entry location. Portions of the ground floor outside the designated street front of the building need not comply with the access requirements specified in this section.

5. When the designated street front of a building is on a slope which does not allow both the elevation of the entry and ground floor within the designated street front to be entirely within seven inches of the grade level of the sidewalk, as specified in subsection (B)(4) of this section, the portion of the ground floor of the building located within the designated street front may be designed so that either:

a. The entry is located within seven inches of the grade of the adjacent sidewalk, and the commercial portion of the ground floor located within the designated street front is within seven inches of the grade level of the entry; or

b. The building may be broken up into multiple frontages, so that each entry/ground floor combination is within seven inches of the grade of the sidewalk.

c. For corner lots, a primary entry shall be established for the purposes of determining where the ground floor entry rules detailed in this section shall apply. The first choice for the primary entry shall be either 5th Avenue or Main Street. In the case of the BD5 zone, the primary entry shall always be on 4th Avenue.

6. Within the BD1 zone, development on the ground floor shall consist of only commercial uses, except that parking may be located on the ground floor so long as it is not located within the designated street front.

7. Within the BD2 and BD3 zones, development on the ground floor shall consist of only commercial uses within the designated street front. Any permitted use may be located on the ground floor outside of the designated street front.

8. Within the BD4 zone, there are two options for developing the ground floor of a building. One option is to develop the ground floor with commercial space, meeting the same requirements detailed for the BD2 and BD3 zones in subsection (B)(7) of this section. As a second option, if more residential space is provided so that the ground floor does not meet the commercial use requirements described in subsection (B)(7) of this section, then the building setbacks listed for the RM-1.5 zone shall apply. In the case where RM-1.5 setbacks are required, the required street setback shall be landscaped and no fence or wall in the setback shall be over four feet in height above sidewalk grade unless it is at least 50 percent open, such as in a lattice pattern.

9. Within the BD5 zone, one option is to develop the ground floor with commercial space, meeting the same requirements detailed for the BD2 zone in subsection (B)(7) of this section. When development of the ground floor does not conform to these requirements, then development within the BD5 zone shall meet the following requirements:

a. The building shall be oriented to 4th Avenue. "Orientation to 4th Avenue" shall mean that:

i. At least one building entry shall face 4th Avenue.

ii. If the building is located adjacent to the public right-of-way, architectural details and/or applied art shall be incorporated into the building design to add interest at the pedestrian (i.e., ground floor) level.

iii. If the building is set back from the street, landscaping and/or artwork shall be located between the building and the street front.

b. Live/work uses are encouraged within the BD5 zone, and potential live/work space is required for new residential buildings if no other commercial use is provided on-site.

i. If multiple residential uses are located on the ground floor, the building shall incorporate live/work space into the ground floor design in such a way as to enable building occupants to use portion(s) of their space for a commercial or art/fabrication use. "Live/work space" means a structure or portion of a structure that combines a commercial or manufacturing activity that is allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's

employee, and that person's household. The live/work space shall be designed so that a commercial or fabrication or home occupation use can be established within the space.

***Figure 16.43-2*: BD5 Development**

Building at right (foreground) shows landscaping located between building and street.

Building at left (background) shows commercial space integrated with residential uses, and the entry oriented to the street.

10. Exceptions and Clarifications. The regulations for the ground floor contained in subsections (B)(1) through (9) of this section apply with the following exceptions or clarifications:

a. That in all areas the provision of pedestrian access to permitted residential uses is allowed as a permitted secondary use.

b. The restrictions on the location of residential uses shall not apply when a single-family use is the only permitted primary use located on the property.

c. Existing buildings may be added onto or remodeled without adjusting the existing height of the ground floor to meet the specified minimum height, so long as the addition or remodel does not increase the building footprint or its frontage along a street by more than 25 percent. Permitted uses may occupy an existing space regardless of whether that space meets the ground floor requirements for height.

d. Parking is not considered to be a commercial use for the purposes of satisfying the ground floor commercial use requirement within the designated street front (e.g., when the first 45 feet of a building are within a designated street front in the BD1 zone, parking may not be located within that 45 feet).

e. For properties within the BD2 or BD3 zone which have less than 90 feet of depth measured from the street front, parking may be located in the rearmost 45 feet of the property, even if a portion of the parking extends into the first 45 feet of the building. In no case shall the depth of commercial space as measured from the street front of the building be less than 30 feet.

f. Within the BD2, BD3 and BD4 zones, if the first 45 feet of the building as measured perpendicular to the street consist only of commercial uses and permitted secondary uses, then permitted multiple-family residential unit(s) may be located behind the commercial uses.

g. *Recodified as ECDC 22.43.050(B)(4).*

h. Within the BD1 zone, each commercial space located on the ground floor within the designated street front shall be directly accessible by an entry from the sidewalk.

C. Building Height Regulations.

1. The basic height limit for each BD zone is described in Table 16.43-2 (see definition of "height" detailed in ECDC 21.40.030).

2. Within the BD5 zone, the maximum height may be increased to 30 feet if the building meets one of the following conditions. In addition, if the building is located within 15 feet of the public right-of-way, architectural details and/or applied art shall be incorporated into the building design, and the ground floor shall be distinguished from the upper portions of the building through the use of differences in materials, windows, and/or architectural forms.

a. All portions of the building above 25 feet consist of a pitched roof such that the pitch of all portions of the roof is at least six-by-12 and the roof includes architectural features, such as dormers or gables of a steeper pitch, that break up the roof line into distinct segments.

b. If the building does not make use of a pitched roof system as described in subsection (C)(2)(a) of this section, a building step-back shall be provided within 15 feet of any street front. Within the 15-foot step-back, the maximum building height is the lesser of 25 feet above grade at the property line (normally the back of the sidewalk) or 30 feet above the "average level" as defined in ECDC 21.40.030. For corner lots, a 15-foot step-back is required along both street fronts. If a building located on a corner lot has insufficient lot width (i.e., less than 40 feet of lot width) to enable it to provide the required step-back on both street fronts, then the step-back may be waived facing the secondary street.

3. Height Exceptions. In addition to the height exceptions listed in ECDC 21.40.030, the following architectural features are allowed to extend above the height limits specified in this chapter:

a. A single decorative architectural element, such as a turret, tower, or clock tower, may extend a maximum of five feet above the specified height limit if it is designed as an integral architectural feature of the roof and/or facade of the building. The decorative architectural element shall not cover more than five percent of the roof area of the building.

b. Roof or deck railings may extend a maximum of 42 inches above the specified height limit within any building step-back required under subsection (C)(2)(b) of this section; provided, that the railing is constructed so that it has the appearance of being transparent. An example meeting this condition would be a railing that is comprised of glass panels.

D. Off-Street Parking and Access Requirements. The parking regulations included here apply specifically within the BD zone. Whenever there are conflicts between the requirements of this chapter and the provisions contained in Chapter 17.50 ECDC, Off-Street Parking Regulations, the provisions of this chapter shall apply.

1. Within the BD1 zone, no new curb cuts are permitted along 5th Avenue or Main Street.

2. No parking is required for any commercial floor area of permitted uses located within the BD1, BD2, BD4, and BD5 zones.

E. Open Space Requirements.

1. For buildings on lots larger than 12,000 square feet or having an overall building width of more than 120 feet (as measured parallel to the street lot line), at least five percent of the lot area shall be devoted to open space. Open space shall not be required for additions to existing buildings that do not increase the building footprint by more than 10 percent. Open space shall be provided adjacent to the street front (street lot line). Such open space may be provided as any combination of:

a. Outdoor dining or seating areas (including outdoor seating or waiting areas for restaurants or food service establishments);

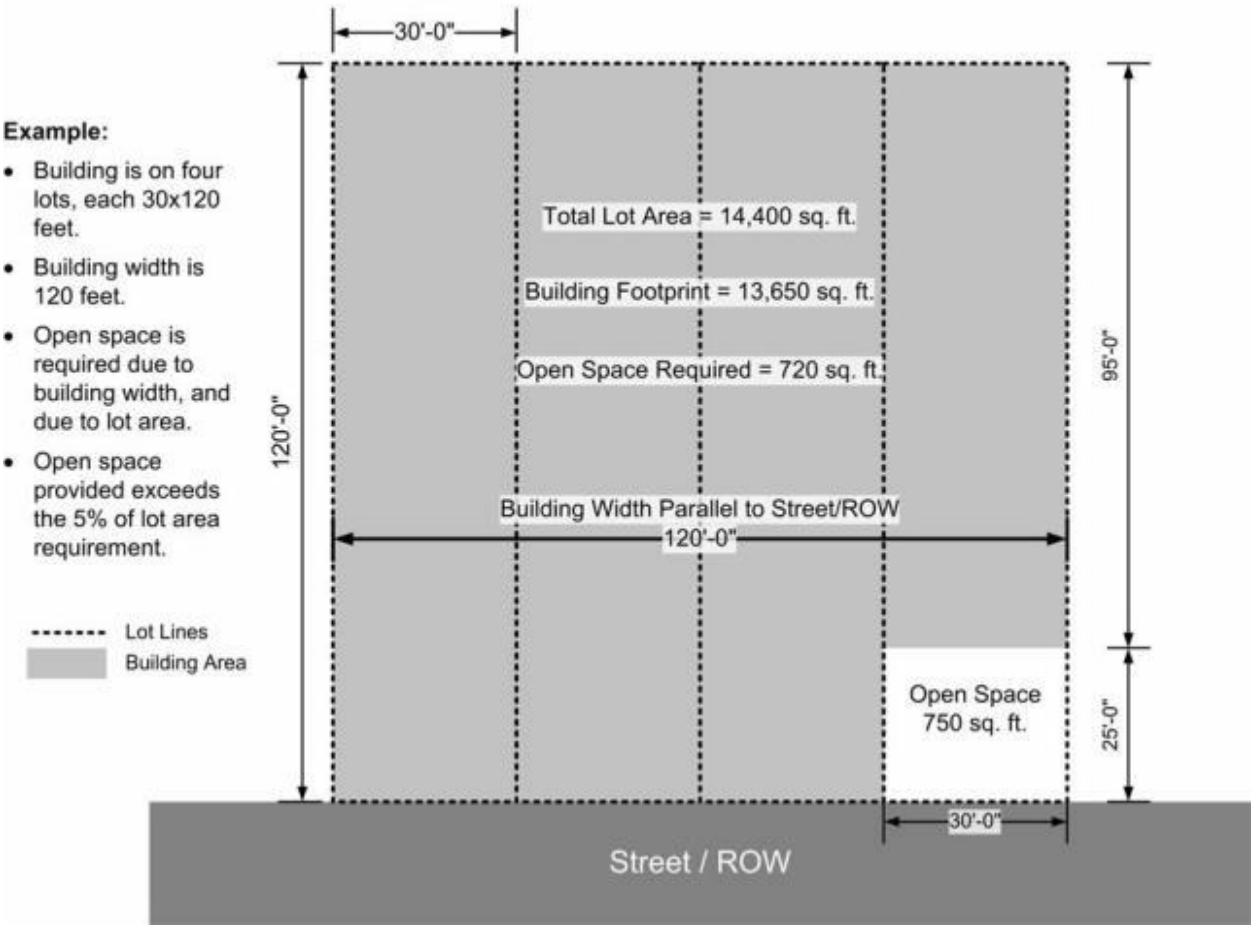
b. Public plaza or sidewalk that is accessible to the public;

c. Landscaping which includes a seating area that is accessible to the public.

2. Required open space shall be open to the air and not located under a building story.

3. In overall dimension, the width of required open space shall not be less than 75 percent of the depth of the open space, measured relative to the street (i.e., width is measured parallel to the street lot line, while depth is measured perpendicular to the street lot line).

Figure 16.43-5: **Building Size, Width and Open Space**



F. Historic Buildings. The exceptions contained in this section apply only to buildings listed on the Edmonds register of historic buildings.

1. If a certificate of appropriateness is issued by the Edmonds historic preservation commission under the provisions of Chapter 20.45 ECDC for the proposed project, the staff may modify or waive any of the requirements listed below that would otherwise apply to the expansion, remodeling, or restoration of the building. The decision of staff shall be processed as a Type II development project permit application (see Chapter 20.01 ECDC).

a. Building step-backs required under subsection (C)(2)(b) of this section.

b. Open space required under subsection (E) of this section.

2. No off-street parking is required for any permitted uses located within a building listed on the Edmonds register of historic buildings. Note that additional parking exceptions involving building expansion, remodeling or restoration may also apply, as detailed in ECDC 17.50.070(C).

3. Within the BD5 zone, if a building listed on the Edmonds register of historic buildings is retained on-site, no off-street parking is required for any additional buildings or uses located on the same property. To obtain this benefit, an easement in a form acceptable to the city shall be recorded with Snohomish County protecting the exterior of the historic building and ensuring that the historic building is maintained in its historic form and appearance so long as the additional building(s) obtaining the parking benefit exist on the property. The easement shall continue even if the property is subsequently subdivided or any interest in the property is sold.

G. Density. There is no maximum density for permitted multiple dwelling units.

H. Screening. The required setback from R-zoned property shall be landscaped with trees and ground cover and permanently maintained by the owner of the BD lot. A six-foot minimum height fence, wall or solid hedge shall be provided at some point in the setback, except for that portion of the BD zone that is in residential use.

I. Signs, Parking and Design Review. See Chapters 17.50, 20.10, and 20.60 ECDC. Sign standards shall be the same as those that apply within the BC zone.

J. Satellite Television Antennas. In accordance with the limitations established by the Federal Communications Commission, satellite television antennas greater than two meters in diameter shall be reviewed in accordance with the provisions of ECDC 16.20.050. [Ord. 4140 § 1, 2019; Ord. 3918 § 1 (Att. 1), 2013; Ord. 3865 § 1, 2011; Ord. 3736 § 10, 2009; Ord. 3700 § 1, 2008].

Attachment B

TABLE NO. 15-1
PERMITTED MULTIPLE-FAMILY RESIDENTIAL DENSITY

1.	R-1(A) Zone	=	1 dwelling unit per 3,600 square feet (up to 12 DUs per acre)
2.	R-2(A) Zone	=	1 dwelling unit per 2,900 square feet (up to 15 DUs per acre)
3.	R-3(L) Zone	=	1 dwelling unit per 2,200 square feet (up to 20 DUs per acre)
4.	R-3 Zone	=	1 dwelling unit per 1,500 square feet (up to 29 DUs per acre)
5.	R-4 Zone	=	1 dwelling unit per 750 square feet (up to 58 DUs per acre)
6.	R-5 Zone	=	no maximum density requirement
7.	B-1 Zone	=	1 dwelling unit per 2,200 square feet[1] (up to 20 DUs per acre)
8.	B-2 Zone	=	1 dwelling unit per 750 square feet[2] (up to 58 DUs per acre)
9.	B-2(B) Zone	=	1 dwelling unit per 1,500 square feet (up to 29 DUs per acre)
10.	C-1, C-1R Zones	=	1 dwelling unit per 750 square feet (up to 58 DUs per acre)
11.	W-C Zone	=	1 dwelling unit per 750 square feet (up to 58 DUs per acre)

[1] Multiple-family dwellings are permitted only in a mixed-use building in which at least twenty-five percent of the gross floor area is devoted to a permitted nonresidential use, or at least ninety

Attachment B

TABLE NO. 15-1
PERMITTED MULTIPLE-FAMILY RESIDENTIAL DENSITY

percent of the street frontage of the ground floor is devoted to retail use.

[2] One dwelling unit per one thousand five hundred square feet in the area located east of Interstate 5 and south of 100th Street SE.

18.07.370 Residential mixed use developments.

A. Purpose and Intent: The purpose and intent of requiring specific standards for residential mixed use developments is to:

1. Compatibility of Land Uses: Establish specific standards and incentives for residential mixed use developments in order to ensure and promote compatibility in design, construction and scale;

2. Proximity of Housing to Services: Provide opportunities for residents to live close to areas of shops, offices and other urban amenities, in order to facilitate access to such services and places of employment, and also to promote pedestrian orientation while decreasing the need for automobile trips;

3. Compatibility of Design: Regulate the bulk, height, and spacing of buildings, and the circulation and parking pattern within the development in order to obtain adequate light, air, privacy, and open space;

4. Flexibility of Design: Retain flexibility in the administration of the design and development standards in order to promote innovative solutions and concepts;

5. Amenities for Residents: Ensure that the residents of the mixed use development are provided with the same amenities afforded other multifamily developments throughout the City.

B. Applicability: Residential mixed use development is permitted as established by use in the Table of Permitted Land Uses (Chapter 18.06 IMC) for those zones which permit both multifamily use and commercial and office use.

C. Approval Criteria:

1. Mixed Uses:

a. Multifamily Zones: A mixture of multifamily development and permitted commercial and/or office uses shall be encouraged to promote pedestrian use and efficient urban services. The mixed uses shall be compatible in order to ensure that multifamily residents are not negatively impacted by the commercial and/or office uses, and benefit by the proximity to urban services;

b. Commercial and Office Zones: A mixture of permitted commercial and/or office and multifamily development shall be encouraged to promote pedestrian use and efficient urban services. The mixed uses shall be compatible so as to ensure that multifamily residents are not negatively impacted by the commercial and office uses, and benefit by the proximity to urban services.

2. Development Standards:

a. Multifamily: All multifamily development within a residential mixed use project shall meet the approval criteria for multifamily development, as established in this chapter.

b. Nonresidential: All development and design standards pertinent to nonresidential development shall be applicable to residential mixed use developments.

3. Location of Uses: Permitted commercial shops and/or offices shall be located on the ground floor adjacent to the street frontage; however, part of the street frontage may be used as a driveway to rear or under grade parking, or as a pedestrian park area. Direct access to pedestrian-oriented services is intended to encourage pedestrian traffic in these areas.

4. Density: Base density for residential mixed use development shall be limited by the impervious surface ratio, height, and setbacks for the appropriate zoning district. Refer to the District Standards Table (Chapter 18.07 IMC).

5. Parking: Parking shall be determined for the residential mixed use development by combining the requirements of the residential and the commercial use, as established in the Table of Off- Street Parking Standards (IMC 18.09.050). Shared parking may be appropriate and should be considered. (Ord. 2462 § 27, 2006; Ord. 2108 § 7.4.1, 1996).

Attachment B

Exhibit A1
Ordinance
No. 2676

Central Issaquah Development and Design Standards

Effective Date, April 29, 2013

4.3 Table of Permitted Land Uses

A. **Table 4.3A Levels of Review**

1. **Levels of Review:** Except where a specific Level of Review is required as noted in the Table of Permitted Uses, Section 4.3.B, the Level of Review required for a particular use in a zone is based on the following criteria. If the criteria do not apply, then the Director will determine the Level of Review using guidance from the applicable criteria in Section 3.3.A.Options for Changes to Level of Review

Table 4.3A Levels of Review[1]				
Zones	Level 0	Level 1	Level 2	Level 3
Urban Core	≤ 4,000 sq. ft.	>4,000 - <45,000 sq. ft.	≥ 45,000 - <150,000 sq. ft.	≥ 150,000 sq. ft. Or Site ≥ 3 acres
Mixed Use, Intensive Commercial, Destination Retail (north of Gilman), Mineral Resources	≤ 4,000 sq. ft.	>4,000 - <45,000 sq. ft.	≥ 45,000 - <100,000 sq. ft.	≥ 100,000 sq. ft. Or Site ≥ 3 acres
Village Residential, Mixed Use Residential, Destination Retail & Mixed Use (south of Gilman), Single Family Suburban	≤ 4,000 sq. ft.	>4,000 - <10,000 sq. ft.	≥ 10,000 - < 45,000 sq. ft.	≥ 45,000 sq. ft. Or Site ≥ 3 acres

[1] sq. ft. = Gross Floor Area

B. **Table 4.3B Table of Permitted Land Uses**

1. **Permitted Uses:** P = PERMITTED; P(Number) = PERMITTED with Level of Review (0, 1, 2, 3) [i.e. P2 = Permitted with Level 2 Review]; Empty box = NOT PERMITTED.
2. **Unclassified Uses.** Those uses which are not listed on the table below but are listed in IMC 18.06.130, Table of Permitted Land Uses, are Not Permitted in any Central Issaquah zone. Those remaining uses which are not listed on the table below and are also not listed in IMC 18.06.130, Table of Permitted Land Uses, shall be determined by the Director, through a Level 0 Review process, as to the appropriate zoning district(s) permitted for that use and the appropriate Level of Review.
3. **Review Procedures.** See Chapter 3.0 Procedures for review procedures.
4. **Late Night/Early Morning Hours of Operation.** Except in the Urban Core zone, any use with business hours that extend into the time period of midnight to 4:00am requires Level 2 Review unless a higher level of review is required.
5. **Critical Aquifer Recharge Areas/Well Head Protection.** Any proposed uses within the critical aquifer recharge areas (see Exhibit C to Ordinance 2500) that have the potential to degrade water quality in the CARA may be prohibited or conditioned as established in IMC 18.10.796, Critical Aquifer Recharge Areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.

6. **Optional Master Site Plan Review.** To achieve the purposes that Master Site Plans provide such as permit approval for longer than 5 years; and conceptual approval of a site layout that builds out through individual (A)SDP's, an applicant may request, and the Director may agree, to follow a Level 5 Master Site Plan permit and review process, IMC 18.04.500 and 18.07.580. This option applies to proposals greater than or equal to three (3) acres.

Table 4.3B Permitted Land Uses						
	ZONING DISTRICTS					
LAND USES [1]	**Mixed Use Residential** (MUR)	**Village Residential** (VR)	**Urban Core** (UC)	**Mixed Use** (MU)	**Destination Retail** (DR)	**Intensive Commercial** (IC)
AGRICULTURE/RESOURCE						
Botanical Gardens, Arboretum		P	P	P	P	P
Collective Garden, Veterinary Hospital/ Clinic	*See Medical*					
Commercial or Public Greenhouses				P	P	P
Christmas Tree or Produce Stands, Vendors, Seasonal: Temporary	*See Commercial: Accessory & Temporary Uses*					
Kennel, Commercial/Boarding[2]			P	P	P	P
Trailhead	*See Public/Quasi-Public: Recreation*					
RESIDENTIAL[3]						
Dwellings, Single Family: Detached (including manufactured homes)	P	P		P	P	
Dwellings, Single Family: (2 Attached) and Dwellings, Duplex; (3 – 4 Attached) and Dwellings, Multifamily (Triplex and Fourplex)	P	P	P	P	P	
Dwellings, Multifamily (5 or more units); Assisted Living Facility[4]	P	P	P	P	P	P* Only as part of a mixed-use development
RESIDENTIAL: Accessory Uses						
Accessory Dwelling Unit	P	P		P	P	
Family Day Care Center[5]; Adult Family Home/Community Group Care Facility/Crisis Residential Center, Resident Club House;	P	P	P	P	P	P
Home Occupations	See IMC 18.07.470, Home occupations. *Unless otherwise regulated, the MF-H column of Table 18.07.470 will determine the permitted uses and Level of Review.*					

Table 4.3B Permitted Land Uses						
	ZONING DISTRICTS					
LAND USES [1]	**Mixed Use Residential** (MUR)	**Village Residential** (VR)	**Urban Core** (UC)	**Mixed Use** (MU)	**Destination Retail** (DR)	**Intensive Commercial** (IC)
PUBLIC/QUASI-PUBLIC						
Banquet/Meeting/Reception Hall (public or private), Bus, Taxi, Van, Transit Station, Bikestation; Church/Religious Facility w/ or w/o Accessory Day Care Center; Community Center (with or without an Accessory Day Care Center); Day Care Center as Accessory Use to a Public/Quasi-Public Use; Environmental Improvements; Government Facility: Offices, Fire/Police Station, Maintenance Site, etc; Museum/Art Gallery, Library; Park and Ride Parking Lot or Structure; Social Services/Nonprofit Organizations	P	P	P	P	P	P
Funeral Home/Mortuary/Memorial Chapel			P	P	P	P
PUBLIC/QUASI-PUBLIC: Essential Public Facilities						
Adult Family Home[5]	P	P	P	P	P	P
Facility, Correctional/Facility, Detention/Jail		P3	P3	P3	P3	P3
Facility, Secure Community Transition		P4	P4	P4	P4	P4
Schools, State Educational Facilities	*See Public/Quasi-Public – School, College or University*					
Utility Facilities, Major	*See Public/Quasi-Public: Utilities*					
Unspecified Essential Public Facility	P3	P3	P3	P3	P3	P3
PUBLIC/QUASI-PUBLIC: Schools, Public and Private						
Preschool (Pre-Kindergarten)	*See Residential: Accessory Uses – Family Day Care Center and Retail/Service – Day Care Center*					
School, Elementary/Kindergarten, Junior High/Middle, or Senior High/High, Vocational/Technical or Business	P	P	P	P	P	P
School, College or University	P3	P3	P3	P3	P3	P3
PUBLIC/QUASI-PUBLIC: Utilities						
Utility Facility, Major[7]	P2	P2	P2	P2	P2	P2
Utility Facility, Minor[7, 8]	P	P	P	P	P	P
Wireless Communication Facility	*See IMC 18.07.505, Wireless Communication Facilities*					

Table 4.3B Permitted Land Uses						
	ZONING DISTRICTS					
LAND USES [1]	**Mixed Use Residential** (MUR)	**Village Residential** (VR)	**Urban Core** (UC)	**Mixed Use** (MU)	**Destination Retail** (DR)	**Intensive Commercial** (IC)
PUBLIC/QUASI-PUBLIC: Outdoor Recreation						
Baseball, Soccer, Football Fields; Neighborhood Park/Picnic Area/ Mini Park/Tot Lot; Community Park, Community Gardens; Stadium/ Arena/ Amphitheater, Swimming Pool; Trailhead	P	P	P	P	P	P
RECREATION						
Amusement Parlors/Video Arcades; Billiards and Pool Hall; Miniature Golf		P	P	P	P	P
Bowling Alley			P	P	P	P
Card Room – Commercial	*See Chapter 5.28 IMC, Gambling*					
Health/Fitness Club; Karate School, Dance/Yoga/Pilates Studio; Theater, Live and Movie	P	P	P	P	P	P
Shooting Range – Indoor						P
ACCESSORY & TEMPORARY						
Alternative Energy System – Solar/Geothermal	P0	P0	P0	P0	P0	P0
Alternative Energy System – Wind (Demonstration Project)[9]	P	P	P	P	P	P
Automobile Service Station	*See Automotive – Automotive Service Station*					
Automatic Teller Machine (ATM)	P	P	P	P	P	P
Day Care Center; Drive-Through Window or Station Facility with any permitted use (unless noted otherwise within this table); Electric vehicle infrastructure; Satellite Dish/Broadcast and Receiving Towers[6]; Vending Stand, Accessory: including espresso, flowers, food, produce, and seasonal items/Christmas trees[12]	P	P	P	P	P	P
Hazardous Waste Storage and/or Treatment Facilities, On-Site [11]						P2
Heliport/Helipad/Helistop	P2	P2	P2	P2	P2	P2
Buildings/Structures(temporary); Construction Trailer	P	P	P	P	P	P

Table 4.3B Permitted Land Uses						
	ZONING DISTRICTS					
LAND USES [1]	**Mixed Use Residential** (MUR)	**Village Residential** (VR)	**Urban Core** (UC)	**Mixed Use** (MU)	**Destination Retail** (DR)	**Intensive Commercial** (IC)
Private Outdoor Retail Display/Sidewalk Sale	*See IMC 18.07.540, Private Outdoor Retail Display/Sidewalk Sales*					
Vending Stand, Nonaccessory: including espresso, food, food trucks, and general retail merchandise		P	P	P	P	P
AUTOMOTIVE[13, 14]						
Automobile Emission Testing Facility				P[15]	P[15]	P
Automobile Insurance Service Center; Automobile Service Station		P	P	P	P	P
Maintenance/Service Shops - Auto, Truck, Large Vehicle & Heavy Equipment, Motorcycle, Scooter, etc.			P[15]	P[15]	P[15]	P
Car Wash; Automobile and Truck Rental			P	P	P	P
Auto Parts and Accessories (tires, batteries, etc.)	*See Retail/Service – General*					
Sales/Dealership – Automobile, Truck, Large Vehicle and Heavy Equipment (RV, tractor trailer, construction equipment, etc.), Motorcycles, Scooters, etc.; Paint and Body Repair Shops			P[15]	P[15]	P[15]	P
Automotive Wrecking or Dismantling Yard; Tire Rebuilding and Recapping						P
Parking Lot or Garage, Commercial	P	P	P	P	P	P
Storage, Outdoor	*See Industrial/Intensive Commercial – Storage, Outdoor*					
FOOD AND BEVERAGE						
Banquet/Reception Hall (public or private)	*See Public/Quasi-Public – Banquet/Meeting/Reception Hall*					
Bar/Tavern (with or without Live Entertainment); Brewery/ Microbrewery/Winery[16]	P	P	P	P	P	P
Coffee/Espresso Stand	*See Accessory & Temporary: Temporary Buildings and Uses – Vending Stand, Nonaccessory*					
Grocery Store, Large Scale (over 45,000 sq. ft.)			P	P	P	P

Table 4.3B Permitted Land Uses						
	ZONING DISTRICTS					
LAND USES [1]	**Mixed Use Residential** (MUR)	**Village Residential** (VR)	**Urban Core** (UC)	**Mixed Use** (MU)	**Destination Retail** (DR)	**Intensive Commercial** (IC)
Convenience Store and Grocery Store, Neighborhood, up to 4,000 sf; Convenience Store, Intensive and Grocery Store, Midscale (4,000 – 45,000 sq. ft.); Liquor Store; Restaurant/Cafe/ Coffee Shop (w/ or w/o drive-through)	P	P	P	P	P	P
HOTEL/LODGING						
Hotel, Motel, Time Share Lodging; Conference Center		P	P	P	P	P
Bed and Breakfast[17], Guest House[17], Inn	P	P	P	P	P	P
INDUSTRIAL/INTENSIVE COMMERCIAL						
Adult Entertainment Facilities[18]						P2
Agricultural Food Processing and Storage; Boat Building, Sales and Repair; Clothing Fabrication						P
Building Material: Storage and Sales			P[15]	P[15]	P[15]	P
Canning, Bottling, Preserving and Packaging of Foods and/or Beverages			P	P		P
Contractor/Trade Office (with accessory shop and no outdoor storage)		P[15]	P[15]	P[15]	P[15]	P
Creamery, Dairy or Bottling Plant					P	P
Distribution Center/Warehouse/Shipping			P[15]	P[15]	P[15]	P
Feed Store and Agricultural Supply[2]	*See Retail/Service: Specific Land Uses*					
Hazardous Waste Storage w/o Treatment Facilities; Heliport/ Helipad/Helistop	*See Accessory & Temporary*					
Manufacturing, Light (indoor and 30,000 sq. ft. or less); Coffee Roaster; Metal Fabricator/ Metal Work (indoor)			P	P	P	P
Flex Commercial Space/ Flex Space	P	P	P	P	P	P
Manufacturing, General; Machine Shop; Storage, Outdoor[19]; Raw Materials Processing (wood, metal, etc.); Recycling Center; Sand Blasting; Welding Shop; Light Industrial						P

Table 4.3B Permitted Land Uses						
	ZONING DISTRICTS					
LAND USES [1]	**Mixed Use Residential** (MUR)	**Village Residential** (VR)	**Urban Core** (UC)	**Mixed Use** (MU)	**Destination Retail** (DR)	**Intensive Commercial** (IC)
Printing and Publishing; Research and Development Lab	P	P	P	P	P	P
Rental Equipment Shop			P	P	P	P
Storage, Self (completely enclosed)[20]	P* (only as accessory to a permitted use)	P	P	P	P	P
MEDICAL						
Ambulance/Emergency Facility (private)	P2	P2	P	P	P	P
Collective Garden[21]		P2	P2	P2	P2	P2
Drugstore/Pharmacy	*See Retail/Service – General*					
Hospital			P	P	P	P
Medical and Dental Offices/Massage Therapists/Chiropractors/Naturopaths	*See Office/Professional*					
Veterinary Clinic (animal)[2]	P	P	P	P	P	P
OFFICE/PROFESSIONAL/FINANCIAL						
Office, General/Professional/Financial; Medical or Dental; Massage Therapists, Chiropractors, or Naturopaths	P	P	P	P	P	P
Automatic Teller Machine (ATM); Drive-Through Window/Station Facility with Any Permitted Office/ Professional/ Financial Use	*See Accessory & Temporary*					
RETAIL/SERVICE						
Retail/Service – Scale and Operations: *Scale and operations characteristics requirements apply to all retail and service uses. The more strict use restriction listed by scale and operation or by use shall apply.*						
General Retail Service, equal to or greater than 125,000 sq. ft. gross floor area			P	P	P	P
General Retail Service, up to 125,000 sq. ft. gross floor area	P	P	P	P	P	P
Drive-Through Window/Station Facility with Any Permitted Retail/Service Use	*See Accessory & Temporary*					

Table 4.3B Permitted Land Uses						
	ZONING DISTRICTS					
LAND USES [1]	**Mixed Use Residential** (MUR)	**Village Residential** (VR)	**Urban Core** (UC)	**Mixed Use** (MU)	**Destination Retail** (DR)	**Intensive Commercial** (IC)
RETAIL/SERVICE – Specific Land Uses						
Day Care Operation	*See Residential – Single Family*					
Day Care Center; Dry Cleaning and Pressing Shop[22]; Laundromat	P	P	P	P	P	P
Feed Store and Agricultural Supply; Plant Nursery w/ or w/o Outdoor Storage			P	P	P	P
Flower Stand	*See Accessory & Temporary*					
Pet Day Care/Pet Shop[2]	P		P	P	P	P
Unclassified Use - See Procedure for Unclassified Uses, Chapter 4.2.A.3						

Footnotes.

1. For uses permitted in the Single Family – Suburban zone, see IMC 18.06.130, Table of Permitted Land Uses.
2. Outdoor accessory services and/or uses, see IMC 18.07.180, Animals – Veterinary Clinic/Boarding Kennel/Pet Daycare.
3. Level of Review in this table applies to individual residential uses on existing lots. See Chapter 18.04 IMC, Procedures, for level of review required for subdivisions and/or short subdivisions, and Chapter 18.13 IMC, Subdivisions.
4. See IMC 18.02.060, Definitions – D, "Day care operation," for additional criteria.
5. Adult family home maximum allowed attendees shall not be greater than six (6).
6. Dishes over twenty (20) inches in diameter require review. IMC 18.07.505, Wireless communication facilities, may also apply.
7. Major = Significant impact to adjacent properties. Minor = not a significant impact to adjacent properties.
8. Hazardous liquid transmission pipelines must comply with the Critical Aquifer Recharge Areas (CARA) regulations, IMC 18.10.796.
9. See IMC 18.07.137, Alternative Energy Systems.
10. *Reserved*
11. RCW 70.105.225 requires all local governments to designate zones for these facilities, according to state siting criteria. These facilities are prohibited in Class 1, 2, and 3 CARA. Aboveground storage tanks for hazardous substances or hazardous waste with primary and secondary containment area and spill protection plan are allowed in Class 1, 2, and 3 CARA subject to compliance with federal and state standards. Processing, storage, and disposal of radioactive substances (except certain medical uses) is prohibited in Class 1, 2, and 3 CARA.
12. Subject to approval criteria in IMC 18.07.570.
13. All Automotive uses subject to Design Criteria screening requirements and location of surface parking areas, garage bays, etc. behind or at the side of buildings.
14. In all CARA classes, vehicle repair and servicing must be conducted indoors over impermeable pads. Underground storage tanks with hazardous substances are required to demonstrate to the City that the facility complies with federal and state laws. No dry wells shall be allowed. Wrecking yards are prohibited in Class 1, 2, and 3 CARA.
15. Use, including vehicle maintenance and service activities must be enclosed within a Building and comply with Design Standards including, but not limited to, ground floor storefront orientation to the sidewalk and

street, parking and outdoor storage, including vehicle storage, located to the rear or side of the site and screened from Circulation Facility view.

16. If the majority of the square footage of the buildings or structures within the brewery or winery are devoted to manufacturing of the product, then "manufacturing" shall be considered the primary use. The review process and development standards shall be based upon the primary use, as defined by the majority of the structure square footage. The parking requirements shall be calculated based on all the uses, as governed by Chapter 8.0 Parking.
17. Not operated as a home occupation. For home occupations, see IMC 18.07.310, Home Occupation Standards.
18. No adult entertainment facility shall be permitted to locate in any zone, including the IC zone, within the territory of the North Issaquah annexation area, as described in Ordinance No. 2255. In general this applies north of NE Locust Street.
19. Accessory outdoor storage regulated by design standards.
20. See IMC 18.07.527, Self-storage Facility Standards.
21. See IMC 18.07.515, Collective Gardens, for additional requirements.
22. Dry cleaning using chlorinated solvents is prohibited in Class 1, 2 and 3 CARA.

4.4 District Standards

A. **Applicability.** This subsection sets forth the dimensional requirements for each zoning district in Central Issaquah. The District Standards Table found in IMC 18.07.360 does not apply in the Central Issaquah zoning districts. Each structure, development, or activity in a Central Issaquah zoning district shall comply with these requirements except as otherwise provided in this Section.

B. **Floor Area Ratio.** The relationship between the amount of Gross Floor Area in a Building (or Buildings) and the Developable Site Area on which the Building(s) stands. It is obtained by dividing the Gross Floor Area of a Building by the Developable Site Area. Structured, underbuilding, and surface parking is not included in the Gross Floor Area calculation.

$$\frac{\text{Gross Floor Area of a Building(s)}}{\text{Developable Site Area}} = \text{FAR}$$

For Sites separated by rights-of-way, FAR will be calculated based on the FAR across the entire Site, and density and impervious surface coverage may be transferred among parcels, provided the Site meets other applicable regulations. For other unique or undefined configurations, the Director will determine the definition of Site. In a mixed use development with different FAR limits, the FAR will be the use with the majority square footage. For example, if 50.6 % of the building area is residential, then the whole project will use the residential FAR.

C. **Base FAR.** The base FAR is what is allowable by right in each district. The base FAR may not be exceeded without providing significant amenities as defined in Chapter 5.0 Density Bonus Program.

D. **Minimum FAR.** The minimum FAR listed on the District Standards Table for the Urban Core zone is required for new Development and Redevelopment in: 1) the Urban Core zone and, 2) Sites totaling three (3) acres or more outside the Urban Core zone.
   1. Exception: Redevelopment of existing Automobile Service Stations on the date of adoption of these Standards in the Urban Core zone.

J. **In-lieu-of Payments.** The Director may choose to replace incremental improvements of a Circulation Facility in lieu of fees to be used for improvements within Central Issaquah at a later time.

6.3 Administrative Adjustment of Standards

The elements required by this Chapter include minimum standards which may be adjusted in response to adjacent uses and character through an Administrative Adjustment of Standards (AAS).

A. **Approval Criteria.** Standards of this Chapter may be adjusted administratively when the Director determines all the following criteria are met:
   1. **Vision.** The proposal is equal to or superior in achieving the intent of the Central Issaquah Plan, Development and Design Standards and this Chapter;
   2. **Access.** The proposal will not create significant adverse impacts to the abutting properties or right-of-ways, dedicated tracts, or easements;
   3. **Compatibility.** The proposal is compatible with, and would not significantly adversely affect, the scale, character, and design of the surrounding neighborhood or District;
   4. **Sufficient Reason.** Sufficient reason is shown for the adjustment in order to address exceptional or extraordinary circumstances or conditions applicable to the facility such as existing physical constraints that are not contemplated or provided for by this chapter;
   5. **Safety.** The proposal does not negatively impact public safety and operation, nor create any hazardous features;
   6. **Services and Maintenance.** The proposal will not create negative impacts to public services, including fire and emergency services nor adversely affect how well the surrounding public facilities can be maintained; and
   7. **Priorities.** The criteria listed in Circulation, Section 6.2.C Priorities are applied.

6.4 Circulation Facility Classification Standards

Several different Circulation Facility classifications are included recognizing that street design and how buildings interface with the street varies based on function, location, land uses and multi-modal capacity. All of the following minimum Circulation Facility Classification Standards, public and private, shall be provided in accordance with the Auto Inclusive Circulation Facility Designation Map (Figure 6A) and where additional facilities, public or private, are required. Applicants shall consult specific street engineering construction standards in the Street Standards Manual, IMC 12.04, in combination with these Circulation Facility Classification Standards. Classification Descriptions are listed for each classification in chart and/or graphic format. Chapter 12.0 Circulation Design and Chapter 17.0 Lighting establish the standards for lighting, planter types and landscape/amenity zones.

A. Nonmotorized Facility Standards: Shared Use Routes

An integral part of the Green Necklace, Shared Use Routes are intended for pedestrians and cyclists. They generally run parallel to motorized facilities and/or critical areas and are buffered by a landscape strip. Shared use routes shall be constructed by the applicant/developer in accordance with the Nonmotorized Routes and Parks Map in the Central Issaquah Plan.

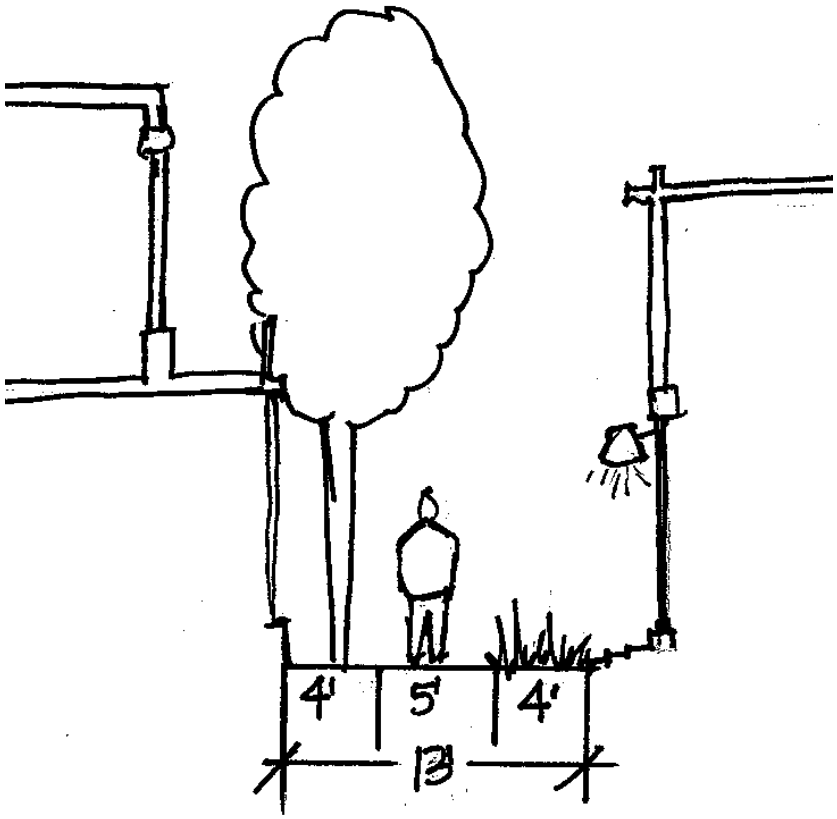
1. Shared Use Routes adjacent to a public street shall adhere to the appropriate landscape, amenity and lighting standards for that street section.
2. Shared Use Routes not adjacent to a street need not comply with street standards. However, a 2 foot buffer will be constructed on both sides of the corridor to allow for overgrowth of natural landscaping.

Overall Widths		Movement Zone	
Corridor	14' minimum	Planter Type	n/a
Face of Curb to Face of Curb	n/a	Landscape/Amenity Zone	2' each side unless within a motorized Circulation Facility ROW, in which case it must meet the landscape requirements for that Facility's Classification.
Lanes		Walkway	10'
Travel Lanes	n/a	Lighting	See Design Standards Chapter 17, Lighting
Bicycle Lanes	n/a		
Parking Lanes	n/a	Intersection	
Medians	n/a	Distance Between Intersections	n/a
Center Turn Lane	n/a	Ownership	
		Public/Private	Public

B. Nonmotorized Facility Standards: Secondary Through Block Passage

Secondary Through Block Passages are an integral part of the Green Necklace helping to ensure easy connection points from one street to another and serving as gathering spaces. Secondary Through Block Passages are pedestrian routes, designed like sidewalks, but not associated with a vehicular facility such as a street. Through Block Passages shall be constructed by the applicant/developer.

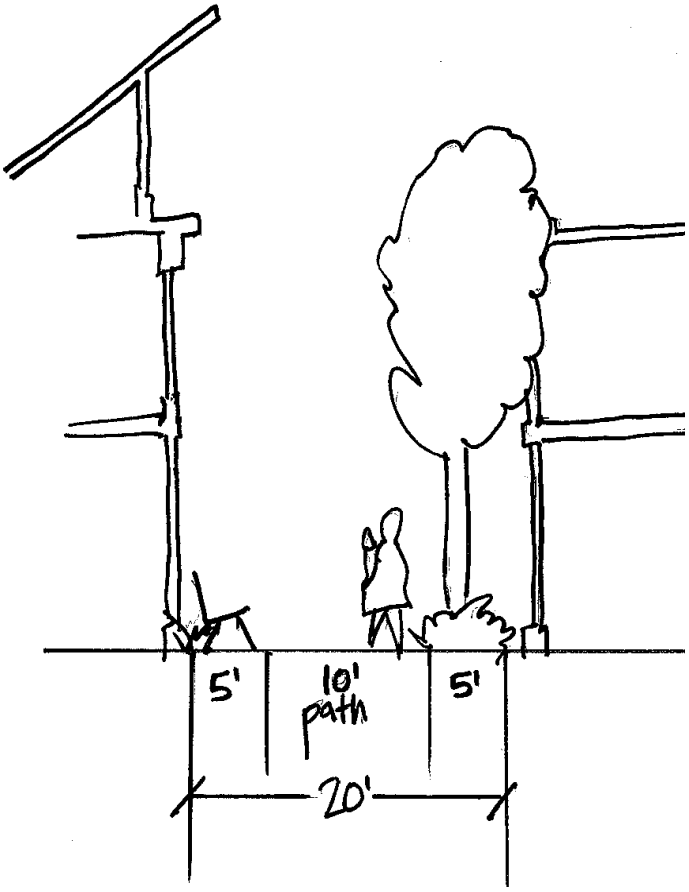
Overall Widths		Movement Zone	
Corridor	13'	Planter Type	Tree Wells, Planter Strip, Potted Plants
Face of Curb to Face of Curb	n/a	Walkway	5'
Lanes		Landscape/Amenity Zone	4' each side
Travel Lanes	n/a	Lighting	See Design Standards Chapter 17, Lighting
Bicycle Lanes	n/a		
Parking Lanes	n/a	Intersection	
Medians	n/a	Distance Between Intersections	n/a
Center Turn Lane	n/a	Ownership	
		Public/Private	Private



C. Nonmotorized Facility Standards: Primary Through Block Passage

Primary Through Block Passages are an integral part of the Green Necklace helping to ensure easy connection points from one street to another and serving as gathering spaces. Similar to Secondary Through Block Passages, Primary Through Block Passages are pedestrian routes, designed like sidewalks, but not associated with a vehicular facility such as a street. Primary Passages are wide enough to accommodate several people and are bounded by five (5) foot buffers. Through Block Passages shall be constructed by the applicant/developer.

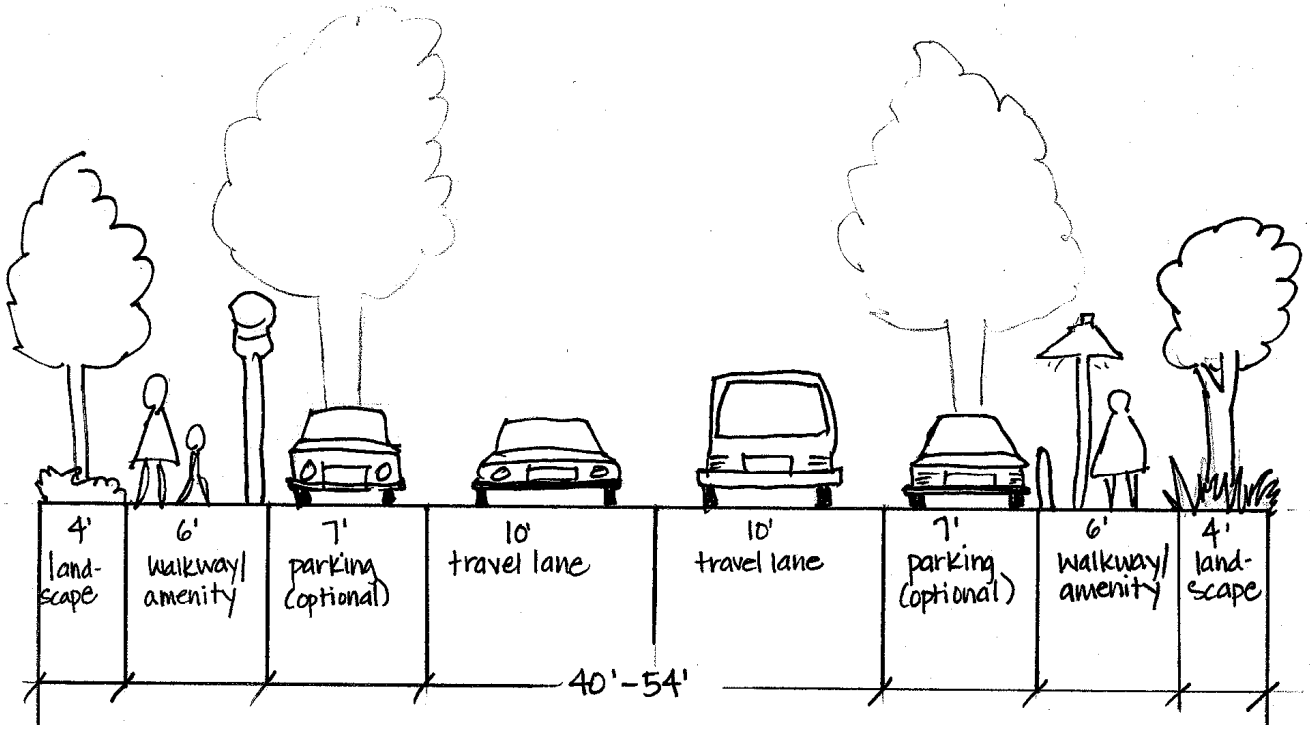
Overall Widths		Movement Zone	
Corridor	20’	Planter Type	Tree Wells, Planter Strip, Potted Plants
Face of Curb to Face of Curb	n/a	Landscape/Amenity Zone	5’ each side
Lanes		Lighting	See Design Standards Chapter 17, Lighting
Travel Lanes	n/a	Walkway	10’
Bicycle Lanes	n/a		
Parking Lanes	n/a	Intersection	n/a
Medians	n/a	Distance Between Intersections	n/a
Center Turn Lane	n/a	Ownership	
		Public/Private	Private



D. Auto Inclusive Circulation Facilities: Pedestrian Priority Street

Pedestrian Priority Streets are intended for low traffic volume, residential neighborhoods. They are considered to be people-intensive and pedestrian scaled both in terms of design and land use creating a public space and becoming part of the Public Realm. Pedestrian Priority Streets typically contain two narrow driving lanes with on-street parking to provide traffic calming and parking for ground floor uses. Lanes and pavement are kept narrow to encourage easy pedestrian crossings. Traffic speeds are intended to be slower, relieving the necessity for bike lanes and making the street more comfortable for pedestrians.

Overall Widths		Movement Zone	
Right-of-way (ROW)	40'-54'	Planter Type	Landscape Strip or Tree Wells
Face of Curb to Face of Curb	20'-34'	Landscape	4'
Lanes		**Walkway /Amenity Zone**	
Travel Lanes	2 @ 10' each	Walkway	6'
Bicycle Lanes	None		
Parking Lanes	(Optional) Parallel / 7'	Lighting	See Design Standards Chapter 17, Lighting
Medians	None	Intersection	
Center Turn Lane	None	Distance Between Intersections	500' maximum
		Ownership	
		Public/Private	Public

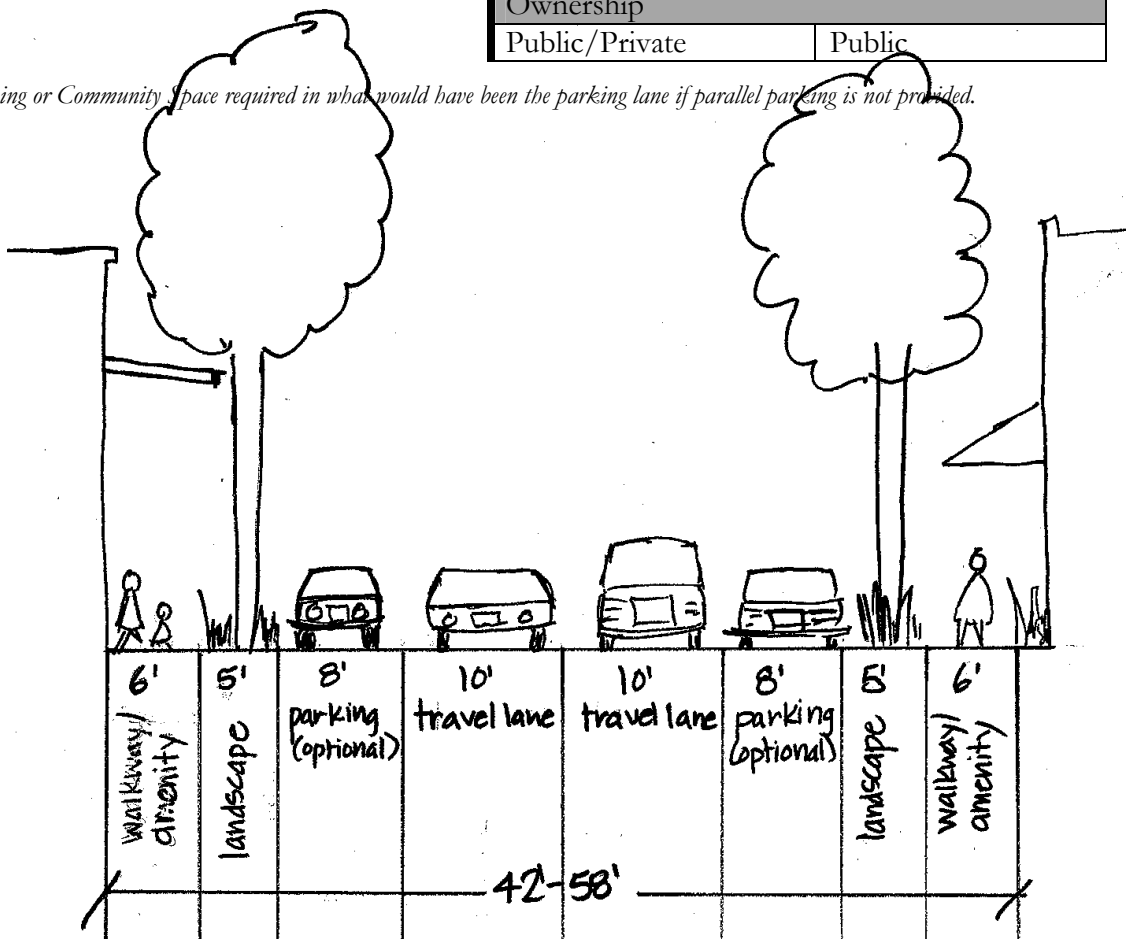


E. Auto Inclusive Circulation Facilities: Neighborhood Street

Neighborhood Streets are intended for low to moderate traffic volume, mixed use neighborhoods. Bulb-outs are required at driveways and intersections to encourage easy pedestrian crossings. Like Pedestrian Priority Streets, traffic speeds are intended to be slower, relieving the necessity for bike lanes and making the street more comfortable for pedestrians.

Overall Widths		Movement Zone	
Right-of-way (ROW)	42'-58'	Planter Type	Landscape Strip or Tree Wells
Face of Curb to Face of Curb	20'-36'	Landscape	6'
Lanes		**Walkway /Amenity Zone**	
Travel Lanes	2 @ 10' each	Walkway	5'
Bicycle Lanes	None		
Parking Lanes	Optional* Parallel / 8'	Lighting	See Design Standards Chapter 17, Lighting
Medians	None	Intersection/Driveways	Bulb-outs required
Center Turn Lane	None	Distance Between Intersections	500' maximum
		Ownership	
		Public/Private	Public

** 8' landscaping or Community Space required in what would have been the parking lane if parallel parking is not provided.*

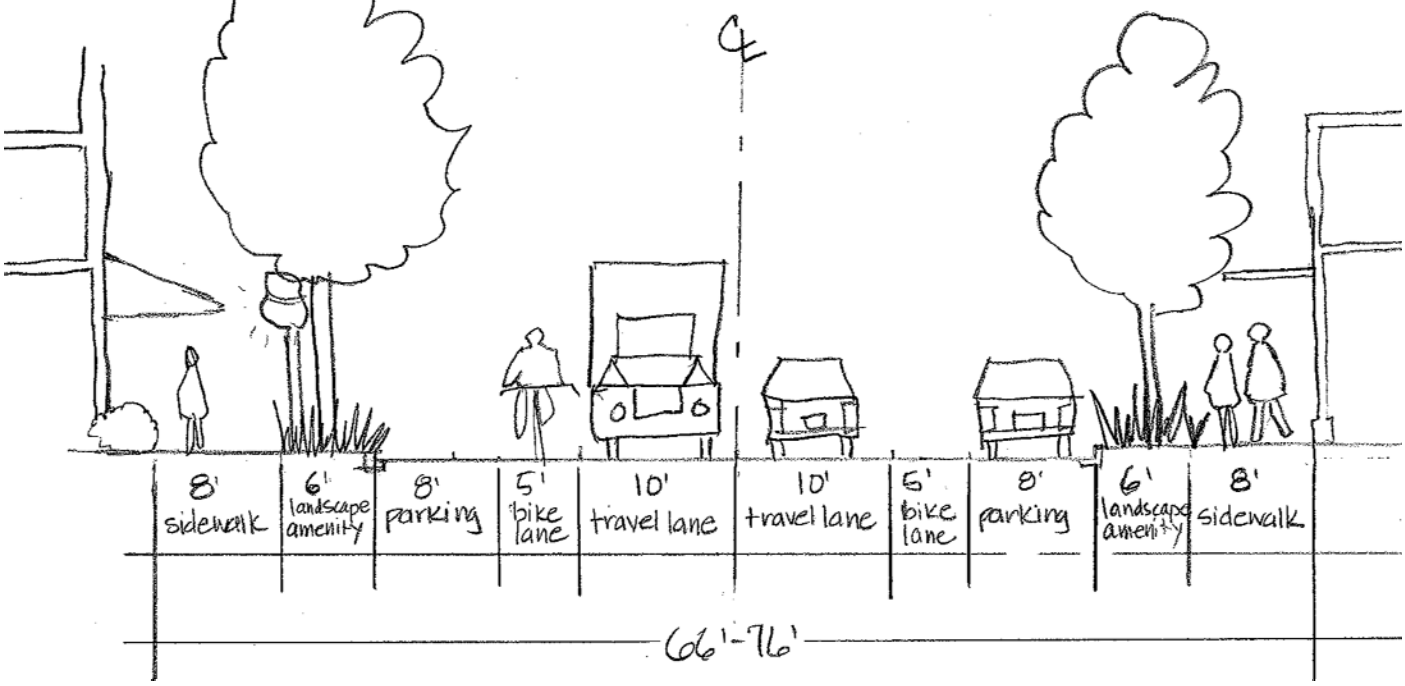


F. Auto Inclusive Circulation Facilities: Core Streets

Core streets connect a mix of uses that are oriented towards creating a livable street character with pedestrian and bicycle priority, yet carrying slightly higher volumes of vehicular traffic than Pedestrian Priority Streets. Interactive ground floor uses are encouraged to promote walkability resulting in core locations that seek to focus community gatherings of civic, social and commercial activity. Given the pedestrian scale of these streets, highest priority is given to the pedestrian. Buildings are built to the sidewalk and sidewalks are wide. Designated bike lanes will be provided as necessary for the safety of cyclists due to higher traffic volumes and slightly higher speeds.

Core streets are local connectors that are expected to carry more vehicular volumes than Pedestrian Priority Streets. Core Streets can accommodate transit given the pedestrian densities and connections provided to adjacent neighborhoods. Transit stops are likely to be more closely spaced, creating increased service. Core Streets have the most traditional street character as they include two travel lanes, and on either side: sidewalks, planting strips, parallel parking, and possibly bicycle lanes.

Overall Widths		Movement Zone	
Right-of-way (ROW)	66'-76'	Planter Type	Planter Strip or Tree Wells
Face of Curb to Face of Curb	36'-46'	Landscape/Amenity Zone	6'
Lanes		Walkway Type	
Travel Lanes	2 @ 10' each		
Bicycle Lanes	2 @ 5' each	Lighting	See Design Standards Chapter 17, Lighting
Parking Lanes	Parallel / 2 @ 8' each	Intersection	
Medians	None	Distance Between Intersections	500' maximum
Center Turn Lane	None	Ownership	
		Public/Private	Public

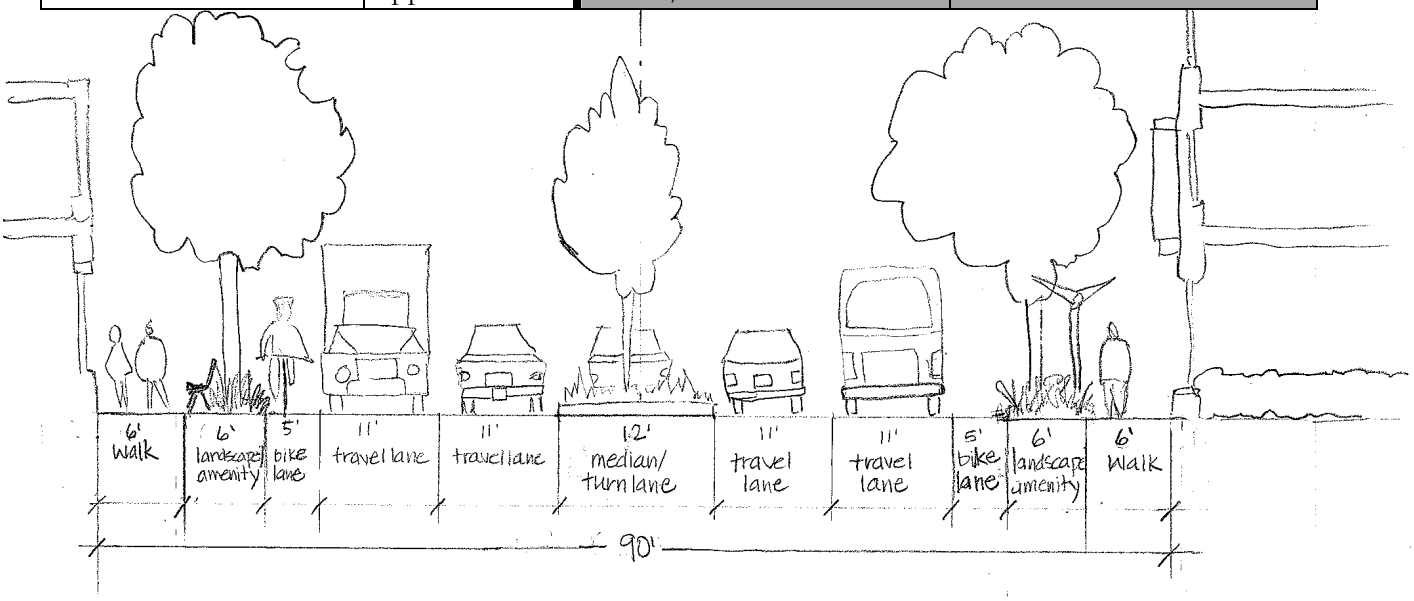


G. Auto Inclusive Circulation Facilities: Boulevards

Boulevards move large numbers of regional and local traffic, including transit, through a variety of land uses and development intensities. To achieve Issaquah's vision of a walkable community, Boulevards must also accommodate pedestrians and cyclists. Because of the emphasis on the vehicle, Boulevards are not suited for land uses that would foster high volumes of pedestrians crossing from one side of the street to the other. Buildings along Boulevards may be oriented to less traveled side streets however easy pedestrian access is provided from sidewalks and parking areas. Because of wider lane widths, Boulevards often include medians for additional green space and trees as well as a pedestrian refuge when crossing wider intersections. Designated bike lanes are provided for the safety of the cyclists due to higher traffic volumes and slightly higher speeds. Driveways are limited to limit conflict points and encourage a smooth traffic flow.

Gilman Boulevard is designated as a Boulevard; however, the Gilman Boulevard Edible Landscape Tour is included within this right-of-way. Therefore, improvements to Gilman shall be determined on a case-by-case basis and/or payment will be made in lieu of improvements and placed into a fund to be used for Gilman Boulevard improvements at a later date.

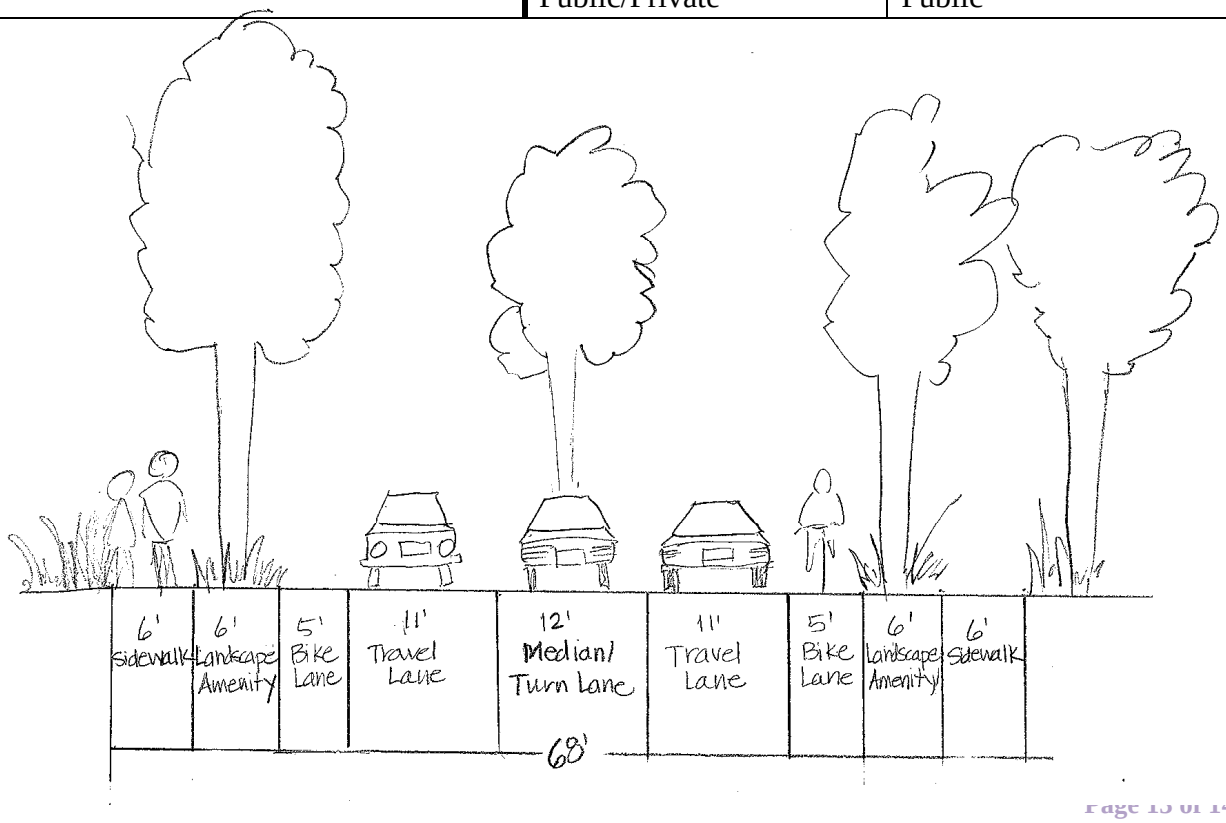
Overall Widths		Movement Zone	
Right-of-way (ROW)	80'-90'	Planter Type	Tree Wells or Planter Strips
Face of Curb to Face of Curb	56'-66'	Landscape/Amenity Zone	6'
Lanes		Lighting	See Design Standards Chapter 17, Lighting
Travel Lanes	4 @ 11' each	Walkway Type	6' Sidewalk
Bicycle Lanes	2 @ 5' each[1]	Intersection	
Parking Lanes	None	Pedestrian Crossing	Bulbouts encouraged
Medians	12'/ landscaped	Distance Between Intersections	800' maximum
Center Turn Lane	12'/where applicable	Ownership	
		Public/Private	Public



H. Parkways

Parkways are scenic arterials with the primary purpose of serving relatively high traffic volumes at medium speeds. Although flanked by single and multifamily residential, office and mixed uses, these streets are not intended for carrying much pedestrian activity. Development should provide setbacks with buildings oriented towards intersecting or parallel roadways and away from the drives. The deep setbacks provide adequate room to separate pedestrian activity from the road and the building orientation to encourage interior pedestrian activity. Greenscapes and buffers along Parkways should be extensive and serve to further separate adjacent land uses from the street. Parkways typically consist of two drive lanes, a separate turn lane and designated bike lanes. To keep traffic moving efficiently, limited driveways and longer block lengths are desired.

Overall Widths		Movement Zone	
Right-of-Way	58’-68’	Planter Type	Planter Strips
Face of Curb to Face of Curb	34’-44’	Landscape/Amenity Zone	6’
Lanes		Walkway Type	5’ sidewalk
Travel Lanes	2 @ 11’ each		
Bicycle Lanes	2 @ 5’ each	Lighting	See Design Standards Chapter 17, Lighting
Parking Lanes	None	Intersection	
Medians	None	Distance Between Intersections	1200’ maximum
Center Turn Lane	10’	Ownership	
		Public/Private	Public



I. Alleys

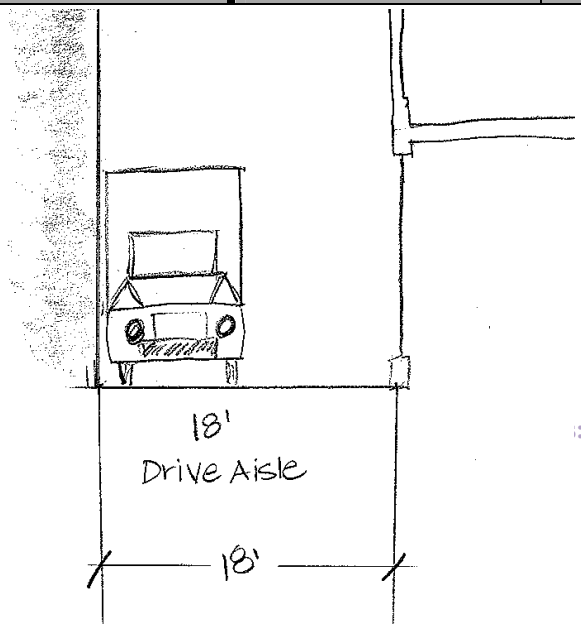
Alleys are predominately vehicular corridors located behind residential, commercial, or retail uses, and can serve multiple purposes such as:

- providing vehicular access to service facilities and parking,
- reducing the number of driveway entrances on the street thereby increasing the number of on-street parking spaces and increasing the amount of landscape area,
- providing the primary vehicular access to the parcels served by the alley.

The edge of the alley paving has no curb and no parking is permitted within the alley, though this may be modified when storm drainage curbs are useful or additional parking may be appropriate.

Generally buildings are setback from alleys to provide landscape and ensure vehicular turning movements can be accommodated. The appropriate setback will be determined based on the adjacent land use, the size of delivery and/or service vehicles likely to use the alley, the anticipated times and frequency of use of the alley, the desired character of the alley, and sightlines for vehicles entering or exiting garages, service, and/or loading facilities.

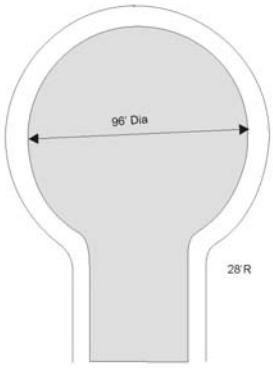
Overall Widths		Movement Zone	
Corridor	18'	Planter Type	n/a
Face of Curb to Face of Curb	n/a	Landscape/Amenity Zone	
Lanes		Walkway	n/a
Travel Lanes	2 (shared)	Lighting	See Design Standards Chapter 17, Lighting
Bicycle Lanes	n/a		
Parking Lanes	n/a	**Intersection**	
Medians	n/a	Distance Between Intersections	n/a
Center Turn Lane	n/a	Ownership	
		Public/Private	Private



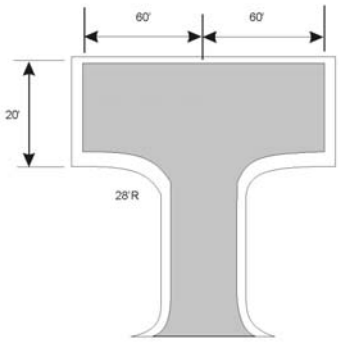
J. Fire Turnaround Overlay

Classification descriptions are not included because the Fire Turnaround is an overlay on other Circulation Facilities, and those facilities will determine the appropriate associated functions including Fire Turnarounds. The Fire Turnaround dimensions may be embedded into another facility such as a plaza, alley, or a shared surface.

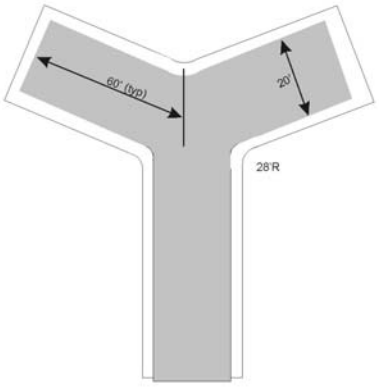
FIRE APPARATUS TURNAROUNDS*



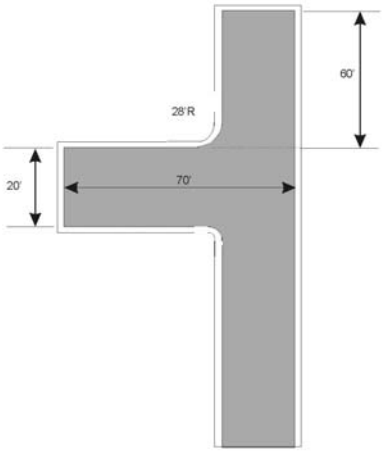
Cul-de-sac



Hammerhead



"Y" Hammerhead



Right-Angle Hammerhead

*Other solutions may be acceptable subject to Fire Department review. Drawings are not to scale.

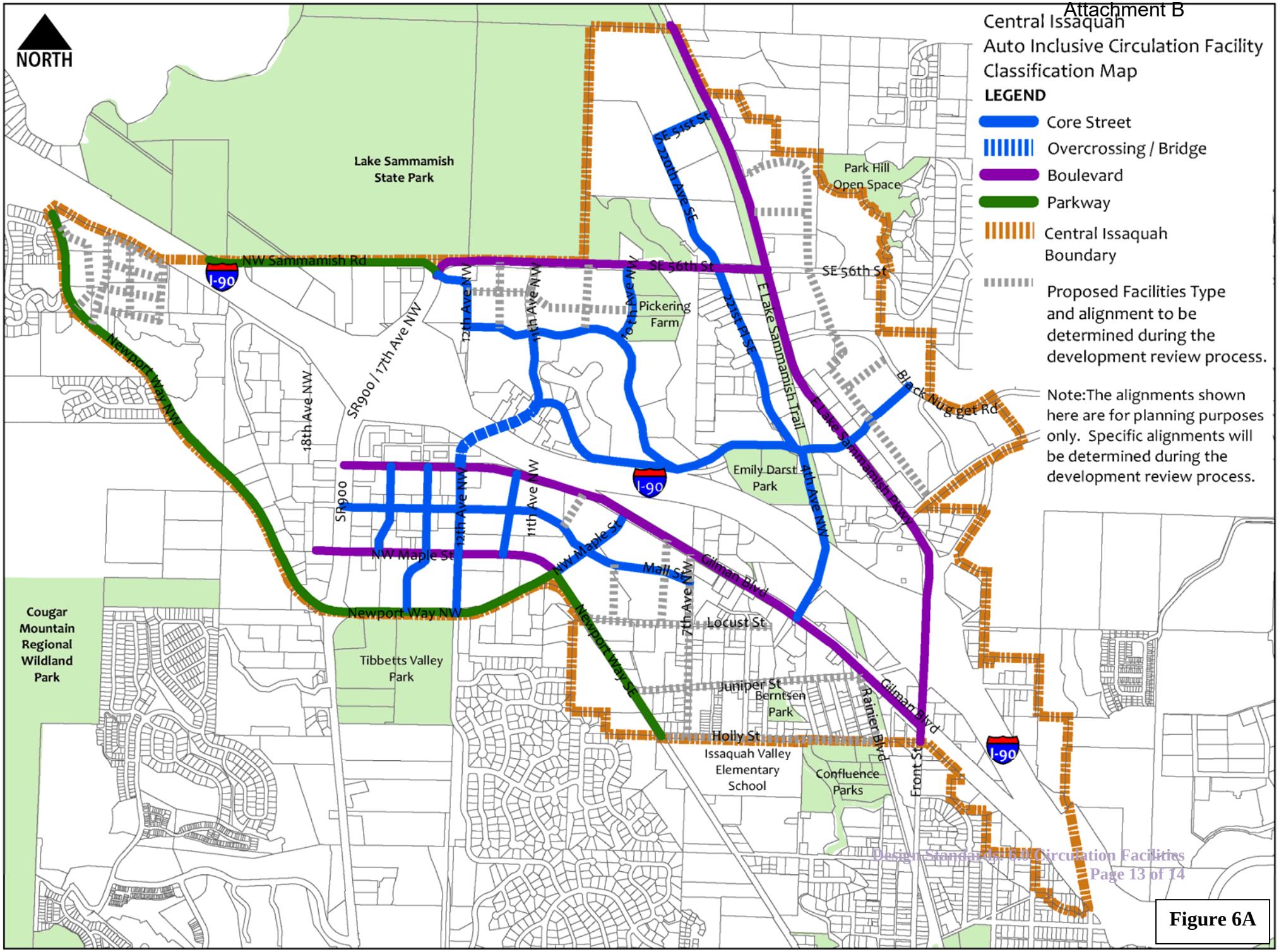

Central Issaquah
Auto Inclusive Circulation Facility
Classification Map
LEGEND
Core Street
Overcrossing / Bridge
Boulevard
Parkway
Central Issaquah Boundary
Proposed Facilities Type and alignment to be determined during the development review process.
Note:The alignments shown here are for planning purposes only. Specific alignments will be determined during the development review process.
NORTH
Lake Sammamish State Park
Park Hill Open Space
Pickering Farm
Emily Darst Park
Cougar Mountain Regional Wildland Park
Tibbetts Valley Park
Berntsen Park
Issaquah Valley Elementary School
Confluence Parks
NW Sammamish Rd
SE 56th St
SE 51st St
SR 900 / 17th Ave NW
18th Ave NW
12th Ave NW
11th Ave NW
10th Ave NW
7th Ave NW
4th Ave NW
SR900
NW Maple St
Mall St
Locust St
Juniper St
Holly St
Newport Way NW
Newport Way SE
Gilman Blvd
Rainier Blvd
Front St
E Lake Sammamish Trail
E Lake Sammamish Pkwy
Black Nugget Rd
I-90

Figure 6A

18.25.020 Downtown commercial zone – Use allowances.

The following *uses* listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the downtown commercial zone:

Table A. Downtown Commercial Zone Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
Adult entertainment business[1]	*Air transportation service*	*Animal kennel/shelter*
Arts, entertainment, indoor	*Ambulatory surgery center*	*Business service, intensive*
Arts, entertainment, outdoor[2]	*College/university*	*Cemetery, columbarium or mausoleum*
Auction house, existing[3]	*Community residential facility*	*Construction and trade*
Automotive sales and service, marine, existing legal[4]	*Fire or police facility*	*Family child-care home*
Automotive sales and service, non-marine, existing legal[4]	*Hospital*	*Funeral home/crematory*
Business service, standard	*Laboratory*	*Manufacturing, heavy*
Day care	*Religious institution*	*Manufacturing, light*
Eating and drinking place	*Utility facility*[16]	*Marijuana business*
Educational service[5]		*Marijuana cooperative*
Health care and social assistance[6,7]		*Recreational facility, outdoor*
Manufactured housing community[17]		*Resource land use*

Mobile food service[8]		*Retail sales, bulk*
Multiple-family dwelling[9]		*Secure facility*
Office		*Single detached dwelling unit*
Park		*Supportive living facility*
Personal service		*Transportation*
Recreational facility, indoor		*Warehousing*
Regional land use[10]		*Wholesale trade*
Retail sales[11]		
Standalone parking[12]		
Temporary lodging[13]		
Vehicle or equipment rental[14]		
Vehicle refueling station[15]		

1. It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 330 feet, measured from the property line of the parcel or parcels proposed to contain the *adult entertainment business* to the property line of the parcels containing the *uses* in this section, without regard to intervening *structures* or objects, if any:

   a. Residentially zoned property;

   b. Public or private school for general education of any grade K through 12;

   c. School bus stop;

   d. Licensed *day care* or licensed preschool facility;

   e. Public *park*;

   f. Publicly dedicated *trail*; provided, however, that the setback distance shall apply only on the south side of the Burke-Gilman Trail, and that there shall be no setback on the north side of that trail due to the separation provided by SR-522;

   g. Sports fields or playgrounds;

   h. Recreation or community center;

i. *Religious institution*;

j. Public library.

It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 500 feet of another *adult entertainment business*, measured from the property line of the parcel or parcels containing the *adult entertainment business* and the proposed *adult entertainment business*.

2. Outdoor performance center permitted when located west of 68th Avenue NE and associated with a plaza open to the public, and space is made available for general public passive or active use during non-performance hours.

3. Except for animal auction *uses* which are prohibited. Existing *auction houses*, excluding vehicle auctions, are permitted on properties currently used for *auction house* activity as of January 12, 2007. This *use* may be continued and may be reestablished for purposes of rebuilding upon unintentional destruction of the property. The *auction house use* may not expand *buildings* or storage beyond the *use's* existing footprint. The *auction house* may expand accessory on-site parking associated with existing *auction house use* to adjoining or nearby parcels of land, subject to the *City's* approval of a site improvement plan that addresses the following issues:

a. Submittal of a long-term parking management plan that shows how the *use's* parking needs are met by on-site parking and/or provisions of a long-term shared parking agreement;

b. Submittal of a traffic management plan that shows how the *applicant* intends to assure safe passage of pedestrians and vehicles in the vicinity of auction events;

c. Screening of *outdoor storage* and parking areas consistent with Kenmore downtown design standard parking lot screening requirements, KMC 18.52.180;

d. Provision of sidewalks along property frontages in the public rights-of-way, or other measures deemed by the *City* to adequately protect pedestrians traveling along property frontages; and

e. Ensures that expanded accessory parking area is not used for storage.

Vehicle auctions in existence as of January 12, 2007, are permitted on site area and within *buildings* in the downtown commercial zone located east of 68th Avenue NE and north of NE 182nd Street that are being used as a vehicle auction *use* as of that date. This *use* may be continued and may be reestablished for purposes of rebuilding upon unintentional destruction of property. With the exception of accessory parking as outlined below, existing vehicle auction *uses* may not expand beyond their existing building footprint plus abutting easements, loading, or parking areas used for vehicle auction as of January 12, 2007. Renovations or alterations

within the existing building footprint are permitted. However, expansion of existing *buildings* for vehicle auction *use* is prohibited. Expansion of accessory on-site parking associated with existing vehicle auction *use* to adjoining or nearby parcels of land is allowed, subject to the *City's* approval of a site improvement plan that addresses the following issues:

a. Submittal of a long-term parking management plan that shows how the *use's* parking needs are met by on-site parking and/or provisions of a long-term shared parking agreement;

b. Submittal of a traffic management plan that shows how the *applicant* intends to assure safe passage of pedestrians and vehicles in the vicinity of auction events;

c. Screening of *outdoor storage* and parking areas consistent with Kenmore downtown design standard parking lot screening requirements, KMC 18.52.180;

d. Provision of sidewalks along property frontages in the public rights-of-way, or other measures deemed by the *City* to adequately protect pedestrians traveling along property frontages; and

e. Ensures that expanded accessory parking area is not used for storage.

4. In the downtown commercial zone, properties (a) fronting SR-522 or taking primary access from SR-522, and (b) located on a property where the extent of use is no deeper than 260 feet from SR-522, and (c) containing automotive repair or automotive service *uses* as of April 28, 2003, shall be considered *existing legal uses.* Otherwise, automotive service *uses* are prohibited unless accessory to and contained within a structured parking garage.

Automotive sales are prohibited unless accessory to an *existing legal* automotive repair or service *use* and consistent with the following: (a) motor vehicles for sale or lease shall not be arranged in a display lot fashion along the primary *street frontage*, and (b) shall be a subordinate and incidental part of the automotive repair or service *use*, and (c) shall be subject to Chapter 18.52 KMC, Downtown Design Standards, regarding screening, location and other relevant standards.

5. Arts and crafts schools permitted. All other *educational service uses* are conditionally permitted.

6. Veterinary clinics subject to the following:

a. No outdoor kennels or facilities;

b. No burning of refuse or dead animals is allowed;

c. The portion of the *building* or *structure* in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for *livestock*, shall be surrounded

by an eight-foot solid wall and surfaced with concrete or other impervious material; and

d. The provisions of Chapter 18.70 KMC relative to animal keeping are met.

7. *Social services, noncorrectional* is a permitted *use*. *Social services, correctional* is a conditionally permitted *use*.

8. *Mobile food service* is permitted subject to the following requirements:

a. No permanent fencing, walls, or other *structures* shall be installed which hinder removal of the *structure* from the *site*;

b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor;

c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained;

d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits;

e. A sign permit is required for exterior signage in accordance with the sign code, Chapter 18.42 KMC;

f. If a stand:

(1) The stand shall be located on a sidewalk or near a storefront consistent with barrier-free regulations;

(2) The stand location on the sidewalk or near a storefront shall provide for at least four feet of unobstructed sidewalk between the stand and the sidewalk edge for pedestrian movement.

9. When located on property fronting on SR-522, 73rd Avenue NE, NE 181st Street west of 68th Avenue NE, 65th Avenue NE, 67th Avenue NE, or 68th Avenue NE, such *uses* shall be subject to the following conditions:

a. A minimum of 80 percent of a *structure's* street front facade at street level shall be occupied by nonresidential (e.g., retail, office or service) *uses*. If the nonresidential and residential *uses* are located in separate structures, the 80 percent requirement shall apply to the lot's lineal *street frontage* at street level. Where the *lot* fronts on two or more *streets* and abuts a *lot* which is not zoned commercial, the street front facade requirement shall apply to the *structure's* facade along the *street* with the greatest continuous lineal feet of commercially zoned frontage.

b. The required nonresidential *use* shall extend at least 30 feet in depth at street level from the street front facade of the *structure*; provided, that the minimum required depth may be averaged, with no depth less than 15 feet.

c. Where a *lot* fronts on two or more *streets* and only abuts *lots* which are zoned commercial, the street front facade requirement shall be calculated by totaling the combined street front facades of the *structure* containing the required nonresidential *use*.

10. *Transit center* only permitted. All other *regional land uses* are prohibited. *Transit centers* shall be located a maximum distance of 1,200 lineal feet measured from the center line of SR-522 to the furthermost point of the *transit center*.

11. *Outdoor retail displays/sidewalk sales* also are permitted subject to:

a. The *outdoor retail display/sidewalk sale* shall be accessory to a permitted permanent commercial *use*;

b. Fire lanes shall remain fully open and accessible at all times;

c. The location on sidewalk or near storefront is barrier-free;

d. No required parking stall shall be blocked or unusable as a result of the *outdoor retail display/sidewalk sale*;

e. Safe ingress and egress to the *site* shall be maintained. Visibility for transportation and pedestrian access shall be maintained;

f. Such display and activity is removed daily at the time of or prior to the close of business hours;

g. A sign permit is required for exterior signage in accordance with the sign code, Chapter 18.42 KMC.

12. a. Within the zone north of SR-522 and west of 68th Avenue NE, commuter parking facilities shall be in structured *buildings* when the number of stalls exceeds 20. *Commuter parking lots* shall be located a maximum distance of 1,200 lineal feet measured from the center line of SR-522 to the furthermost point of the *commuter parking lot.*

b. All parking structures shall provide retail usages for at least 50 percent of the *ground floor street frontages*, consistent with Chapter 18.52 KMC, Downtown Design Standards.

c. All parking structures shall be designed consistent with Chapter 18.52 KMC, Downtown Design Standards; interior design considerations shall include integration of parking with any transit bays, provision of indoor access to shops, and covered walkways to adjacent

shopping, civic, residential, or other *developments* that patrons will access. Crime prevention through environmental design (CPTED) principles shall be integrated, such as, but not limited to, full spectrum lighting and maximization of visibility in publicly used areas.

13. Bed and breakfast guesthouse permitted only if part of a *mixed use development.*

14. Equipment rental is prohibited. Vehicle rental is permitted only when accessory to and contained within a structured parking garage. Automotive rental and leasing *uses* may also be permitted when accessory to an *existing legal* automotive service or *existing legal* automotive repair *use* and consistent with the following:

    a. Motor vehicles for lease or rental shall not be arranged in a display lot fashion along the primary *street frontage*; and

    b. Shall be a subordinate and incidental part of the automotive repair or automotive service business; and

    c. Shall be subject to Chapter 18.52 KMC, Downtown Design Standards, regarding screening, location and other relevant standards. Otherwise prohibited.

15. *Existing legal* gasoline service stations are permitted. Other gasoline service stations are prohibited.

16. Limited to sewer lift stations and pipes/electrical wires and associated structural supports.

17. Limited to *manufactured housing communities* in existence as of April 23, 2019.

[Ord. 19-0481 § 2 (Exh. A); Ord. 17-0438 § 2 (Att. A); Ord. 16-0426 § 5 (Att. C); Ord. 16-0421 § 2 (Att. A); Ord. 14-0384 § 5; Ord. 11-0329 § 3 (Exh. 1).]

Chapter 18.29
TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICT OVERLAY

Sections:

18.29.010 Intent.

18.29.020 Area.

18.29.030 Applicability.

18.29.040 Use allowances.

18.29.050 Zoning standards.

18.29.055 Wireless communication facilities.

18.29.060 Affordable housing requirements.

18.29.070 Parking.

18.29.080 Design requirements.

18.29.090 Connectivity requirements.

18.29.100 Significant tree grove retention.

18.29.010 Intent.

The purpose of the transit oriented development (TOD) district overlay is to reinforce the City's planned concentration of pedestrian-oriented mixed use development at intensities that support and are supported by multi-modal transportation options, including high capacity transit. The TOD district overlay revitalizes the City's core by creating incentives and opportunities for a mix of jobs and residences, cultivates a respectful relationship among development within the district, the natural environment, and nearby traditional neighborhoods, and provides a framework for future infrastructure and service decisions. The TOD district overlay provides public benefits in the form of encouraging housing affordable to all economic groups, increased pedestrian connectivity, quality design, and incentive to preserve significant tree groves where they exist. [Ord. 15-0406 § 1 (Att. A).]

18.29.020 Area.

The area of the TOD district overlay is shown on Figure 18.29.020.1. In order to develop under the TOD district overlay, at least 50 percent of a parcel shown on Figure 18.29.020.1 shall be located within the TOD district overlay.

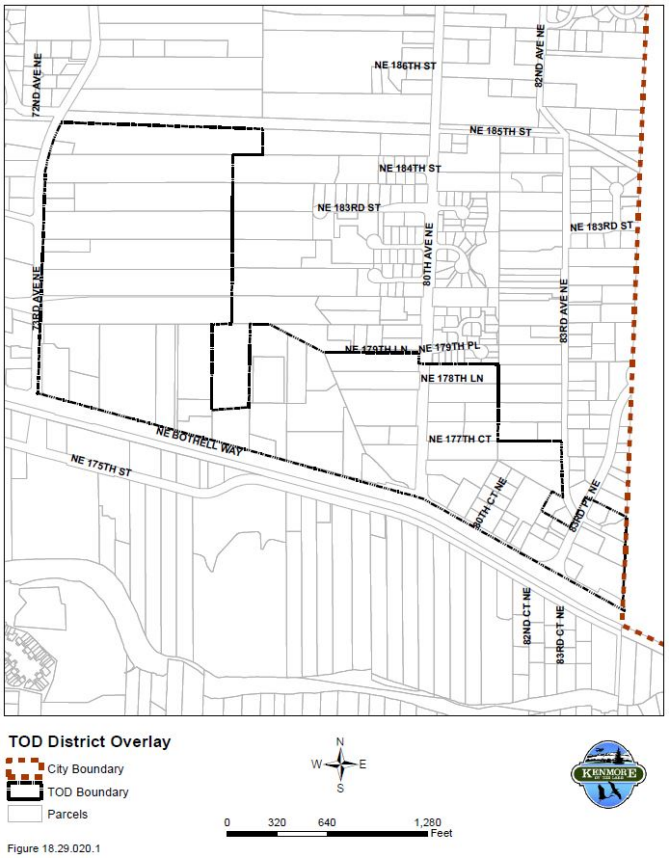


Figure 18.29.020.1

[Ord. 19-0481 § 2 (Att. A); Ord. 15-0406 § 1 (Att. A).]

18.29.030 Applicability.

A. The TOD district overlay is an incentive-based zoning overlay. Applicants who elect to develop under the provisions of the TOD district overlay shall adhere to all development standards set forth in this chapter; except that development standards not addressed in this chapter shall be governed by provisions of the underlying zone.

B. In order to be eligible to develop under the TOD district overlay regulations, a development application shall meet the following criteria:

1. The property must be located within the TOD district overlay area as described in KMC 18.29.020;

2. The proposed development must either:

a. Be considered a mixed use development as defined in KMC 18.20.1740; or

b. Be a residential-only development or mixed use development with commercial permitted only on the ground floor if located in the R-12, R-18, or R-24 underlying zones,

which are areas designated as primarily residential.

C. Eligible properties within the TOD district overlay that do not choose to develop under the provisions of this chapter shall comply with the provisions of the underlying zone in their entirety. [Ord. 15-0406 § 1 (Att. A).]

18.29.040 Use allowances.

The following uses listed in Table A are identified as *permitted*, conditionally permitted or *prohibited uses* for properties electing to develop under provisions of the TOD district overlay.

All uses not specifically listed in this section shall be prohibited.

Table A – TOD District Overlay
Use Allowances

Permitted	Conditionally Permitted	Prohibited
Arts, entertainment, indoor[1,3]	Ambulatory surgery center[2]	Adult entertainment business
Business service, standard[1,3]	Animal kennel/ shelter[2,5]	Air transportation service
Day care	College/ university[2]	Arts, entertainment, outdoor
Eating and drinking place[1]	Fire or police facility[2]	Auction house
Educational service[1]	Laboratory[2]	Automotive sales and service, marine
Health care and social assistance[1,3]	Park	Automotive sales and service, nonmarine
Manufacturing, light[1,3,5]	Regional land use	Business service, intensive

Mobile food service[4]	Religious institution[2]	Cemetery, columbarium or mausoleum
Multiple-family dwelling	Supportive living facility[2]	Community residential facility
Office[1]		Construction and trade
Personal service[1,3]		Family child-care home
Recreational facility, indoor[1,3]		Funeral home/ crematory
Retail sales[1,3,5]		Hospital
Temporary lodging[1,3]		Manufactured housing community
		Manufacturing, heavy
		Marijuana business
		Recreational facility, outdoor
		Resource land use
		Retail sales, bulk
		Secure facility
		Single detached dwelling unit
		Standalone parking

		Transportation
		Utility facility
		Vehicle or equipment rental
		Vehicle refueling station
		Warehousing
		Wholesale trade

[1] Commercial use limitations in residentially oriented underlying zones: If these uses are proposed for property with underlying zoning of R-12, R-18, or R-24, then each use is limited to maximum 5,000 square feet per use and 15,000 square feet total contiguous nonresidential area within the development.

[2] Conditional use permit required in underlying urban corridor, downtown commercial, and public/semi-public zones. Prohibited in all other underlying zones within the TOD district overlay area.

[3] Conditional use permit required in underlying R-12, R-18, R-24 zones. Permitted in underlying urban corridor, downtown commercial, and public/semi-public zones within the TOD district overlay area.

[4] *Mobile food service* is permitted subject to the following requirements:

a. For a stand, location shall be on a sidewalk or near a storefront consistent with barrier-free regulations;

b. For a stand, location on the sidewalk or near a storefront shall provide for at least four feet of unobstructed sidewalk between the stand and the sidewalk edge for pedestrian movement;

c. No permanent fencing, walls, or other structures are installed which hinder removal of the structure from the site;

d. No required parking stall shall be blocked or rendered unusable as a result of the mobile *food service*;

e. Safe ingress and egress to the site shall be maintained. Visibility for transportation and pedestrian access shall be maintained;

f. The limited duration of the *mobile food service* shall be established as a condition of approval of any applicable permits; if accessory to a use, such operation is removed daily at the time of or prior to the close of business hours;

g. A sign permit is required for exterior signage in accordance with the sign code, Chapter 18.42 KMC.

[5] No *outdoor storage* of materials shall be permitted.

[Ord. 19-0481 § 2 (Exh. A); Ord. 17-0438 § 2 (Att. A); Ord. 16-0426 § 5 (Att. C); Ord. 15-0406 § 1 (Att. A).]

18.29.050 Zoning standards.

The following development standards in Table B apply to properties electing to develop under provisions of the TOD district overlay:

Table B – TOD Overlay District Development Standards

STANDARD	REQUIREMENT
Minimum Density: Dwelling Units/Gross Acre	60[1]
Maximum Density: Dwelling Units/Gross Acre	150[1]
Maximum Height	65'[2]

[1] Portions of any property developing under the TOD district overlay regulations with an underlying zoning of R-1 shall cluster development away from critical areas or corridors such as urban separators or the wildlife habitat network to the extent possible and the open space shall be placed in a separate tract that includes at least 50 percent of the site. The open space tract shall be permanent and meet the provisions of KMC 17.20.130(B).

[2] Portions of any property developing under the TOD district overlay regulations that are within 50 feet of a single-family zone (R-1, R-4, R-6) shall have a maximum height of 35 feet within that area to provide a transition in height to the lower intensity uses.

[Ord. 15-0406 § 1 (Att. A).]

18.29.055 Wireless communication facilities.
Use allowances and development regulations for *wireless communication facilities* in the TOD district overlay shall be as specified in Chapter 18.60 KMC for the underlying zoning district. [Ord. 16-0426 § 6 (Att. D).]

18.29.060 Affordable housing requirements.
For properties choosing to develop under the TOD district overlay, *development* shall provide affordable housing as described in Chapter 18.77 KMC. *Development* choosing to develop under the TOD district overlay shall not utilize the provisions of residential density incentives found in Chapter 18.80 KMC to achieve maximum densities. [Ord. 19-0481 § 2 (Exh. A); Ord. 15-0406 § 1 (Att. A).]

18.29.070 Parking.
Parking in the TOD district overlay should be sufficient to support local businesses and residential development, while at the same time promoting transit ridership, walkable streets, and efficient use of land. Proposed development choosing to develop under the TOD district overlay shall provide parking as follows:

A. Minimum parking requirements for nonresidential uses may be reduced to 75 percent of the minimum requirement computed according to the provisions of KMC 18.40.030.

B. Minimum residential parking shall be supplied at the following ratios:

1. 1.0 parking spaces per market-rate dwelling unit, except as follows:

a. Pioneer Project Incentive. For purposes of this section, a pioneer project consists of the first 100 bonus housing units provided in the city under the TOD district overlay regulations. The first 100 bonus housing units in a pioneer project(s) may elect to provide parking spaces for market rate bonus units at 0.6 parking spaces per dwelling unit.

2. 1.0 additional parking space per every five market rate dwelling units shall be provided and designated as guest parking for use by all guests.

3. 0.6 parking spaces per dwelling unit for affordable or senior dwelling units.

4. Affordable housing shall be as defined under KMC 18.29.060. Senior housing shall be defined as housing restricted to those meeting the definition of “senior citizen” as found in KMC 18.20.2500.

C. The following factors shall count towards minimum parking standards for residential and nonresidential development:

1. On-street parking immediately adjoining a property proposed for development or provided as part of the proposed development may be counted toward the minimum parking

requirement.

2. Minimum on-site parking may be reduced further by provisions of KMC 18.40.090(B) for properties within the TOD district overlay that meet the requirements of KMC 18.40.090(B) for accessibility to high frequency transit service.

3. Shared parking among uses is encouraged within the TOD district overlay. Developments that propose shared parking arrangements shall submit a parking management plan as defined in KMC 18.20.1995 that describes the terms and conditions of shared parking arrangements on site.

D. Parking Provided in Excess of Minimum. Provision of parking in excess of the minimum parking requirements outlined in subsections A and B of this section shall require the excess parking be included in a structured parking garage, or under building and screened from the street frontage, unless the additional parking is associated with a phased, mixed use development, is interim in nature, and is temporarily located on land reserved for future phases not yet built.

E. Maximum parking within the TOD district overlay shall not exceed the minimum requirement calculated under the provisions of KMC 18.40.030.

1. Applicants may be allowed to exceed the maximum parking if the applicant can produce a parking study that demonstrates probable on-site parking needs that are significantly higher than similar uses. This traffic study shall be subject to review by the city manager before approval for additional parking is granted. All parking granted in excess of the maximum shall be provided in a structured parking garage or under building and screened from the street frontage.

F. All other parking requirements shall be as provided in Chapter 18.40 KMC. [Ord. 16-0428 § 13 (Att. I); Ord. 15-0406 § 1 (Att. A).]

18.29.080 Design requirements.

Development within the TOD district overlay shall comply with Standard 1 provisions of the downtown design standards, as set forth in Chapter 18.52 KMC.

In addition, the following design requirements shall apply:

A. Relational Setback Requirements. Any proposed development within the TOD district overlay adjacent to an existing single-family zone (R-1, R-4, or R-6) shall be required to provide an interior ground-level setback of 15 feet on the side of the property facing the single-family zone, unless a larger setback is required in the underlying zone. In that event, the larger of the two setback requirements shall govern. The setback required by this subsection shall be landscaped with Type II landscaping as defined in KMC 18.35.040(B) to provide a visual buffer. [Ord. 15-0406 § 1 (Att. A).]

18.29.090 Connectivity requirements.
The TOD district overlay should remove impediments to pedestrian use of the district and the downtown area by fostering the creation of an extensive network of sidewalks and pedestrian walkways.

Development proposals within the boundaries of the TOD district overlay that elect to develop under the provisions of this chapter shall:

A. Provide any direct pedestrian connections between proposed development and transit facilities, or arterials providing transit access in order to minimize walking distances to transit.

B. Comply with the downtown design standards pertaining to pedestrian walkways, as set forth in KMC 18.52.100.

C. Properties abutting water bodies (i.e., wetlands, rivers, lakes, or streams) shall provide a public access trail paralleling the water body from one property line to the next with setbacks that are consistent with the requirements of KMC Title 16 and Chapter 18.55 KMC. The public access trail shall connect to a public right-of-way.

1. Where a development proposal abuts a property with a public access trail segment, the public access segment on the subject property shall connect to abutting property public access segment(s).

2. The public access easement for public access trails shall be documented on the face of the plat or plan and recorded with the King County Department of Records and Elections. Public access easements shall run with the land in perpetuity. [Ord. 15-0406 § 1 (Att. A).]

18.29.100 Significant tree grove retention.
A. Definitions.

1. Significant Tree Grove Definition. A “significant tree grove” shall consist of two or more trees with a minimum of five and one-half tree units total. A qualifying tree has two tree units minimum. The maximum distance measured in feet between qualifying trees shall be equal to two times the critical root zone in order to be defined as a significant tree grove. For example a 24-inch d.b.h. tree must be within 24 feet of another tree in the grove to be included in the significant tree grove. A tree of any size that is topped or considered a “hazard tree” as defined in KMC 18.20.3084 may not qualify as part of a significant tree grove as herein defined. For purposes of this chapter, a significant tree grove may not contain trees that are located within a critical area or critical area buffer protected under Chapter 18.55 KMC. A significant tree grove is not the same as a “grove,” as defined in KMC 18.20.1273.

2. Tree Units. See KMC 18.57.060(A) for translation of diameter at breast height (d.b.h.) to tree units.

B. Applicability.

1. If the underlying zone within the TOD district overlay requires tree retention as provided in Chapter 18.57 KMC, then the provisions of Chapter 18.57 KMC shall be retained. If Chapter 18.57 KMC exempts a property from tree retention then it shall remain exempt.

2. Development proposals within the boundaries of the TOD district overlay that elect to develop under the provisions of this chapter shall be eligible to benefit from providing less parking or more dwelling units or any combination of the two if the development retains one or more significant tree grove(s) as defined in this section in perpetuity. A development may be able to benefit from both reduced parking and additional dwelling units by preserving a significant tree grove so long as the same tree credits are not counted towards both reductions in parking and additional bonus dwellings. Trees or groves retained through the provision of Chapter 18.57 KMC may count towards the significant tree grove retention if they meet the definitions found in subsection A of this section.

3. Tree on Property Line. In instances where one or more trees that would qualify as part of a significant tree grove is located on a property line such that the tree is on more than one property, and the properties are in separate ownerships, the tree shall qualify to be counted as part of a separate tree grove by each property owner.

C. Reduced Parking. In order to retain qualifying significant tree groves, required parking may be reduced at the maximum rate of one stall per each five and one-half tree units. Parking quantities may be reduced up to a maximum of 20 percent from the parking requirement after other reductions are applied, if any.

D. Residential Bonus Units. In order to retain qualifying significant tree groves, residential units are offered at the rate of one bonus unit per each 11 tree units preserved. Grove bonus units are not included in maximum unit density calculations. Grove bonus units are not subject to the affordability requirements of KMC 18.29.060.

E. Significant Tree Grove Preservation Requirements.

1. Tree Protection Plan Required. A tree protection plan as identified in KMC 18.57.050 shall be required for any development application proposing to protect one or more significant tree groves through this section.

2. Recorded on Title. The map of significant tree groves preserved through this section, along with a covenant preventing removal, shall be recorded and shown on the property title.

3. Subject to Tree Protection Measures of Chapter 18.57 KMC. Significant tree groves protected under this section shall be subject to the tree protection measures during

construction found in KMC 18.57.090, the post-construction replacement, financial guarantee, and maintenance requirements of KMC 18.57.100, and the penalties and enforcement of KMC 18.57.110. [Ord. 15-0406 § 1 (Att. A).]

35.10.030 BC, BC 1, BC 2 Zones

1. In the BC zone, at least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway.

2. In the BC 1 and BC 2 zones, the following requirements shall apply to all development that includes residential or assisted living uses:

a. The development must include commercial use(s) with gross floor area on the ground floor equal to or greater than 25 percent of the parcel size for the subject property. Commercial floor area shall be one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office.

b. The commercial floor shall be a minimum of 13 feet in height.

c. Commercial uses shall be oriented to adjoining arterials.

d. Residential uses, assisted living uses, and parking for those uses shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. The intervening commercial frontage shall be a minimum of 20 feet in depth. The Planning Director may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

3. In BC 1 and BC 2 zones, developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided. See Chapter 112 KZC for additional affordable housing incentives and requirements.

4. In the BC 1 and BC 2 zones, side and rear yards abutting a residential zone shall be 20 feet.

5. In the BC 1 and BC 2 zones, all required yards for any portion of a structure must be increased one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation (does not apply to Public Park uses).

6. Maximum height of structure is as follows:

a. In the BC zone, if adjoining a low density zone other than RSX, then 25 feet above average building elevation. Otherwise, 30 feet above average building elevation.

b. In the BC 1 zone, 35 feet above average building elevation.

c. In the BC 2 zone, 35 feet above average building elevation. Structure height may be increased to 60 feet in height if:

1) At least 50 percent of the floor area is residential;

2) Parking is located away from the street by placing it behind buildings, to the side of buildings, or in a parking structure;

3) The ground floor is a minimum 15 feet in height for all retail, restaurant, or office uses (except parking garages); and

4) The required yards of any portion of the structure are increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation (does not apply to Public Park uses).

35.10.060 HENC 1, HENC 3 Zones

1. In the HENC 1 and 3 zones:

a. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to a pedestrian-oriented street, a major pedestrian sidewalk, a through-block pathway or the Cross Kirkland Corridor.

b. Adjacent to NE 68th Street, 106th Avenue NE, 108th Avenue NE, 6th Street South and the Cross Kirkland Corridor (CKC), any portion of a structure greater than two stories in height must be stepped back from the facade below by an average of 15 feet with a minimum step back of five feet.

The Design Review Board is authorized to allow rooftop deck and/or garden structures within the step back area.

c. Development adjoining the Cross Kirkland Corridor shall comply with the standards of KZC 115.24. Safe public pedestrian connections through sites to the Cross Kirkland Corridor are required (for approximate locations see Plate 34O).

d. Minimum 14-foot-wide sidewalks are required along 106th Avenue NE, 108th Avenue NE and 6th Street South on the side of the right-of-way that abuts HENC 1; and on both sides of NE 68th Street.

e. Drive-in and drive-through facilities are allowed for gas stations and drug stores. All other drive-in and drive-through facilities are prohibited.

2. In the HENC 1 zone:

a. No more than 20 percent of the gross floor area for any building may include office uses. This requirement does not apply to the area in HENC 1 that is located north of NE 68th Street between the Cross Kirkland Corridor and what would be the northern extension of 106th Avenue NE.

b. Structure height may be increased to 35 feet above ABE if:

1) A development of four acres or less includes at least one grocery store, hardware store, or drug store containing a minimum of 20,000 square feet of gross floor area.

2) A development of more than four acres includes at least one grocery store, hardware store, or drug store containing a minimum of 20,000 square feet of gross floor area and one grocery store, hardware store, or drug store containing a minimum of 10,000 square feet of gross floor area.

3) The site plan is approved by the Design Review Board and includes public gathering places and community plazas with public art. At least one of these public areas must measure a minimum of 1,500 square feet with a minimum width of 30 feet.

4) The commercial floor is a minimum of 13 feet in height.

5) Maximum allowed lot area per residential dwelling unit is 900 square feet or 48 units per acre.

6) Development shall be designed, built and certified to achieve or exceed one or more of the following green building certification standards: Built Green 5 star certified, LEED Gold certified, or Living Building Challenge certified.

7) At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

(Ord. 4637 § 3, 2018; Ord. 4636 § 3, 2018; Ord. 4476 § 2, 2015)

50.05 User Guide – CBD 1 zones.
The charts in KZC 50.12 contain the basic zoning regulations that apply in the CBD 1 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 50.10

Zone CBD-1A, 1B

Section 50.10 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. The maximum height of structure shall be measured at the midpoint of the frontage of the subject property on the abutting right-of-way, excluding First Avenue South. See KZC 50.62 for additional building height provisions.

3. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. The street level floor of buildings south of Second Avenue South may also include Office Use. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the abutting right-of-way, not including alleys and similar service access streets). Buildings proposed and built after April 1, 2009, and buildings that existed prior to April 1, 2009, which are at least 10 feet below the maximum height of structure, shall have a minimum depth of 10 feet and an average depth of at least 20 feet containing the required uses listed above.

The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for residential, hotel, and office uses may be allowed within this space subject to applicable design guidelines.

4. Where public improvements are required by Chapter 110 KZC, sidewalks on pedestrian-oriented streets within CBD 1A and 1B shall be as follows:

Sidewalks shall be a minimum width of 12 feet. The average width of the sidewalk along the entire frontage of the subject property abutting each pedestrian-oriented street shall be 13 feet. The sidewalk configuration shall be approved through D.R.

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

5. Upper story setback requirements are listed below. For purposes of the following regulations, the term “setback” shall refer to the horizontal distance between the property line and any exterior wall of the building. The measurements shall be taken from the property line abutting the street prior to any potential right-of-way dedication.

a. Lake Street: No portion of a building within 30 feet of Lake Street may exceed a height of 28 feet above Lake Street except as provided in KZC 50.62.

b. Central Way: No portion of a building within 30 feet of Central Way may exceed a height of 41 feet above Central Way except as provided in KZC 50.62.

c. Third Street and Main Street: Within 40 feet of Third Street and Main Street, all stories above the second story shall maintain an average setback of at least 10 feet from the front property line.

d. All other streets: Within 40 feet of any front property line, other than Lake Street, Central Way, Third Street, or Main Street, all stories above the second story shall maintain an average setback of at least 20 feet from the front property line.

e. The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area as follows:

Total Upper Story Setback Area = (Linear feet of front property line(s), not including portions of the site without buildings that are set aside for vehicular areas) x (Required average

setback) x (Number of stories proposed above the second story). See Plate 35.

f. The Design Review Board is authorized to allow a reduction of the required upper story setback by no more than five feet subject to the following:

1) Each square foot of additional building area proposed within the setback is offset with an additional square foot of public open space (excluding area required for sidewalk dedication) at the street level.

2) The public open space is located along the sidewalk frontage and is not covered by buildings.

3) For purposes of calculating the offsetting square footage, along Central Way, the open space area at the second and third stories located directly above the proposed ground level public open space is included. Along all other streets, the open space area at the second story located directly above the proposed ground level public open space is included.

4) The design and location is consistent with applicable design guidelines.

g. The Design Review Board is authorized to allow rooftop garden structures within the setback area.

6. May also be regulated under the Shoreline Master Program; refer to Chapter 83 KZC.

link to Section 50.12 table

51.15 User Guide – MSC 2 zone.
The charts in KZC 51.20 contain the basic zoning regulations that apply in the MSC 2 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 51.18

Section 51.18 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

3. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

4. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward Market Street and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along Market Street).

The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

b. The commercial floor shall be a minimum of 13 feet in height. The height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.

c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along Market Street.

5. Surface parking areas shall not be located between the street and building unless no feasible alternative exists. Parking areas located to the side of the building are allowed; provided, that the parking area and vehicular access occupies less than 30 percent of the property frontage and design techniques adequately minimize the visibility of the parking.

6. Where Landscape Category B is specified, the width of the required landscape strip shall be 10 feet and all other provisions of Chapter 95 KZC shall apply.

7. Developments may elect to provide affordable housing units as defined in Chapter 5 KZC subject to the voluntary use provisions of Chapter 112 KZC.

link to Section 51.20 table

51.25 User Guide – MSC 3 zone.
The charts in KZC 51.30 contain the basic zoning regulations that apply in the MSC 3 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 51.28

Zone MSC 3

Section 51.28 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

3. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

4. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Hotel or Motel; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward Market Street and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. The Design Review Board (or Planning Director if not subject to D.R.) may modify the frontage requirement where the property abuts residential zones in order to create a more effective transition between uses.

b. The commercial floor shall be a minimum of 13 feet in height. The height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.

c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

5. Surface parking areas shall not be located between the street and building unless no feasible alternative exists. Parking areas located to the side of the building are allowed provided that the parking area and vehicular access occupies less than 30 percent of the property frontage and design techniques adequately minimize the visibility of the parking.

link to Section 51.30 table

53.02 User Guide – RH 1A zone.
The charts in KZC 53.06 contain the basic zoning regulations that apply in the RH 1A zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 53.04

Zone RH 1A

Section 53.04 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. The ground floor of all structures on the subject property shall be a minimum of 15 feet in height. This requirement does not apply to:

a. The following uses: vehicle service stations, automotive service centers, private lodges or clubs, attached or stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.

b. Parking garages.

c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

3. At least 50 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to NE 85th Street, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway (see also Chapter 92 KZC).

4. Within required front yards, canopies and similar entry features may encroach; provided, that the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure.

5. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

6. The Public Works Official shall approve the number, location and characteristics of driveways on NE 85th Street in accordance with the driveway and sight distance policies contained in the Public Works Pre-approved Plans manual. Taking into consideration the characteristics of this corridor, the Public Works Official may:

a. Require access from side streets; and/or

b. Encourage properties to share driveways, circulation and parking areas; and/or

c. Restrict access to right turn in and out; or

d. Prohibit access altogether along NE 85th Street.

7. Access for drive-through facilities must be approved by the Public Works Official. See KZC 105.96 for requirements.

8. For lighting requirements associated with development, see KZC 115.85(2).

link to Section 53.06 table

53.20 User Guide – RH 2A, RH 2B and RH 2C zones.
The charts in KZC 53.24 contain the basic zoning regulations that apply in the RH 2A, RH 2B and RH 2C zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 53.22

Zone
RH 2A, 2B, 2C

Section 53.22 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided. In such cases, the minimum lot size listed in the Use Regulations shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter 112 KZC for additional affordable housing incentives and requirements.

3. For uses in RH 2A and RH 2B, vehicular access shall be from NE 85th Street or 120th Avenue NE. The subject property shall be configured to structurally prevent vehicular access, other than for emergency vehicles, from 118th Avenue NE. Only office and residential uses in RH 2C may access from 118th Avenue NE if vehicle trips do not exceed the trips that would be generated from residential development at 12 units per acre based on the total site area in RH 2C. Any excess of this amount must access from NE 85th Street or 120th Avenue NE.

4. At least 50 percent of the total gross floor area located on the ground floor of all structures in RH 2A shall contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to NE 85th Street, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway (see also Chapter 92 KZC).

5. The ground floor of all structures in RH 2A shall be a minimum of 15 feet in height. This requirement does not apply to:

a. The following uses: vehicle service stations, automotive service centers, private lodges or clubs, attached or stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.

b. Parking garages.

c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

6. The maximum height of any portion of a building located within 100 feet of a low density zone is 25 feet above the existing grade at the adjacent curbline of 120th Avenue NE. The 25-foot building height shall be measured at the midpoint of the portion of the building wall adjoining the low density zone.

7. Loading and service areas shall be placed away from NE 85th Street, pedestrian areas and adjacent residential uses.

8. Electrical signs are not permitted along 120th Avenue across the street from a residential zone or oriented toward 118th Avenue.

9. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

10. The Public Works Official shall approve the number, location and characteristics of driveways on NE 85th Street in accordance with the driveway and sight distance policies contained in the Public Works Pre-approved Plans manual. Taking into consideration the characteristics of this corridor, the Public Works Official may:

a. Require access from side streets; and/or

b. Encourage properties to share driveways, circulation and parking areas; and/or

c. Restrict access to right turn in and out; or

d. Prohibit access altogether along NE 85th Street.

11. Access for drive-through facilities must be approved by the Public Works Official. See KZC 105.96 for requirements. Drive-through facilities are not permitted in an RH 2B or RH 2C zone.

12. Prior to any of the following uses occupying a structure on a property adjoining a residential zone, the applicant shall submit a noise study prepared by a qualified acoustical consultant for approval by the Planning Official.

- Establishments expected to operate past 9:00 p.m.
- Vehicle service station.
- Automotive service center.
- Retail establishment providing entertainment, recreational or cultural activities.
- Retail establishment involving the sale, lease, repair or service of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment, or similar vehicles.
- Car washes.
- Veterinary offices.
- Any establishment where animals are kept on site.
- Drive-through facilities with loudspeaker systems.
- Establishments involving a large truck loading dock for deliveries.

The study shall verify that the noise that will emanate from the site adjoining any residential-zoned property complies with the standards specified in KZC 115.95(1) and (2) and WAC 173-60-040(1) for a Class B source property and a Class A receiving property.

13. For lighting requirements associated with development, see KZC 115.85(2).

link to Section 53.24 table

53.30 User Guide – RH 3 zone.
The charts in KZC 53.34 contain the basic zoning regulations that apply in the RH 3 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 53.32

Zone RH 3

Section 53.32 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. Within required front yards, canopies and similar entry features may encroach; provided, that the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure.

3. Individual retail uses in this zone are limited to a maximum gross floor area of 65,000 square feet.

4. At least 50 percent of the total gross floor area located on the street level floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to NE 85th Street, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway (see also Chapters 105 and 110 KZC, and Plate 34K).

5. The street level floor of all structures on the subject property shall be a minimum of 15 feet in height. This requirement does not apply to:

a. The following uses: vehicle service stations, automotive service centers, private lodges or clubs, attached or stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.

b. Parking garages.

c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

6. The Public Works Official shall approve the number, location and characteristics of driveways on NE 85th Street in accordance with the driveway and sight distance policies contained in the Public Works Pre-approved Plans manual. Taking into consideration the characteristics of this corridor, the Public Works Official may:

a. Require access from side streets; and/or

b. Encourage properties to share driveways, circulation and parking areas; and/or

c. Restrict access to right turn in and out; or

d. Prohibit access altogether along NE 85th Street.

7. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

8. Access for drive-through facilities must be approved by the Public Works Official. See KZC 105.96 for requirements.

9. A through-block pedestrian pathway shall be installed pursuant to the through-block pathway standards in KZC 105.19; see Plate 34K:

a. Along the north portion of the zone to make an east-to-west pedestrian connection between 124th Avenue NE and 120th Avenue NE as designated in the Comprehensive Plan; and

b. Connecting the north end of the zone to NE 85th Street.

10. For lighting requirements associated with development, see KZC 115.85(2).

link to Section 53.34 table

53.50 User Guide – RH 5A and RH 5B zones.
The charts in KZC 53.54 contain the basic zoning regulations that apply in the RH 5A and 5B zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 53.52

Zone RH 5A, 5B

Section 53.52 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

3. To the extent possible, viable significant trees and vegetation shall be retained within required landscape buffers separating nonresidential uses from residential uses. The applicant shall record a greenbelt easement over the required landscape buffer.

4. Individual retail uses in this zone are limited to a maximum of 65,000 square feet of gross floor area.

5. The street level floor of all structures on the subject property shall be a minimum of 15 feet in height. This requirement does not apply to:

a. The following uses: vehicle service stations, automotive service centers, private lodges or clubs, detached, attached or stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.

b. Parking garages.

c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

6. At least 50 percent of the total gross floor area located on the street level floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels (unless use is not permitted in RH 5B). These uses shall be oriented to NE 85th Street, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway (see also Chapter 92 KZC).

7. Within required front yards, canopies and similar entry features may encroach; provided, that the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure.

8. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

9. For lighting requirements associated with development, see KZC 115.85(2).

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

10. Prior to any of the following uses (unless use is not permitted in RH 5B) occupying a structure on a property adjoining a residential zone, the applicant shall submit a noise study prepared by a qualified acoustical consultant for approval by the planning official:

- Establishments expected to operate past 9:00 p.m.

- Vehicle service station.
- Automotive service center.
- Retail establishment providing entertainment, recreational or cultural activities.
- Retail establishment involving the sale, lease, repair or service of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment, or similar vehicles.
- Car washes.
- Veterinary offices.
- Any establishment where animals are kept on site.
- Drive-through facilities with loudspeaker systems.
- Establishments involving a large truck loading dock for deliveries.

The study shall verify that the noise that will emanate from the site adjoining any residential-zoned property complies with the standards specified in KZC 115.95(1) and (2) and WAC 173-60-040(1) for a Class B source property and a Class A receiving property.

11. The Public Works Official shall approve the number, location and characteristics of driveways on NE 85th Street in accordance with the driveway and sight distance policies contained in the Public Works Pre-approved Plans manual. Taking into consideration the characteristics of this corridor, the Public Works Official may:

a. Require access from side streets; and/or

b. Encourage properties to share driveways, circulation and parking areas; and/or

c. Restrict access to right turn in and out; or

d. Prohibit access altogether along NE 85th Street.

12. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105.96 KZC for requirements. Drive-through facilities are not permitted in the RH 5B zone.

13. If the subject property is located in RH 5B zone west of 126th Ave NE adjoining a low density zone and does not abut NE 85th Street, or is not consolidated with lots abutting NE 85th Street, development is limited to detached, attached, or stacked dwelling units and the minimum lot size per dwelling unit is 3,600 square feet. Development of detached, attached or stacked dwelling units is subject to Administrative Design Review per Chapter 142 KZC.

link to Section 53.54 table

53.70 User Guide – RH 7 zone.
The charts in KZC 53.74 contain the basic zoning regulations that apply in the RH 7 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 53.72

Zone RH 7

Section 53.72 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. Individual retail uses in this zone are limited to a maximum of 65,000 square feet of gross floor area.

3. The street level floor of all structures on the subject property shall be a minimum of 15 feet in height. This requirement does not apply to:

a. The following uses: vehicle service stations, automotive service centers, private lodges or clubs, attached or stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.

b. Parking garages.

c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

4. At least 50 percent of the total gross floor area located on the street level floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to NE 85th Street, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway (see also Chapter 92 KZC).

5. Within required front yards, canopies and similar entry features may encroach; provided, that the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure.

6. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

7. Drive-through and drive-in facilities are not permitted in this zone.

8. The Public Works Official shall approve the number, location and characteristics of driveways on NE 85th Street in accordance with the driveway and sight distance policies contained in the Public Works Pre-approved Plans Manual. Taking into consideration the characteristics of this corridor, the Public Works Official may:

a. Require access from side streets; and/or

b. Encourage properties to share driveways, circulation and parking areas; and/or

c. Restrict access to right turn in and out; or

d. Prohibit access altogether along NE 85th Street.

9. For lighting requirements associated with development, see KZC 115.85(2).

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

10. Prior to any of the following uses occupying a structure on a property adjoining a residential zone, the applicant shall submit a noise study prepared by a qualified acoustical consultant for approval by the Planning Official:

- Establishments expected to operate past 9:00 p.m.
- Vehicle service station.
- Automotive service center.
- Car washes.
- Retail establishment providing entertainment, recreational or cultural activities.
- Retail establishment involving the sale, lease, repair or service of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment, or similar vehicles.
- Veterinary offices.
- Drive-through facilities with loudspeaker systems.
- Establishments involving a large truck loading dock for deliveries.

The study shall verify that the noise that will emanate from the site adjoining any residential-zoned property complies with the standards specified in KZC 115.95(1) and (2) and WAC 173-60-040(1) for a Class B source property and a Class A receiving property.

11. See Chapters 100 and 162 KZC for information about nonconforming signs. KZC 162.35 describes when nonconforming signs must be brought into conformance or removed.

link to Section 53.74 table

18.47.040 Limitations on use and minimum residential density.

Every use locating in the SG-T zone shall be subject to the following further conditions and limitations:

A. Buildings facing the north-south connector road (the envisioned street as described in LFPMC 18.47.070) shall feature either:

1. Ground floor commercial spaces and uses facing the connector road over at least 85 percent of the building frontage; or

2. At least 55 square feet of public open space for every one linear foot of connector road street frontage adjacent to the development. The public open space shall be a park, plaza or other publicly accessible and usable open space approved by the code administrator. Buildings featuring ground level units facing the connector road shall feature ground floors with at least 12 feet from floor to ceiling and have entries that meet the Americans with Disabilities Act standards so that they may be used for commercial activities;

3. Option 2 above notwithstanding, buildings over 35 feet in height facing the connector road must feature ground floor commercial spaces and uses over at least 85 percent of the building frontage;

B. Individual commercial and nonresidential uses within a structure shall contain no more than 40,000 square feet per use on a single floor. Uses greater than 40,000 square feet on a single floor and not more than 60,000 square feet on a single floor are only permitted after obtaining a conditional use permit (LFPMC 18.47.050). For the purposes of this subsection, each residential unit is considered a separate use;

C. Business and residential portions of a building must be separated by soundproof walls, floors, equipment, utilities or other suitable architectural features or appurtenances;

D. All businesses, services, repair, processing, storage or merchandise displays shall be conducted wholly within an enclosed building except for the following:

1. Off-street parking or loading;

2. Storage and sale of goods in connection with an established use under the provisions of a temporary use permit or special event;

3. Merchandise displays which are located in the SG-C zone where proper provision has been made for screening and safe pedestrian and vehicular passage;

4. Small outdoor display areas, not more than 100 square feet in footprint, associated with permanent indoor retail establishments; provided, that the merchandise is brought inside when the business is not open;

5. Temporary outdoor eating and drinking areas associated with permanent indoor establishments;

E. All development must include at least 25 dwelling units per net buildable acre of the portion of the site being developed. Roadways (including sidewalks and street landscaping), protected critical areas (e.g., wetlands) and common open spaces accessible to the general public are not included in the “net buildable area” calculation;

F. Drive-through window services are prohibited; and

G. Manufacturing that requires special or heavy equipment (e.g., professional quality lathes, presses, etc.) or that uses toxic chemicals is prohibited. Fabrication that uses small scale personally operated equipment such as a sewing machine or reprographic equipment may be permitted subject to the code administrator’s approval. (Ord. 1057 § 3, 2013)

21.46.116 Limitations on uses – Residential uses.

A. Motels and Hotels. The initial development must contain at least 20 units composed of multiple-unit type buildings and shall provide hotel and services, including a main lobby, desk attendant, and room service. When accessory uses providing services for the patrons, such as barber, bar, beauty parlor, cleaners, clothing, drugs, pottery, souvenir, tobacco, and travel are included, they shall be primarily oriented internally. Provisions for public functions such as banquets or meetings need not be oriented internally.

B. Multiple-Family Housing.

1. For properties zoned NC, dwellings may be permitted in commercial or office buildings on the second floor or higher. All provisions normally applying to high-rise multiple-family housing shall apply.

2. For properties zoned PCD, dwellings may be permitted on the second floor of buildings or higher; provided, that:

a. General commercial, office, or similar land uses occupy the ground level of the building where the building faces or abuts a public street.

b. Not more than 20 percent of the linear frontage of the ground level that faces a public street may be used for the entrance, lobby, leasing office, etc., for the building's residences.

c. Floor area at ground level limited to general commercial, office, or similar uses shall have a minimum depth of 30 feet, as measured perpendicular to the building facade, so that the floor area may be occupiable for nonresidential land uses.

d. For development sites where the building is not accessible or visible from the abutting public street, the community development director may authorize dwellings to be located below the second floor of the building.

3. For properties subject to the provisions of this chapter, development with multifamily dwellings shall provide a minimum of 40 square feet of on-site recreation area per dwelling. The on-site recreation area shall consist of a minimum of two of the following:

a. Individual patio, deck or balcony immediately adjacent to the corresponding dwelling. Individual patios, decks, or balconies shall be designed so that a six-foot-by-six-foot square will fit within the perimeter of the patio, deck or balcony.

b. Outdoor recreation area accessible to all residents of the development and designed so

that a 15-foot-by-15-foot square will fit within the perimeter of the outdoor recreation area. Common outdoor recreation areas shall include features such as: landscaped courtyard or plaza; seating; lighting; rooftop garden; children's play structure; and sport court. Outdoor recreation areas may include overhead weather protection, but shall not be enclosed. Landscaping required within parking areas shall not be considered outdoor recreation area.

c. Indoor recreation space accessible to all residents of the development and designed so that a 12-foot-by-12-foot square will fit within the indoor recreation area. Indoor recreation areas shall include furnishings and fixtures for activities such as: aerobic exercise; children's play; indoor games; sports; hobbies and crafts; and video entertainment.

C. Multiple-Family Housing – Highway 99 Corridor in the Neighborhood Commercial (NC) and General Commercial (CG) zones. Multiple-family housing is permitted on specified parcels in the NC and CG zones on specified parcels in the Highway 99 corridor as designated on the city of Lynnwood future land use map. Multiple-family residential development shall meet the design guidelines for Highway 99 mixed use, adopted by Ordinance No. 2911, and may be combined with mixed use development subject to the following bulk requirements:

Table 21.46.13(a)

Development Level

Development standard	**Sites with residential development of less than 20 dwelling units per acre**	**Sites with residential development of 20 dwelling units or more per acre**
Minimum lot area	None	None
Minimum setbacks*		
Public street	None	None
Interior property lines	None	None
Ground floor residential units+	10 ft.	10 ft.
Minimum sidewalk width along public streets	12 ft.	12 ft.
Maximum lot coverage	35%	None
Maximum building height	50 ft.	90 ft., not to exceed

		six stories
Minimum dwelling units/acre++	N/A	20 DU/A
Maximum floor-area ratio	1.0	3.0

* See LMC 21.62.450 for development adjacent to a residential zone (Transitional Property Lines).

+ Applies to residential projects only; setback is from all public rights-of-way, internal circulation (vehicle, bicycle, pedestrian), parking areas, or access easement. Alternatively, where vision-obscuring glass is installed, the setback may be eliminated.

++ The minimum number of residential units to qualify for this level shall be calculated using the entire project site. Where residential development is part of redevelopment of one or more parcels, this calculation shall be based only on the portion of the parcel(s) being redeveloped. Fractional portions of a unit are “rounded up” for this calculation.

Buildings within 200 feet of Highway 99 shall be mixed use development with commercial development on the first floor. Phased development may occur on large parcels but the initial development plan is required to illustrate the commercial activity adjacent to Highway 99.

Multiple-family development shall comply with the remainder of the development regulations established in Chapter 21.62 LMC, Highway 99 Mixed Use Zone, unless otherwise indicated in Chapter 21.62 LMC. Stand-alone multiple-family development or mixed use development shall also comply with the Design Guidelines for the Highway 99 mixed use zones.

Processing of a multiple-family development, including associated mixed use, will be subject to the provisions set forth in Chapter 21.30 LMC, Planned Unit Development.

D. Assisted Living and Continuing Care Housing. Assisted living and continuing care housing are allowed subject to the following:

1. Staff Evaluation and Recommendation. Before any permit for the uses designated in this subsection is considered a joint recommendation concerning development of the land and/or construction of the buildings shall be prepared by the fire and community development departments, specifying the conditions to be applied if approved. If it is concluded that the application for a permit should be approved, each requirement in the joint recommendation shall be considered and any which are found necessary for the protection of the health, safety, and general welfare of the public shall be made part of the requirements of the permit. In any case, the approval of the permit shall include the following requirements:

a. The proposal’s proximity to stores and services, safety of pedestrian access in the vicinity, access to public transit, design measures to minimize incompatibility between

the proposal and surrounding businesses;

b. Compliance with all applicable state, federal, and local regulations pertaining to such use, a description of the accommodations, and the number of people accommodated or cared for, and any structural requirements deemed necessary for such intended use;

c. The amount of space around and between buildings shall be subject to the approval of the fire chief as being adequate for reasonable circulation of emergency vehicles or rescue operations and for prevention of conflagration; and

d. The proposed use will not adversely affect the surrounding area as to prevent use or character of the future development.

2. Development Standards. Housing facilities shall conform to the following criteria:

a. Lot area per dwelling unit: 1,000 square feet minimum per unit;

b. Passive recreation and/or open space: 200 square feet per unit. In the city's higher density multiple-family zones, developments are required to provide active recreational space to help satisfy a portion of the demand for recreational facilities. Housing for the those in need of care has a similar need but is of a passive nature. Therefore, passive recreation space and/or open space shall be provided. Up to 50 percent of the requirement may be indoors; provided, that the space is utilized exclusively for passive recreation and/or open space (i.e., arts and crafts rooms, solariums, courtyards). All outdoor recreation and/or open space areas shall be set aside exclusively for such use and shall not include areas held in reserve for parking, as per LMC 21.18.800. All open space and/or recreational areas shall be of a permanent nature, and they may be restricted to use by tenants only. The use of private and semi-private patios and balconies in meeting these requirements is not permitted. (Ord. 3311 § 20, 2018; Ord. 3283 § 8, 2018; Ord. 3233 § 23, 2016; Ord. 3140 § 6, 2015; Ord. 3090 § 3, 2014; Ord. 3023 § 2, 2013; Ord. 3010 § 5 (Exh. A), 2013; Ord. 2441 § 14, 2003; Ord. 2020 § 19, 1994; Ord. 1988 § 1, 1994; Ord. 1923 § 2, 1992; Ord. 1917 § 2, 1992; Ord. 1888 § 2, 1992; Ord. 1883 § 2, 1992; Ord. 1472 § 2, 1985; Ord. 1447 § 6, 1985; Ord. 522 § 3, 1966; Ord. 285 § 5, 1966)

21.54.100 Land use.

A. Commercial Uses. Except as specifically stated otherwise in this section, all land uses permitted "by right" in the city center zones are permitted "by right" in this zone. All land uses permitted with approval of a conditional use permit in the city center zones are permitted with approval of a conditional use permit in this zone.

B. Residential Uses. Multifamily residential uses are permitted, provided the multifamily residential use is part of a mixed-use building or is on property that has commercial uses. Multifamily

residential development without commercial uses on the property shall not be permitted.

C. Conditional Uses. Notwithstanding the regulations of the city center (CC) zones, the following uses are permitted in this zone with approval of a conditional use permit:

1. Convenience store.

2. Drive-in or drive-through window or any other facility that provides services to customers in vehicles.

3. Church.

4. Home improvement stores.

5. Carpeting or floor covering stores.

6. Furniture stores.

7. Battery exchange station (electric vehicle).

D. Prohibited Uses. Notwithstanding subsections (A) and (B) of this section, the following uses are prohibited in this zone:

1. Vehicle display, sales, rental, repair, washing, or servicing as a principal use except that:

a. Retail sales of new automobile tires, batteries and other motor vehicle accessories and installation thereof within a completely enclosed building; and

b. Retail sale of automobile and recreational vehicle fuels (but without repairs or servicing) when accessory to an otherwise permitted retail use over 50,000 square feet GFA.

2. Gas or service stations as a principal use.

3. Dry cleaning plants.

4. Appliance or small engine repair.

5. Self-service storage or cold storage lockers.

6. Agricultural and horticultural activities (including plant nurseries). Florist shops are permitted.

7. Marijuana and marijuana-infused products retail sales, processing or production.

8. Medical marijuana collective gardens.

9. Supervised drug consumption facilities. (Ord. 3305 § 9, 2018; Ord. 3258 § 23, 2017; Ord. 3136 § 9, 2015; Ord. 3047 § 9, 2014; Ord. 2977 § 1 (Exh. A), 2013; Ord. 2441 § 18, 2003; Ord. 2205 § 1, 1998)

17.19.040 Principal uses.

All uses shall be identified on the approved detailed master development plan. Principal uses are:

A. Retail sales and services except automotive, boat, and recreational vehicle sales;

B. Eating and drinking establishments (drive-through service prohibited);

C. Banks, financial and professional services;

D. Multi-Family Residential.

1. West of the 44th Avenue SE intersection, multi-family residential is permitted only above ground floor commercial;

E. Business and professional offices;

F. Personal services, dry cleaners, salons, etc.;

G. Medical and dental clinics and offices;

H. Parking structures;

I. Commercial day care;

J. Craft shops and galleries;

K. Public buildings, facilities/utilities;

L. Transit facilities/stops;

M. Hotel and motels;

N. Open space, parks and plazas;

O. Religious facilities;

P. Theaters and performing arts uses; and

Q. Other uses consistent with the purposes of the district. (Ord. 2012-746 § 1 (Exh. A); Ord. 2009-702 § 2 (Exh. C); Ord. 2008-676 § 2)

Chapter 19.45
BC – COMMUNITY BUSINESS DISTRICT

Sections:

19.45.010 Purpose and intent.

19.45.020 Allowed uses.

19.45.030 Building types, locations, and dimensions.

19.45.040 Landscaping and shared open space requirements.

19.45.050 Special regulations.

19.45.060 Design standards.

19.45.070 Special use.

19.45.080 Compliance of existing buildings with design standards.

19.45.010 Purpose and intent.

The purpose of the community business (BC) zoning district is to provide for small commercial areas to serve surrounding local neighborhoods. These regulations are intended to encourage: (A) convenient services and retail for nearby residents; (B) local business viability; and (C) an attractive physical environment that is oriented to pedestrians, visible to customers, suitable for mixed uses, and sensitive to the residential character of nearby neighborhoods. (Ord. 2476 § 1, 2008).

19.45.020 Allowed uses.

The land uses identified in the following table are allowed in the BC district unless otherwise prohibited by another provision of the municipal code. The manner in which the uses are allowed is shown in the following table. The table lists potential uses in the left-hand column, with major categories of use indicated by bold font and, as appropriate, specific uses shown in standard font directly below the associated major use category. The four columns on the right list four methods for allowing each use. The methods are abbreviated as: “P” for “permitted use,” “C” for “conditional use,” “A/P” for “accessory permitted use,” and “HO” for “home occupation conditional use.” An “X” marks by which method the use is allowed; if an X is not indicated after a major category of use, it is not allowed, except as specifically provided in the table. If a use is not included in the table below, it is not allowed in this district unless otherwise specifically allowed pursuant to MTMC Title 18. Footnotes provide additional information that shall be applied. All uses are also subject to additional requirements of the municipal code.

Type of Use	P	C	A/P	HO
Commercial				
Commercial facilities	X[1]			
Home occupations				X
Light Industrial				
Manufacturing facilities			X[2]	
Medical/Health Care	X[3]			
Miscellaneous				
Guardhouse or caretaker residence			X[4]	
Hazardous waste and treatment storage			X	
Storage facilities			X	
Parking Facilities			X	
Public Service Facilities	X[5]			
Public Utility Facilities	X			
Recreation/Entertainment/Cultural Facilities	X[6]			
Residential				
Assisted living		X		
Group homes		X[7]		
Motels, hotels, inns	X			
Multifamily dwellings	X[8]			
Residential care facilities		X		
School/Day Care		X[9]		
Transportation Facilities	X[10]			

[1]With limitations on retail size per MTMC 19.45.050.

[2]Permitted only for processing and assembly of retail merchandise, at least some of which is displayed and sold on-site, and not to exceed a gross floor area of 5,000 square feet.

[3]Excluding hospitals and ambulance services.

[4]Except that any such facilities used for habitation must be within the same building

that contains the property's primary use.

[5]Excluding public works facilities greater than 1,000 square feet.

[6]Excluding video arcades.

[7]Only if established as an essential public facility, pursuant to Chapter 18.15 MTMC.

[8]Only as part of a mixed-use development, consistent with MTMC 19.45.040 and 19.45.050, unless otherwise exempted by this chapter.

[9]Excluding day care homes, which are subject to home occupation permits.

[10]Excluding any building or shelter greater than 200 square feet in area.

(Ord. 2486 § 1, 2008).

19.45.030 Building types, locations, and dimensions.

A. Building Type Defined. The following are the general building types, based on the number of stories, which are allowed within the BC district, subject to subsections B and C of this section:

1. Building Type A: One-story commercial building;

2. Building Type B: Two-story commercial or mixed-use building;

3. Building Type C: Three-story commercial or mixed-use building;

4. Building Type D: Four-story commercial or mixed-use building;

5. Building Type E: Townhome or live-work unit comprising two or three stories.

B. Location by Building Type. The location of each building type, as identified in subsection A of this section, is limited within the BC district, based on the following:

1. Building Types A, B, and C may be located on any legal parcel in the BC district.

2. Building Type D may be located on any legal parcel in the BC district; provided, that the parcel is north of 216th Street SW.

3. Building Type E may be located on any legal parcel in the BC district, except that it shall not be located within 50 feet of the public street right-of-way unless one of the following conditions apply: (a) the building faces 224th Street SW; or (b) the building contains at least 150 square feet of ground floor space suitable for a home occupation or commercial use; provided, that such space has a publicly accessible entry which is separate from the entry to the dwelling; and provided further, that the building does not front an arterial.

C. Dimensional Requirements. The dimensional requirements for each building or lot are listed in

the table below, subject to other provisions of this chapter:

Front yard setback (min./max.)	5 feet[1]/15 feet
Rear yard setback (min.)	0/20 feet[2]
Side yard setback (min.)	0/10 feet[2]
Lot width at street (min.)	50 feet
Lot coverage (max.)	40/75%[3]
Building height (max.):	
South of 216th Street SW	3 stories[4]
North of 216th Street SW	4 stories[5]
Minimum landscaped area (as portion of lot):	
Building Type A or B	15%
Building Type C or D	10%
Building Type E	N/A
Shared open space (min.)	50% of the minimum landscaped area

[1]Except as otherwise provided in the community business district design standards.

[2]The greater number shall be used if the lot abuts property in any RS or RM zoning district.

[3]The greater number may be used only if at least 90 percent of the required on-site parking is understructure.

[4]Not to exceed 40 feet.
[5]North of 216th not to exceed 50 feet.

(Ord. 2476 § 1, 2008).

19.45.040 Landscaping and shared open space requirements.

A. Landscaping. The percentages described for minimum landscaped area in MTMC 19.45.030(C) represent the minimum portion of landscaping required. At times, to meet other requirements of this and other codes, more landscaped areas will be required. Landscaping should be appropriate to urban areas and may include decorative hardscape such as pavers or brick walkways. It may also include screening of parking areas, landscaping of setback areas, and providing usable outdoor space. In general, all areas not used for building or parking shall be landscaped.

B. Shared Open Space. For any development that contains multifamily dwellings, excluding Building Type E, 50 percent of the minimum landscaped area, as required pursuant to MTMC 19.45.030, shall be provided as shared open space. This space should provide for both passive and active use and be as level as the topography allows. It shall include at least one sitting area and may include other features, such as a fountain, maintained vegetation, or artwork. Where the shared open space is adjacent to a public walkway or street, direct access to all or a portion of the open space shall be provided from the public right-of-way; such access may include provision to secure the open space from public entry at appropriate times. Shared open space may also be provided that is not part of the surface landscaped area and is limited in use only to building residents, but in such case the space will not be counted toward meeting the minimum landscaped area requirement. (Ord. 2486 § 1, 2008).

19.45.050 Special regulations.

Special regulations, as specified below, shall apply to certain uses and locations in the BC district:

A. Sexually oriented businesses/adult entertainment establishments shall not be permitted.

B. For all multiple-household residential development, the ground floor shall be primarily for commercial uses, consistent with the City's building code, except that Building Type E, as provided for in MTMC 19.45.030, may have commercial or residential uses on the ground floor.

C. Bicycle storage for multiple-household dwellings shall be subject to the same standards as required within the RM districts.

D. All uses shall be conducted wholly within an entirely enclosed building except for the following:

1. Public utility facilities.

2. Parking facilities and loading areas; provided, that no area outside of an enclosed building shall be used for storage, repair or sale of vehicles.

3. Vehicle service stations.

4. Outdoor advertising structures.

5. Sale or display of retail goods as part of a permitted farmers market, street vendor cart/stand or seasonal event, or sale or display of fresh market produce, including cut flowers, in conjunction with an adjacent business; provided, that no combination of awnings or tents that comprise more than a total of 200 square feet anywhere on the lot shall remain outdoors on site for more than 72 consecutive hours unless the structures are specifically permitted as a temporary use or part of an approved building in compliance with applicable building and fire code standards.

E. Uses that create a nuisance by reason of smoke, fumes, odor, steam, gases, vibration, hazard or noise shall be prohibited.

F. The storage of hazardous waste shall be allowed only as an accessory use to a legally established primary use of the property and shall be managed subject to all applicable federal, state, and local statutes.

G. Any use that includes an emergency vehicle as part of its operation shall be designed for emergency vehicle egress that is as safe as possible for pedestrians and traffic.

H. Street improvements, including curb, gutter, sidewalk, and planting area, shall be required for any lot that is being developed to include a new building or building expansion greater than 500 square feet, where such improvements are lacking or inconsistent with current City standards as required pursuant to MTMC 19.45.060.

I. Conditional uses shall be evaluated in part based on:

1. Pedestrian orientation.

2. Provision for transition between single-household zones and more intense uses.

3. Site and building design that is sensitive to the neighborhood context.

J. Outdoor play areas that serve any school or day care center with more than 12 juvenile attendees shall be designed in a manner that buffers potential noise impacts on any adjacent residents in an RS or RM district.

K. Single-household dwellings legally established prior to March 30, 2008, may be rebuilt, repaired, expanded, and otherwise changed for human occupancy to an extent not to exceed 50 percent of the actual value of the building. Accessory uses for an existing single-household dwelling such as garages, carports, storage sheds, and fences may be constructed subject to the same limits. Any

improvements shall comply with the development regulations specified for the RS 7200 zoning district for single-household dwellings and accessory structures.

L. In this zoning district, no single retail establishment, whether located in a single building or combination of buildings on a site, shall exceed 60,000 square feet of gross floor area in the aggregate. The term “gross floor area” shall include indoor and outdoor space utilized for retail display and sale of goods. The gross floor area of adjacent stores shall be aggregated in cases where the stores (1) are engaged in the selling of similar or related goods, wares or merchandise and operate under common ownership or management; (2) share checkstands, a warehouse, or a distribution facility; or (3) otherwise operate as integrated business enterprises.

M. Off-street parking shall be provided for multiple-household dwellings in a total amount that equals at least 1.25 parking spaces per unit for each unit of two or less bedrooms and one additional parking space for each bedroom beyond two bedrooms in a unit. Parking spaces must include guest or flexible space, which is not contained within a private dwelling, at a ratio of at least one space for every four dwelling units unless a parking study is provided that documents to the satisfaction of the City’s traffic engineer that a slightly different ratio of guest or flexible parking space is appropriate.

N. Chapter 19.126 MTMC shall regulate electric vehicle infrastructure.

O. The locational and area standards of this chapter and of any other regulations in this title pertaining to development under this chapter do not have to be met on individual lots, parcels or tracts developed under the provisions of Chapter 17.05 MTMC, Binding Site Plans; provided, that they are met on the collective lots, parcels and/or tracts in a binding site plan and that all standards otherwise applicable to the outer perimeter of individual lots (e.g., setbacks, landscaping and buffers) are met around the outer perimeter of the binding site plan. (Ord. 2660 § 7, 2015; Ord. 2553 § 5, 2010; Ord. 2476 § 1, 2008).

19.45.060 Design standards.

A. To assure an attractive, pedestrian-friendly environment, all development occurring within the BC district upon the effective date of the ordinance codified in this section, unless otherwise exempted by this chapter, shall comply with the community business (BC) district design standards which are attached to the ordinance codified in this chapter and adopted by reference as though fully set forth herein and which shall be available from the Department. If said design standards appear to conflict with another provision of the municipal code, the design standards shall prevail.

B. The face of any garage shall not protrude further toward an abutting street than any other building face, porch or balcony on the same side of the building.

C. Building Type E shall not have a garage entry facing the public street, unless it is set back at least 50 feet from the public right-of-way, except that Building Type E may have a garage facing the

residential street known as 224th Street SW if such garage is at least 20 feet from the public right-of-way and the length of the garage wall facing the street comprises no more than two-thirds of the length of the unit's street-facing building facade.

D. The standard dimension in this district for sidewalk and planting areas is a minimum of 13 feet from the face of the street curb and shall include a five-foot planting area next to the curb and a seven-and-one-half-foot-wide sidewalk, except that, as necessary, any portion of the sidewalk area that is on private property may be developed as a pedestrian activity area, consistent with applicable provisions of the BC district design standards adopted pursuant to this chapter. Sidewalks and planting areas to meet these dimensional requirements shall be installed as development or street reconstruction occurs.

E. In association with an existing building, the addition of a new parking lot or the expansion of an existing parking lot shall be subject to parking lot standards contained in the BC district design standards adopted pursuant to this chapter; provided, that said standards apply only to the new parking lot or the portion of the parking lot being expanded.

F. Large-scale trash receptacles within 20 feet of the public right-of-way shall be screened from view. Screening shall consist of solid wood or masonry fencing six feet high, except as provided otherwise in the BC district design standards adopted pursuant to this chapter.

G. Townhomes and live-work units shall be set back at least 50 feet from the public right-of-way of any arterial street in order to provide space for more intense commercial uses to directly front the arterial streets, except as provided for by subsection C of this section.

H. For each building, including each townhome and live-work unit, the length of any garage wall visible from and facing the street shall comprise no more than two-thirds of the length of the building or unit's street-facing facade, and as provided for in subsection C of this section. (Ord. 2476 § 1, 2008).

19.45.070 Special use.

Wireless communication facilities are regulated under Chapter 19.137 MTMC. (Ord. 2476 § 1, 2008).

19.45.080 Compliance of existing buildings with design standards.

For expansion, reconstruction, and conversion of legal nonconforming uses or buildings existing prior to March 30, 2008, community business district design standards, as adopted pursuant to this chapter, will be applied pursuant to this section; provided, that in no case shall an expansion, reconstruction, alteration or conversion result in greater inconsistency with said design standards.

Type of Change	Design Standard Applicability
Expansion	Building design standards, excluding

For expansion, based on the new floor area equaling less than 50 percent of all existing buildings on the site but not exceeding 5,000 square feet	maximum front building setback requirements, shall apply to any new exterior wall or roofline. If the expansion, with or without any other building alterations during a five-year period, has a value that exceeds 50 percent of the assessed value of all the buildings on the lot, requirements for pedestrian activity areas shall also apply, except that for lots facing two streets, the pedestrian activity area is required only along the busier street.
Expansion For expansion, based on the new floor area equaling either at least 5,000 square feet or 50 percent of all existing buildings on the site, whichever is less	Building design standards, excluding maximum front building setback requirements, shall apply to any new exterior wall or roofline. Site design standards for pedestrian activity areas shall apply, except that for lots fronting two streets, the pedestrian activity area is required only along the busier street.
Demolition or Loss For demolition or casualty loss replacement that would replace or reconstruct all or substantially all of the building	Design standards shall apply to the entire building and site or, in the case of multiple buildings, any portion of the site related to the building being substantially or entirely replaced or reconstructed.
Conversion For conversion of an existing building to a new use or for re-use of a building that has been vacant or not legally occupied for the previous 24 months and not including building alterations that have a combined value greater than 50 percent of the assessed value of all buildings on the lot	Compliance with site design standards for pedestrian activity areas is required, except that for lots fronting two streets, the pedestrian activity area is only required along the busier street. Building design standards, excluding maximum front setback requirements, shall apply to any new exterior wall.
Alteration or Expansion For building alterations, including any expansions, that during a five-year period have a combined value of greater than 50 percent of the assessed value of all buildings on the site	Compliance with building design standards, excluding maximum front building setback requirements, is required for any new or replaced exterior wall. Compliance with site design standards for pedestrian activity areas is also required, except that for any lot fronting on two streets, the pedestrian activity

	area is required only along the busier street.

(Ord. 2476 § 1, 2008).

19.50.040 Uses permitted in Town Center zones.

Table 19.50.040 below provides the list of permitted uses in Town Center zones.

Table 19.50.040
Uses Permitted in Town Center Zones

Use	TC-1	TC-2	TC-3	TC-R	Additional Provisions
RESIDENTIAL					
Note: Residential uses are not allowed on the ground floor facing a designated storefront or storefront corner block frontage (see MTMC 19.123.060). Exceptions: (1) Live-work units (provided they meet applicable block frontage standards in MTMC 19.123.080 through 19.123.090); and (2) Lobbies for permitted multi-household residential uses, which are allowed on designed storefront block frontages (provided the units meet the standards in MTMC 19.123.080).					
Detached single-household dwellings	P	P	P	P	Use must be legally established prior to December 30, 2006.
Townhouse	P[1]	P[1]	P[1]	P	1. Use must be legally established prior to September 26, 2019.
Multi-household residential	P	P	P	P	
Live-work unit	P	P	P	P	Use not allowed on 57th Avenue W and 233rd street SW ground-level block frontages where designated as a storefront in MTMC 19.123.060. Such units must be integrated into a permitted residential use type; permitted commercial uses are those allowed in the applicable district.
Group homes				C	
Assisted living facility	P[1]	P[1]	P[1]	P	1. Use must be legally established prior to June 30, 2011.
COMMERCIAL					
Commercial uses are also subject to MTMC 19.50.100, Special regulations.					

Commercial retail	P	P	P	P	
Day care, adult	P	P	P	C	Use not allowed on ground-level block frontages or corners designated as a storefront in MTMC 19.123.060.
Day care centers	P	P	P	C	Use not allowed on ground-level block frontages or corners designated as a storefront in MTMC 19.123.060.
Eating/drinking establishments	P	P	P	P	
Entertainment, commercial indoor	P	P			
Financial institutions	P	P	P	P	Use not allowed on 57th Avenue W and 233rd street SW ground-level block frontages where designated as a storefront in MTMC 19.123.060.
Health/exercise club with <10,000 sf gross floor area	P	P	P	P	
General service – excluding vehicle services	P		P	P	Use not allowed on 57th Avenue W ground-level block-frontage where designated as a storefront in MTMC 19.123.060.
Hotels/motels	P	P	P	P	
Medical/health care, excluding hospitals and ambulance services	P	P	P	P	Use not allowed on ground-level block frontages or corners designated as a storefront in MTMC 19.123.060.
Personal service	P	P	P	P	
Professional office	P	P	P	P	Use not allowed on ground-level block frontages or corners designated as a storefront in MTMC 19.123.060.
INDUSTRIAL					

Artisan manufacturing	P	P	P	P	
PUBLIC, INSTITUTIONAL AND MISCELLANEOUS					
Public utility facilities	P	P	P	P	
Public service facilities	P	P	P	P	
Transportation facilities	P	P	P	P	Subject to MTMC 19.50.100, Special regulations.
ACCESSORY USES					
Home occupations	P	P	P	P	
Parking facilities	P	P	P	P	
Plaza	P	P	P	P	
Storage	P	P	P	P	
Swimming pools/hot tubs	P	P	P	P	

(Ord. 2755 § 2 (Exh. A), 2019).

Chapter 19.55
CG – GENERAL COMMERCIAL DISTRICT

Sections:

19.55.010 Purpose and intent.

19.55.020 Allowed uses.

19.55.030 Dimensional requirements.

19.55.040 Landscaping/open space requirements.

19.55.050 Special regulations.

19.55.060 Design standards.

19.55.070 Special use.

19.55.080 Compliance of existing buildings with design standards.

19.55.010 Purpose and intent.

The purpose of the general commercial (CG) zoning district is to provide a place for high-volume businesses to serve community and regional markets. The regulations are intended to: (A) encourage suitable businesses; (B) provide for transition between adjacent residential zones and more intense uses; and (C) promote pedestrian opportunities and an attractive physical environment. (Ord. 2476 § 2, 2008).

19.55.020 Allowed uses.

The land uses identified in the table below are allowed in the CG district unless otherwise prohibited by another provision of the municipal code. The manner in which the uses are allowed is also shown in the following table. All uses are subject to additional requirements of the municipal code. The table lists potential uses in the left-hand column with major categories of uses shown in bold font and specific uses, as appropriate, listed in standard font directly below the associated major use category. The three columns on the right correspond to three methods for allowing the uses; these are abbreviated as: “P” for permitted use, “C” for conditional use, and “A/P” for accessory permitted use. An “X” in a column indicates the method by which the use is allowed. Footnotes provide additional information that shall be applied. If a use is not listed in the table below or an “X” is not marked to indicate the method of allowing the use, it shall not be permitted in this district unless otherwise specifically allowed pursuant to this title or MTMC Title 18.

Type of Use	P	C	A/P
Commercial			
Commercial facilities	X		

Light Industry			
Manufacturing facilities			X[1]
Medical/Health Care	X[2]		
Miscellaneous			
Guardhouse or caretaker residence			X[3]
Hazardous waste and treatment storage			X
Storage facilities			X
Parking Facilities			X
Public Service Facilities		X	
Recreation/Entertainment/Cultural Facilities	X		
Residential			
Motels, hotels, inns	X		
Multifamily dwellings	X[4]		
School/Day Care		X[5]	
Transportation Facilities	X		

[1]Permitted only for processing and assembly of retail merchandise, at least some of which is displayed and sold on-site, and not to exceed a gross floor area of 5,000 square feet.

[2]Excluding hospitals and ambulance services.

[3]Except that any such facilities used for habitation must be within the same building that contains the property's primary use.

[4]Only as part of a mixed-use development, consistent with special regulations in MTMC 19.55.050(B).

[5]Excluding day care homes that are operated as home occupations.

(Ord. 2486 § 2, 2008).

19.55.030 Dimensional requirements.

Front yard setback (minimum)	15 feet
Rear yard setback	0/25 feet[1]

(minimum)	
Side yard setback (minimum)	0/10 feet[1]
Lot width at street (minimum)	50 feet
Lot coverage (maximum)	50/80%[2]
Building height (maximum)	4 stories, not to exceed 45 feet/6 stories, not to exceed 70 feet[3]
Landscaping/open space (minimum)	10% of lot area
[1]The greater number must be used if the building abuts property zoned RS or RM.	
[2]The greater number may be used only if at least 90% of the required parking on-site is under structure.	
[3]The greater number of stories may be used only if the building is at least 50 feet away from property zoned RS, except that no height restriction applies if the building is on property that abuts Highway 99.	

(Ord. 2476 § 2, 2008).

19.55.040 Landscaping/open space requirements.

The minimum landscaping/open space area identified in MTMC 19.55.030 represents the minimum portion of landscaped open space area required. At times, to meet other requirements of this and other codes, more landscaped areas will be required. Landscaping should be appropriate to urban areas and may include decorative hardscape such as pavers or brick walkways. It may also include screening of parking areas, landscaping of setback areas, and providing usable outdoor

space, including on-site pedestrian activity areas. In general, all areas not used for building or parking shall be landscaped. (Ord. 2476 § 2, 2008).

19.55.050 Special regulations.

Special regulations, as specified below, shall apply to certain uses and locations in the CG district:

A. Sexually oriented businesses/adult entertainment establishments shall not be permitted.

B. Multiple-household residential development shall be allowed; provided, that commercial uses, excluding parking facilities, are located on the ground floor facing and adjacent to the public street and comprise the majority of the ground floor building area.

C. Bicycle storage for multiple-household dwellings shall be subject to the same standards as required within the RM districts pursuant to Chapter 19.35 MTMC.

D. All uses shall be conducted wholly within an entirely enclosed building except for the following:

1. Bulk retail items, such as vehicles, building materials, and manufactured homes.

2. Public utility facilities.

3. Parking facilities and loading areas; provided, that no area outside of an enclosed building shall be used for repair of vehicles.

4. Vehicle service stations.

5. Outdoor advertising structures.

E. The storage of hazardous waste shall be allowed only as an accessory use to a legally established primary use of the property and shall be managed subject to all applicable federal, state, and local statutes.

F. Any use that includes emergency vehicles as part of its operation shall be designed for emergency vehicle egress that is as safe as possible for pedestrians and traffic.

G. Street improvements, including curb, gutter, sidewalk, and planting area, shall be required for any lot that is being developed to include a new building or building expansion greater than 500 square feet where such improvements are lacking or inconsistent with current City standards.

H. Off-street parking shall be provided for multiple-household dwellings in a total amount that equals at least 1.25 parking spaces per unit for each unit of two or less bedrooms and one additional parking space for each bedroom beyond two bedrooms in a unit. Parking spaces must include guest or flexible space, which is not contained within a private dwelling, at a ratio of at least one space for every four dwelling units, unless a parking study is provided that documents to the satisfaction of the City's traffic engineer that a slightly different ratio of guest or flexible parking

space is appropriate.

I. Conditional uses shall be evaluated in part based on:

1. Pedestrian and transit orientation.

2. Provision for transition between single-household zones and more intense uses.

3. Site and building design that is sensitive to the community context and to the use of adjacent properties.

J. Chapter 19.126 MTMC shall regulate electric vehicle infrastructure.

K. The locational and area standards of this chapter and of any other regulations in this title pertaining to development under this chapter do not have to be met on individual lots, parcels or tracts developed under the provisions of Chapter 17.05 MTMC, Binding Site Plans; provided, that they are met on the collective lots, parcels and/or tracts in a binding site plan and that all standards otherwise applicable to the outer perimeter of individual lots (e.g., setbacks, landscaping and buffers) are met around the outer perimeter of the binding site plan. (Ord. 2660 § 9, 2015; Ord. 2553 § 7, 2010; Ord. 2476 § 2, 2008).

19.55.060 Design standards.

A. To assure an attractive, pedestrian-friendly environment, all development occurring within the CG district upon the effective date of the ordinance codified in this section, unless otherwise exempted by this chapter, shall comply with the general commercial (CG) district design standards which are attached to the ordinance codified in this chapter and adopted by reference as though fully set forth herein and which shall be available from the Department. If said design standards appear to conflict with another provision of the municipal code, the design standards shall prevail.

B. The standard dimensions in this district for sidewalk and planting areas are a minimum of 13 feet from the face of the street curb and shall include a five-foot planting area next to the curb and a seven-and-one-half-foot-wide sidewalk, except that, as necessary, any portion of the sidewalk area that is on private property may be developed as a pedestrian activity area, subject to applicable provisions of the CG district design standards adopted pursuant to this chapter. Sidewalks and planting areas to meet these dimensional requirements shall be installed as development or street reconstruction occurs.

C. In association with an existing building, the addition of a new parking lot or the expansion of an existing parking lot shall be subject to parking lot standards contained in the CG district design standards adopted pursuant to this chapter; provided, that said standards apply only to the new parking lot or the portion of the parking lot being expanded.

D. Large-scale trash receptacles within 20 feet of the public right-of-way shall be screened from

view. Screening shall consist of solid wood or masonry fencing six feet high, except as provided otherwise in the CG district design standards adopted pursuant to this chapter.

E. Townhomes and live-work units shall be set back at least 50 feet from the public right-of-way of any arterial street in order to provide space for more intense commercial uses to directly front the arterial streets.

F. For each townhome and live-work unit, the length of any garage wall visible from and facing the street shall comprise no more than two-thirds of the length of the building or unit's street-facing facade. (Ord. 2476 § 2, 2008).

19.55.070 Special use.

Wireless communication facilities are regulated under Chapter 19.137 MTMC. (Ord. 2476 § 2, 2008).

19.55.080 Compliance of existing buildings with design standards.

For expansion, reconstruction, and conversion of legal nonconforming uses or buildings existing prior to March 30, 2008, CG district design standards, as adopted pursuant to this chapter, will be applied pursuant to this section, except that in no case shall an expansion, reconstruction, alteration or conversion result in greater inconsistency with said design standards.

Type of Change	Design Standard Applicability
Expansion For expansion, based on the new floor area equaling less than 50 percent of all existing buildings on the site but not exceeding 5,000 square feet	Building design standards shall apply to any new exterior wall or roofline. If the expansion with or without any other building alterations during a five-year period has a value that exceeds 50 percent of the assessed value of all the buildings on the lot, requirements for pedestrian activity areas shall also apply, except that for lots facing two streets, the pedestrian activity area is required only along the busier street.
Expansion For expansion, based on the new floor area equaling either at least 5,000 square feet or 50 percent of all existing buildings on the site, whichever is less	Building design standards shall apply to any new exterior wall or roofline. Site design standards for pedestrian activity areas shall also apply, except that for lots fronting two streets, the pedestrian activity area is required only along the busier street.
Demolition or Loss	Design standards shall apply to the

For demolition or casualty loss replacement that would replace or reconstruct all or substantially all of the building	entire building and site or, in the case of multiple buildings, any portion of the site related to the building being substantially or entirely replaced or reconstructed.
Conversion For conversion of an existing building to a new use or for re-use of a building that has been vacant or not legally occupied for the previous 24 months and not including building alterations that have a combined value greater than 50 percent of the assessed value of all buildings on the lot	Compliance with site design standards for pedestrian activity areas is required, except that for lots fronting two streets, the pedestrian activity area is only required along the busier street. Building design standards shall apply to any new exterior wall.
Alterations or expansion For building alterations, including any expansions, that during a five-year period have a combined value of greater than 50 percent of the assessed value of all buildings on the site	Compliance with building design standards is required for any new or replaced exterior wall. Compliance with site design standards for pedestrian activity areas is also required, except that for any lot fronting on two streets, the pedestrian activity area is required only along the busier street.

(Ord. 2476 § 2, 2008).

19.60.070 Special regulations.

Special regulations, as specified below, shall apply to certain uses and locations in the F/T district.

A. An existing single-household dwelling legally built prior to October 1, 2010, may continue to be used as a single-household dwelling to the extent it meets other applicable codes. The dwelling may also be rebuilt, repaired, expanded, improved, and otherwise changed for human occupancy, subject to the standards in MTMC 19.60.090.

B. Sexually oriented businesses/adult entertainment establishments shall not be permitted.

C. A circulator street shall be provided from 244th Street SW into the development known as Gateway Place and encompassing building districts A, B, and C. All lots within building districts A, B, and C shall have direct access from the circulator street. Direct access may be permitted to extend into and through building district D.

D. Multiple-household residential development shall be allowed; provided, that commercial uses, excluding parking facilities, are located on the ground floor facing and adjacent to the circulator

street or public street and comprise the majority of the ground floor building area. On the ground floor, residential use is limited to no more than 15 percent of the floor area.

E. Bicycle storage and parking shall be provided as follows:

1. Multiple-household dwellings shall be subject to the same bicycle storage standards as required within the RM districts pursuant to Chapter 19.35 MTMC.

2. Commercial uses shall be subject to the bicycle parking standards set forth in MTMC 19.125.130(B).

F. All uses shall be conducted wholly within an entirely enclosed building except for the following:

1. Large-scale retail items, such as vehicles and manufactured homes; provided, that the items are actively being offered for sale from a retail store on the same site;

2. Parking facilities and loading areas, for motor vehicles and bicycles, excluding industrial type vehicles unless actively engaged in on-site construction, repairs, or loading;

3. Outdoor advertising structures and signage; and

4. Pedestrian activity areas, plazas, and outdoor cafes.

G. The storage of hazardous waste shall be allowed only as an accessory use to a legally established primary use of the property and shall be managed subject to all applicable federal, state, and local statutes.

H. Any use that includes emergency vehicles as part of its operation shall be designed for emergency vehicle egress that is as safe as possible for pedestrians and traffic.

I. Street improvements, including curb, gutter, sidewalk, and planting area consistent with the F/T design standards, and all necessary utilities shall be required to be installed for any lot that is being developed where such improvements are lacking or inconsistent with current City standards; provided, that certain minor improvements or alterations, pursuant to this title, shall not of themselves trigger this requirement.

J. Vehicle Parking Standards.

1. For nonresidential uses, vehicle parking shall comply with the parking standards set forth in Chapter 19.125 MTMC; provided, that in building districts E and F, the first 2,000 square feet of a retail or eating/drinking establishment use on a single lot shall be exempt from the minimum parking requirements as long as four available parking spaces are located within 200 feet.

2. For multiple-household dwellings, excluding townhomes and live-work units, off-street

vehicle parking shall be provided in a total amount that equals at least three-quarter parking space per studio or one bedroom unit; one parking space per unit of two or less bedrooms, and one-half additional parking space for each bedroom beyond two bedrooms in a unit, except as otherwise allowed under MTMC 19.125.060. Parking spaces must also include guest or flexible space that is not contained within a private dwelling, at a ratio of at least one space for every four dwelling units, unless a parking study documents to the satisfaction of the Director, in consultation with the City's traffic engineer, that a different ratio of parking is appropriate.

3. For townhomes and live-work units, two off-street parking spaces are required per unit. At least one of the two required parking spaces must be in a garage within the townhome or live-work unit.

K. Design Standards. To assure an attractive, pedestrian-friendly environment, all development occurring within the F/T district upon the effective date of the ordinance codified in this section, unless otherwise exempted by this chapter, shall comply with the F/T design standards, which are attached to the ordinance codified in this section and adopted by reference as though fully set forth herein and which shall be available from the Department. If the F/T design standards appear to conflict with a provision of another chapter of this title, said design standards shall prevail within the F/T district.

L. Townhomes and live-work units are exempt from the F/T design standards but shall comply with building and site standards set forth in the multifamily design standards.

M. Any development of building districts C and D shall be designed in a manner that allows a future roadway to connect directly with 236th Street SW, as approved by the Director, in order to ensure future access from 236th Street SW, consistent with the Comprehensive Plan Transportation Element.

N. For building districts C and D, a minimum tree buffer is required as specified in MTMC 19.60.050(B). The tree buffer shall primarily consist of a forested area of mature native trees and may be accompanied by younger trees and understory vegetation. Trees in the tree buffer area shall not be disturbed or removed, except as necessary for forest management or safety and subject to any studies and permits required by the municipal code.

O. Street Frontages. A pedestrian activity area of at least 12 feet in width from the back of curb shall be provided along the entire frontage of vacant property that is being developed and, as required by MTMC 19.60.090, along the entire frontage of property that is being redeveloped. The pedestrian activity area is subject to the F/T design standards adopted under subsection K of this section.

P. Undergrounding of power and other utility lines is required for all development in building districts

A, B, C, and D. The placement of power poles, except as needed on a temporary basis during construction, is prohibited in building districts A, B, C, and D. Undergrounding of power in building districts E and F is subject to the code requirements that apply generally to other areas of the City.

Q. Chapter 19.126 MTMC shall regulate electric vehicle infrastructure.

R. The provision for maximum height under a transfer of development rights program is subject to the requirements of Chapter 18.40 MTMC.

S. Not including any TDR credits under Chapter 18.40 MTMC, building height in districts C and D is allowed up to a maximum of eight stories, not to exceed 100 feet, if the Director finds that one of the following conditions is met and up to a maximum of 12 stories, not to exceed 180 feet, if the Director finds that two or more of the following conditions are met:

1. The building meets standards for LEED Gold or for an equivalent rating system approved by the Director;

2. Low impact stormwater management techniques are used that exceed what would otherwise be required for the development;

3. The development provides exceptional stream buffer restoration and enhancement together with a continuous multi-use path or trail and public space amenities within and adjacent to the critical area buffers to connect with the transit station; or

4. A public plaza is provided that is accessible from a public right-of-way and that includes artwork and landscaping.

T. The locational and area standards of this chapter and of any other regulations in this title pertaining to development under this chapter do not have to be met on individual lots, parcels or tracts developed under the provisions of Chapter 17.05 MTMC, Binding Site Plans, or Chapter 17.09 MTMC, Fee Simple Unit Lot Subdivisions; provided, that they are met on the collective lots, parcels and/or tracts in a binding site plan or fee simple unit lot subdivision and that all standards otherwise applicable to the outer perimeter of individual lots (e.g., setbacks, landscaping and buffers) are met around the outer perimeter of the binding site plan or fee simple unit lot subdivision. (Ord. 2660 § 10, 2015; Ord. 2639 § 4, 2014; Ord. 2553 § 8, 2010; Ord. 2551 § 2, 2010).

Chapter 19.85
SDD C/R – SPECIAL DEVELOPMENT DISTRICT COMMERCIAL/RESIDENTIAL

Sections:

19.85.010 Purpose and intent.

19.85.020 Allowed uses.

19.85.030 Dimensional requirements.

19.85.040 Special regulations.

19.85.050 Special use.

19.85.010 Purpose and intent.

The purpose of the special development district commercial/residential (SDD C/R) is to provide flexibility for uses ranging from residential to retail to office, while requiring high performance standards and environmental protection. (Ord. 2476 § 4, 2008).

19.85.020 Allowed uses.

The land uses identified below are allowed in the SDD C/R district unless otherwise prohibited by another provision of the municipal code. The manner in which they are allowed is shown in the following chart. The chart lists potential uses in the left-hand column, with major categories of use indicated by bold font; the four columns on the right list four methods for allowing each use; the methods are abbreviated as: “P” for permitted use, “C” for conditional use, “A/P” for accessory permitted use, and “HO” for home occupation conditional use. An “X” marks by which method the use is allowed; if an X is not indicated after a major category of use, it is not allowed, except as specifically provided in the chart. Footnotes provide additional information that shall be applied. If a use is not included in the table below, it is not allowed in this district unless otherwise specifically allowed pursuant to MTMC Title 18. All uses are also subject to additional requirements of the municipal code.

Type of Use	P	C	A/P	HO
Commercial				
Commercial facilities	X			
Home occupations				X
Medical/Health Care	X[1]			
Miscellaneous				
Guardhouse or caretaker residence			X[2]	
Hazardous waste and treatment storage			X	

Storage facilities			X	
Parking Facilities			X	
Public Service Facilities	X			
Public Utility Facilities	X			
Recreation/Entertainment/Cultural Facilities	X			
Residential				
Adult care household	X			
Assisted living	X			
Group homes		X[3]		
Long-term care facility	X			
Motels, hotels, inns	X			
Multifamily dwellings	X[4]			
Single-household dwelling units	X			
School/Day Care		X		
Transportation Facilities	X			

[1]Excluding hospitals and ambulance services, which are subject to a conditional use permit.

[2]Except that any such facilities used for habitation must be within the same building that contains the property's primary use.

[3]Only if established as an essential public facility pursuant to Chapter 18.15 MTMC.

[4]Only as part of a mixed use project; provided, that residential use comprises no more than 10 percent of the ground floor area of the building.

(Ord. 2486 § 3, 2008; Ord. 2476 § 4, 2008).

19.85.030 Dimensional requirements.

The following minimum dimensional requirements shall apply uniformly to all development within the SDD C/R district, except as otherwise stated in MTMC 19.85.040:

Minimum Lot Area	5,400 square feet
Lot Width at Street Frontage	40 feet

Front Yard Setback	15 feet[1]
Side Yard Setback	10 feet[2]
Rear Yard Setback	25 feet[2]
Maximum Building Height	3 stories, not to exceed 35 feet
Maximum Structural Coverage	40% of lot area
[1]Except that the Department may require a greater distance if needed to assure adequate sight distance at intersections.	
[2]None when adjacent to developed commercial use unless required to meet landscaping requirements.	

(Ord. 2476 § 4, 2008).

19.85.040 Special regulations.

Special regulations, as specified below, shall apply to the SDD C/R district:

A. Multiple-household dwellings are allowed only as part of a mixed commercial/residential development. Such residential uses shall not comprise more than 10 percent of the ground floor of any building.

B. All uses, including storage, shall be conducted wholly within an entirely enclosed building except for the following:

1. Public utility facilities.

2. Parking facilities and loading areas; provided, that no area outside of an enclosed building shall be used for storage or repair of vehicles.

3. Sale or rental of vehicles.

4. Vehicle service stations.

5. Outdoor advertising structures.

6. Sale or display of fresh produce, nursery supplies, and cut flowers.

C. Sexually oriented business/adult entertainment establishments shall not be permitted.

D. Off-street parking shall be provided for multiple-household dwellings in a total amount that equals at least 1.25 parking spaces per unit for each unit of two or less bedrooms and one additional parking space for each bedroom beyond two bedrooms in a unit. Parking spaces must include guest or flexible space, which is not contained within a private dwelling, at a ratio of at least one space for every four dwelling units, unless a parking study is provided that documents to the satisfaction of the City's traffic engineer that a slightly different ratio of guest or flexible parking space is appropriate.

E. Chapter 19.126 MTMC shall regulate electric vehicle infrastructure.

F. The locational and area standards of this chapter and of any other regulations in this title pertaining to development under this chapter do not have to be met on individual lots, parcels or tracts developed under the provisions of Chapter 17.05 MTMC, Binding Site Plans; provided, that they are met on the collective lots, parcels and/or tracts in a binding site plan and that all standards otherwise applicable to the outer perimeter of individual lots (e.g., setbacks, landscaping and buffers) are met around the outer perimeter of the binding site plan. (Ord. 2660 § 13, 2015; Ord. 2553 § 12, 2010; Ord. 2476 § 4, 2008).

19.85.050 Special use.

Wireless communication facilities are regulated under Chapter 19.137 MTMC. (Ord. 2476 § 4, 2008).

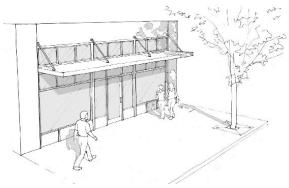
19.123.050 How to use this chapter.

Site orientation standards for individual properties depend on the block frontage designated for that location. The following steps will help in using this chapter:

A. Go to the map in MTMC 19.123.060 to find the property and the block frontage type designation. For development that fronts onto multiple streets, see provisions in MTMC 19.123.140.

B. Go to the appropriate code section in this chapter for the standards for applicable block frontage type designation. Table 19.123.050 includes a summary of key block frontage types.

Table 19.123.050
Summary of key block frontage types.

	Permitted Frontage	Details
		• No new ground-level parking adjacent to the street. • Special transparency, weather protection, and entry requirements. • Minimum commercial space height

Storefront		and depth. • No ground floor residential uses except for live/work units on select Storefront designated blocks where the storefront space meets height and depth standards.
Secondary	↑ Storefront or Landscape Frontages Allowed ↓	• Ground-level parking must not be visible from the street. • Landscaping to soften facades of non-storefronts and buffer parking areas. • Minimum facade transparency requirements per use and setback.
Landscape		• Ground-level parking must not be visible from the street. • Landscaping to soften facades and buffer parking areas. • Minimum facade transparency requirements per use and setback.

(Ord. 2755 § 3 (Exh. B), 2019).

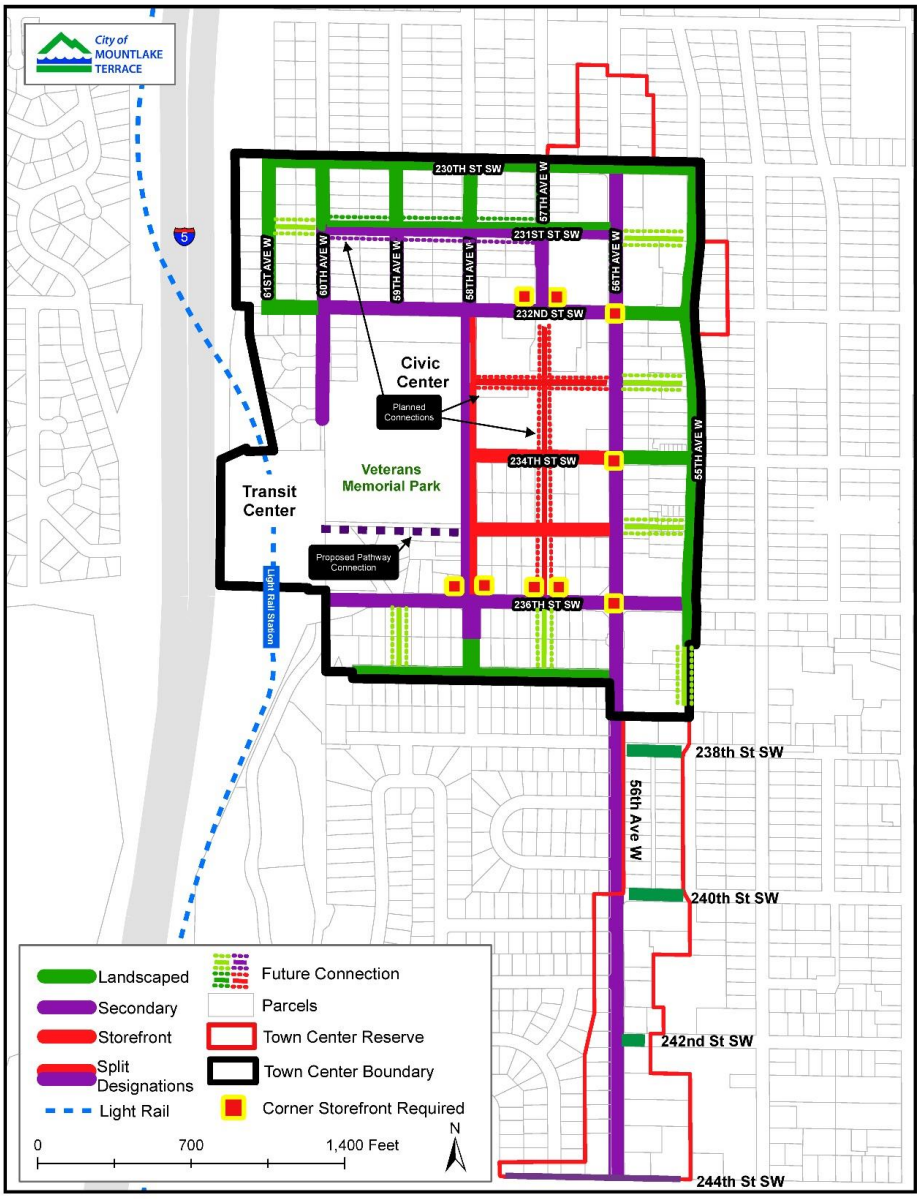
19.123.060 Block frontage designation maps.

The block frontage designations established by this chapter are maintained under the direction of the director. All notations, references, and other information shown have the same force and effect as if fully described in this title.

Note that these block frontage designation maps are different than the streetscape designation map in Figure 19.50.080. Block frontage designations and standards regulate the development frontages, which includes the building and associated site development that occurs within the property boundary. The streetscape designations and standards set forth in MTMC 19.50.080 regulate the design of sidewalks and planting strips within the right-of-way. In some cases, the streetscape standards call for expanded sidewalks that extend beyond the property line. Also note that the streetscape standards sometimes vary on the type of block frontage design.

Figure 19.123.060

Map 1: Mountlake Terrace Town Center block frontage designations map.

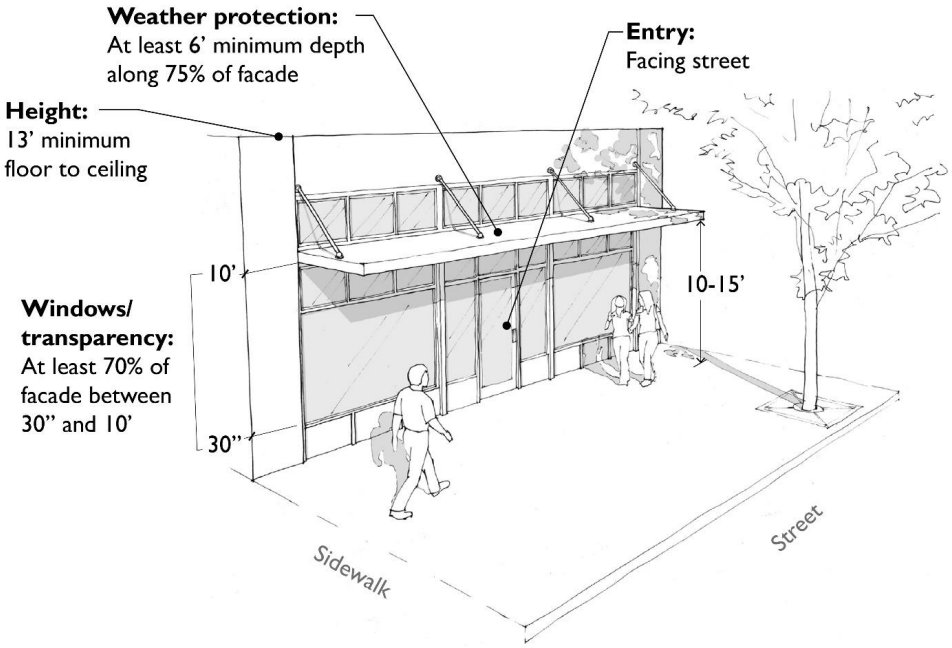


(Ord. 2755 § 3 (Exh. B), 2019).

19.123.080 Storefront block frontage standards.

A. Purpose. Storefront block frontages are the most vibrant and active shopping and dining areas within Mountlake Terrace. Blocks designated as storefront block frontages include continuous storefronts placed along the sidewalk edge with small-scale shops and many business entries.

Figure 19.123.080(A)
Storefront vision and key standards.



B. Standards. All development on sites with a storefront block frontage designation must comply with the standards in Table 19.123.080(B) below:

Table 19.123.080(B)
Storefront block frontage standards.

The ➲ symbol refers to departure opportunities in MTMC 19.123.080(C).		
Element	**Standards**	**Additional Provisions and Examples**
Ground-level		
Land use	MTMC 19.50.040 sets forth ground-level uses permitted on storefront block frontages.	Lobbies and accessory uses associated with upper-floor professional-office and multi-household residential uses are allowed provided they are limited to 20% of all storefront block frontages and other storefront frontages. Exception: Such lobbies and accessory-uses associated with upper-floor professional-office and multi-household residential uses are not

		allowed on 57th Ave W and 233rd Street SW except where no other alternative is feasible.
Floor to ceiling height	13' minimum (applies to new buildings only).	Applies to the minimum retail space depth.
Retail space depth	50' minimum on 57th Ave W and 233rd Street SW and 30' minimum elsewhere (applies to new buildings only). ➲	
Building placement	Buildings must be placed at the back edge of the required sidewalk. Additional setbacks are allowed for a widened sidewalk or pedestrian-oriented space (MTMC 19.123.190(D)).	Corner storefront building example.
Building entrances	Primary building entrances must face the street. For corner buildings, primary entrances for ground-level building corner uses may face either street or the street corner.	
Facade transparency (see MTMC 19.123.070)	At least 70% of the transparency area. ➲	
Weather protection	Weather protection over the sidewalk is required along at least 75% of the storefront facade, and it must be a minimum of 6' deep and have 10' to 15' of vertical clearance. ➲ Weather protection must not interfere with street trees,	

	street lights, street signs, or extend beyond the edge of the sidewalk.	
Parking location	New ground-level (surface or structured) parking adjacent to the street is prohibited. Parking may be placed below, above, and/or behind storefronts. ➲	
SPECIAL FOR STOREFRONT BLOCK FRONTAGES ALONG 57TH AVENUE WEST		
Height Stepbacks	• Lower floors: Maximum building facade height of three stories. • Stepback minimum (after first, second or third floors): 10'. • Upper floors: Maximum building height within 60' of 57th Avenue W: Seven stories or 80' (whichever is less). • Maximum building height when more than 60' from 57th Avenue W: See MTMC 19.50.050 for standards applicable to the subject zone.	

C. Departure Criteria. Departures from the standards in Table 19.123.090(B) that feature the ➲ symbol will be considered per MTMC 19.110.260 provided the alternative proposal meets the purpose of the standards and the following criteria:

1. Retail Space Depth. Departures from this standard are not allowed for storefronts adjacent to 57th Street W and 233rd Street SW. Elsewhere, reduced depths on up to 25 percent of the applicable block frontage will be considered where the applicant can successfully demonstrate the proposed alternative design and configuration of the space is viable for a variety of permitted retail uses.

2. Facade Transparency. Departures for facade transparency in the transparency area may be

reduced to a minimum of 40 percent for block-frontages other than 57th Avenue W and 233rd Street SW if the facade design between ground-level windows provides visual interest to the pedestrian and mitigates the impacts of blank walls.

3. Weather Protection. The reduced extent (to no less than 50 percent of block frontages) or width of weather-protection features (to no less than four feet in width) will be considered provided the designs are proportional to architectural features of the building and building design trade-offs (elements that clearly go beyond minimum building design standards in this chapter) meet the purpose of the standards. (Ord. 2755 § 3 (Exh. B), 2019).

19.123.090 Storefront corner block frontage standards.

All development on sites with a storefront corner block frontage designation must comply with the standards in Table 19.123.080(B) above, except that the storefront block frontage standards must apply to storefront building elevations at least 30 feet (horizontally) from the corner of the building and the entire length of the building that's sited up to the edge of the sidewalk (as a storefront). For required building stepbacks on 57th Avenue W on the north side of 232nd Street SW, the subject stepback provisions apply only to the first 30 feet of 57th Avenue W block frontage north of 232nd Street SW.

Figure 19.123.090
Storefront corner block frontage example.

(Ord. 2755 § 3 (Exh. B), 2019).

20.38.640 DHOD height limits.

(1) DHOD Height Zones Established. Within the DHOD as shown on the zoning map, there are three different DHOD height zones with height limits established as follows:

(a) DHOD 3: 38 feet – three stories.

(b) DHOD 4: 48 feet – four stories.

(c) DHOD 5: 58 feet – five stories.

(2) DHOD Height Bonus. A 10-foot (one story) height bonus not to exceed 20,000 feet in area may be granted to exceed the applicable maximum height provided in subsection (1)(a) of this section if the applicant agrees to construct and operate (or lease to an operator) a grocery store in the same building for which the bonus is sought, with the grocery store space measuring at least 10,000 square feet in area. In addition to the 20,000-square-foot bonus limit, the area of this additional 10 feet of building height shall not exceed 95 percent of the area of the floor immediately below this bonus height (floor). Any height bonus shall require a development agreement between the developer and the city that provides assurances to the city guaranteeing that the ground floor commercial space will be developed and operated as a grocery store upon project completion.

(3) DHOD Height Zone Map. The height zones described in this section shall be applied as reflected on the DHOD Height Zone Map as shown in Figure 1.

Figure 1: DHOD Height Zone Map

(Ord. 011-19 § 5 (Exh. 2)).

RZC 21.10 DOWNTOWN REGULATIONS

21.10.010 Purpose

The purposes of the Downtown Regulations are to:

A. Implement the Downtown vision and policies as described in the Comprehensive Plan;

B. Promote the development of Downtown as an Urban Center, attracting people and businesses by providing an excellent transportation system, diverse economic opportunities, a variety of well-designed and distinctive places to live, and proximity to shopping, recreation, and other amenities;

C. Provide a pedestrian- and bicycle-oriented environment with "local" streets appropriate for a destination location; and

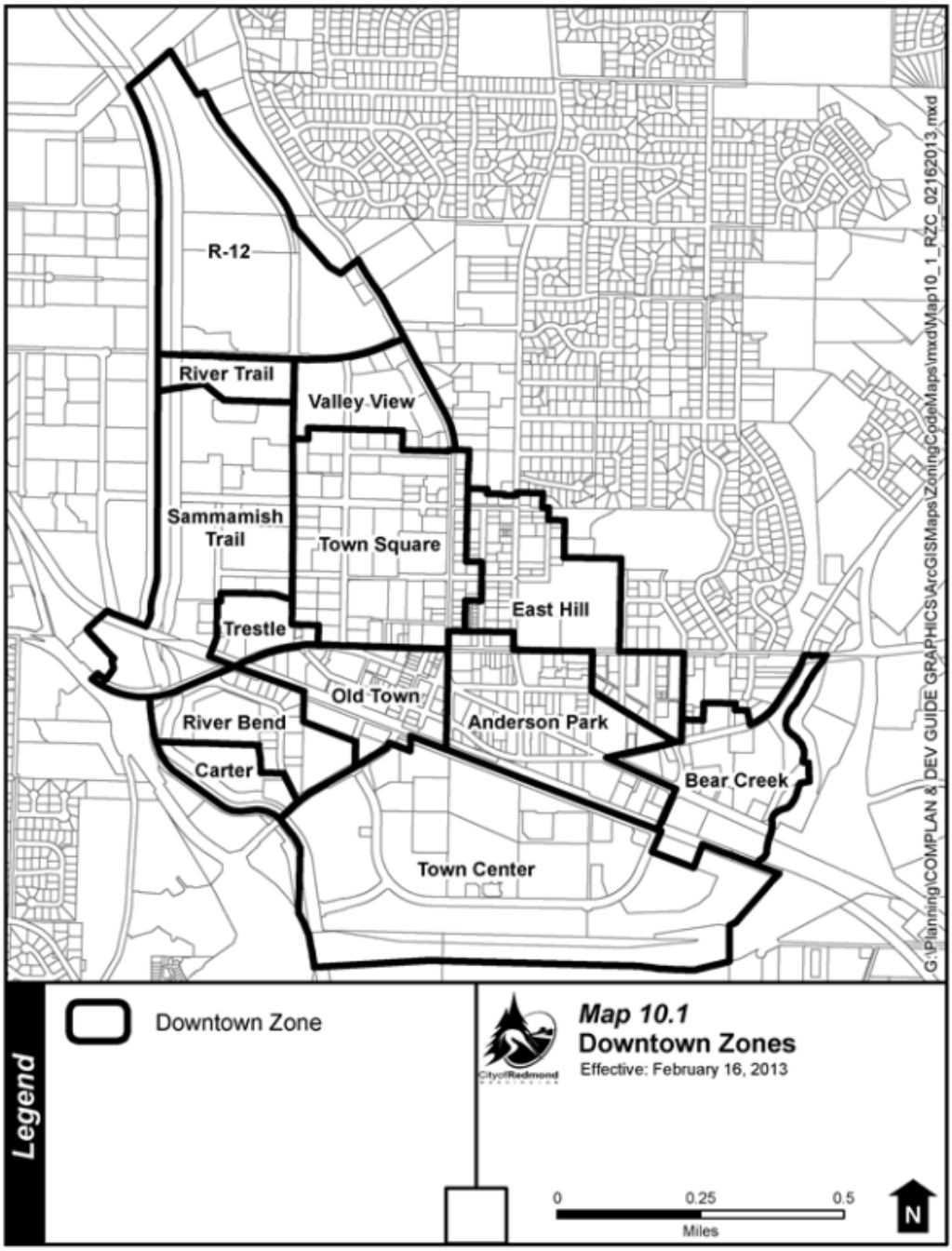
D. Provide a dynamic urban area that is enhanced by a rich natural setting, including open space, trees, and other landscaping, and a focus on the Sammamish River. Such a neighborhood, by its very nature, is noisier and busier than the typical suburban residential neighborhood.

Effective on: 4/16/2011

21.10.020 Downtown Zones Map

The Downtown neighborhood – less than one square mile in size – contains 12 zones called: Valley View, Bear Creek, Trestle, Sammamish Trail, Town Square, Old Town, Anderson Park, River Bend, River Trail, East Hill, Carter, and Town Center. These individual zones will continue to develop as distinct places within the Downtown, characterized by different building heights, designs and land uses, distinctive entrance corridors, streetscapes, roadway designs, landscaping, and amenities. This variety helps draw people to and through the various zones. The districts are shown on Map 10.1, Downtown Zones, below.

Map 10.1
Downtown Zones



Note: Online users may click the map for a full-size version in PDF format.

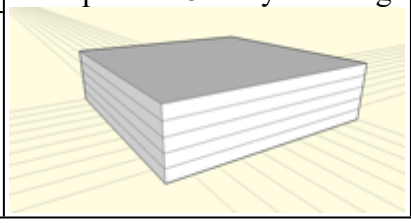
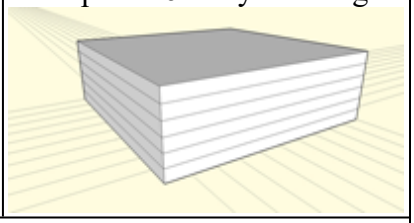
(Ord. 2679)

Effective on: 2/16/2013

21.10.030 Old Town (OT) Zone

A. Purpose. The Old Town district is comprised of the original downtown and includes a number of historic structures and gathering places, including a central park. The Old Town district is established to be a center of pedestrian-oriented retail activity in the Downtown neighborhood. The regulations shaping development in this district provide for an urban village pattern and rhythm which encourages narrow ground floor storefronts, small blocks, narrow streets with curbside parking, mixed-use residential/office/service buildings, and pedestrian-scale architecture. The regulations also encourage the enhancement of existing older buildings in Old Town with small ground floor retail spaces, characterized by narrow bay spacing complementary to pedestrian activity and interest, and office or residential spaces in upper stories. The pedestrian nature of the area is emphasized through lower parking requirements and plans for creation of parking lots/structures in a few central locations at the edge of these areas. This district provides for a full range of retail uses such as specialty and comparison shopping, eating and entertainment establishments, as well as general and professional services, and residential uses.

B. Maximum Development Yield.

Table 21.10.030A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building
Lot Coverage	100 percent	100 percent		
These are office building examples using Transfer Development Rights and Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.				

C. Regulations Common to All Uses.

Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and	See Map	Setbacks along Downtown streets are regulated by the Downtown

Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
side street (commercial use)	10.3, Downtown Pedestrian System	Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)		Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building	5 Stories	Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, Height Limit Overlay.

Table 21.10.030B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Height without TDRs		
Maximum Building Height with TDRs and GBP	6 Stories	A. Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, Height Limit Overlay. B. One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart, RZC 21.10.130.B.
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs or the GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP). B. All legal lots are entitled to 10,000 ft gfa without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

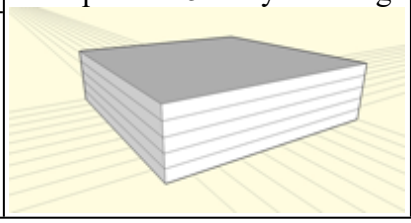
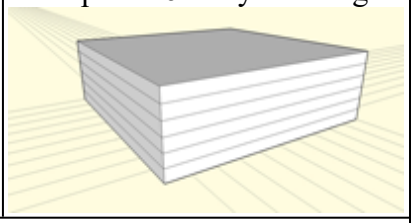
Table 21.10.030C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets, per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
2	Multifamily Structure, Mixed-Use Residential		
3	Dormitory	Bed (0.5, 1.0)	
4	Residential suite		
5	Housing Services for the Elderly	See Special Regulations	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0) B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential

Effective on: 4/14/2018

21.10.040 Anderson Park (AP) Zone

A. Purpose. The Anderson Park (AP) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood, Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these districts allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Anderson Park zone encourages development of a mix of multistory residential and office buildings and allows limited retail space in order to provide convenient access without diluting the more concentrated retail cores of the Old Town and Town Center zones. The Anderson Park zone also enhances the long-term pedestrian character of Redmond Way and Cleveland Street by including street-level building and landscape design.

B. Maximum Development Yield.

Table 21.10.040A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building
Lot Coverage	100 percent	100 percent		
These are office building examples using Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.				

C. Regulations Common to All Uses.

Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)	See RZC 21.10.130.D, Residential Setback Requirements	Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building	n/a	

Table 21.10.040B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Height		
Maximum Building Height without TDRs or GBP	5 Stories	
Maximum Building Height with TDRs or GBP	6 Stories	One floor of additional height may be achieved with the use of Transfer Development rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart.
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or Green Building requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP). B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.040C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
2	Multifamily Structure, Mixed-Use Residential		
3	Dormitory	Bed (0.5, 1.0)	
4	Residential suite		
5	Housing Services for the Elderly	See Special Regulations	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility. Worker on largest shift (1.25, 1.25) E. A traffic mitigation plan is required. The plan shall address traffic control; parking

Table 21.10.050C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
		1/5 fixed seats	general assembly are, including aisle space, but excluding stage, podium, lobby, and space for musical instruments. B. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
Other			
20	Funeral Homes and Services	1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats	Excludes crematoriums.
21	Vending Carts, Kiosks		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
22	Automobile Parking Facilities		Surface parking lots are prohibited.

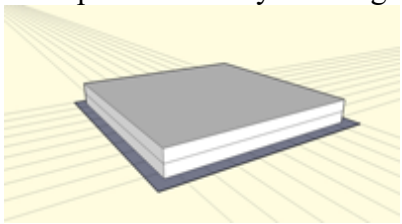
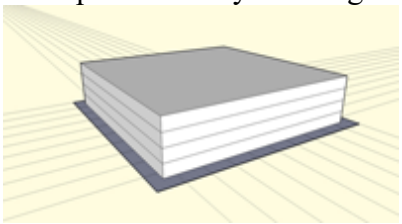
(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018

21.10.060 Bear Creek (BC), Valley View (VV), and Trestle (TR) Zones

A. Purpose. The convenience commercial areas of Downtown include the Valley View, Trestle, and Bear Creek zones. These three zones are located at the major entrances to the Downtown to serve shoppers conveniently from both within and outside the neighborhood. These zones are intended to provide for everyday, basic shopping needs and services, such as groceries, pharmacies, and other convenience retail goods and services that are easily accessed by pedestrians, bicyclists, and motor vehicles. Land uses and redevelopment in the area should be compatible with shopping and service needs of the community and surroundings, as well as with the long-term Downtown vision of encouraging a more pedestrian-supportive, mixed-use environment in these zones.

B. Maximum Development Yield.

Table 21.10.060A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	2 stories	4 stories	Example of a 2-story building	Example of 4-story building
Lot Coverage	80 percent	80 percent		
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.				

C. Regulations Common to All Uses.

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on	See Map 10.3, Downtown Pedestrian	A. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
ground floor)	System	21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	2 Stories	A. The maximum height may be increased to four stories when the site's development plan can demonstrate the goals and objectives outlined in Comprehensive Plan Policy DT-37, and the design guidelines outlined in RZC 21.62.020.C are met through the site plan entitlement process.
Maximum Building Height with	3 Stories	A. One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance

Table 21.10.060B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
TDRs or GBP		with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	80 percent	A. For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart. B. Lot coverage percentage equals: The total site area measured to the property line, less pedestrian systems measured to the curb line, on-site sidewalks, landscaping, and plazas, divided by the site area measured to the curb line.
Base FAR Without TDRs	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP). B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	A. See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	A. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See

RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. B. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
2	Multifamily Structure, Mixed-Use Residential		
3	Dormitory	Bed (0.5, 1.0)	
4	Residential suite		
5	Housing Services for the Elderly	See Special Regulations	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).

Table 21.10.060C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
22	Automobile Parking Facilities		Surface parking lots are prohibited.

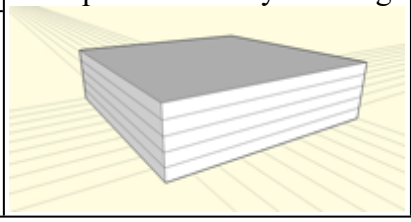
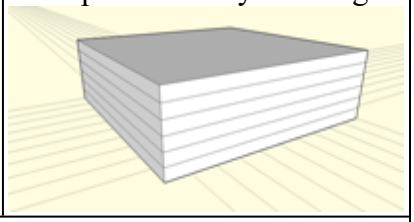
(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018

21.10.070 Sammamish Trail (SMT) Zone

A. Purpose. The Sammamish Trail (SMT) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Sammamish Trail (SMT) zone encourages development, including restaurants and retail uses that focuses on, celebrates, and enhances the environment of the Sammamish River by providing amenities that are connected to the river, by orienting buildings to the river trail, by providing for building heights that are lower as they approach the river and higher beyond the shoreline/critical area boundaries, and by enhancing degraded shorelines adjacent to new development.

B. Maximum Development Yield.

Table 21.10.070A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building
Lot Coverage	100 percent	100 percent		
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.				

C. Regulations Common to All Uses.

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)	See RZC 21.10.130.D, Residential Setback Requirements	Not permitted on ground floor street fronts of Type I pedestrian streets (as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side	See RZC	

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Residential	21.10.130.D, Residential Setback Requirements	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	2 Stories	Minimum height two stories, except single-story retail is allowed (through December 31, 2023) on (a) the south block of NE 83rd Street between 158th Avenue NE and 160th Avenue NE; i.e., in Lots 2 and 3 of Lot Line Revision 90-01), and (b) the portions of Lot 6 of the Redmond Center Plat lying west of 158th Avenue NE if extended south. RZC 21.62.020.G (rather than RZC 21.62.020.H shall apply to single-story retail development within those two areas except that RZC 21.62.020.G.2.a.ii shall not apply to the above-referenced portions of Lot 6 of the Redmond Center Plat and except that RZC 21.62.020.G.2.a.i shall not apply to the above-referenced portion of the south block of NE 83rd Street.
Maximum Building Height without TDRs or GBP	5 Stories	
Maximum Building Height with TDRs or GBP	6 Stories	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).

Table 21.10.070B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart.
Base FAR Without TDRs or GBP	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP). B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
2	Multifamily Structure, Mixed-Use Residential		
3	Dormitory	Bed (0.5, 1.0)	
4	Residential suite		
5	Housing Services for the Elderly	See Special Regulations	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25,

Table 21.10.070C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
22	Automobile Parking Facilities		Surface parking lots are prohibited.

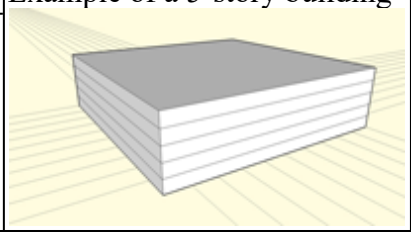
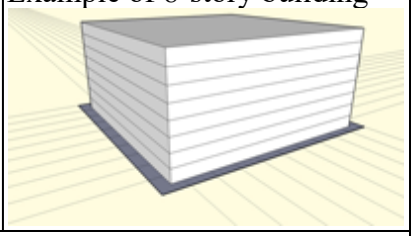
(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018

Town Square (TSQ) Zone

A. Purpose. The Town Square (TSQ) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly, and activating commercial uses. The Town Square zone encourages new transit-oriented development in order to take advantage of the zones proximity to local and regional transit opportunities.

B. Maximum Development Yield.

Table 21.10.080A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	8 stories	Example of a 5-story building	Example of 8-story building
Lot Coverage	100 percent	100 percent		
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.				

C. Regulations Common to All Uses.

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)	See Map 10.3, Downtown Pedestrian System	A. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or a quarter-block length from a street intersection.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential	

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
	Setback Requirements	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System	
Other Standards		
Minimum Building Height	2 Stories	
Maximum Building Height without TDRs or GBP	5 Stories	Building height is limited in certain areas. See RZC 21.10.110.B, Height Limit Overlay.
Maximum Building Height with TDRs or GBP	8 Stories	A. Building height is limited in certain areas. See RZC 21.10.110.B, Height Limit Overlay. B. One floor of additional height may be achieved with the use of Transfer of Development Rights. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions. C. Maximum height for buildings is five stories without Transfer of Development Rights (TDRs) or bonuses. Bonus to eight stories granted for provision of 20 percent on-site usable open space in the form of plazas/arcades with water features that are accessible to the public during extended business hours, public meeting rooms, day care services, or the preservation

Table 21.10.080B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
		of historic buildings or sites. The amenities shall be on the project site or within the zone in which the building is located. Such approval shall be granted through the site plan entitlement review process. TDRs or GBP may not be used to exceed the eight-story height allowed through these bonuses
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by the Downtown Residential Densities Chart.
Base FAR Without TDRs or GBP	1.25	A. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR and GBP requirements. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP). B. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5, Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 50 feet or a quarter-block length from a street intersection. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
2	Multifamily Structure, Mixed-Use Residential		
3	Dormitory	Bed (0.5, 1.0)	
4	Residential suite		
5	Housing Services for the Elderly	See Special Regulations.	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25,

Table 21.10.080C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
22	Automobile Parking Facilities		Surface parking lots are prohibited.

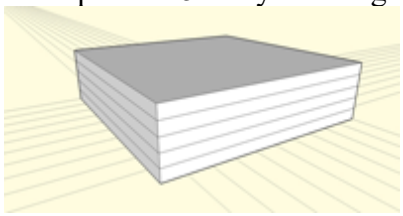
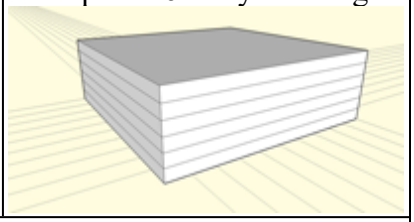
(Ord. 2642; Ord. 2652; Ord. 2679; Ord. 2709; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018

21.10.090 River Bend (RVBD) Zone

A. Purpose. The River Bend (RVBD) zone is one of four distinct mixed-use residential/office districts in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter streets in these zones allow residential uses on the ground floor, whereas the primary streets are intended for active, pedestrian-friendly and activating commercial uses. The River Bend zone enhances this area as an entrance to downtown by requiring streetscape improvements, by using design standards to encourage the creation of mixed residential/office villages and buildings, and by linking the zone with the Downtown core and Sammamish River. The River Bend zone also preserves the “green” gateway on Leary Way at the south end of Downtown by providing for the acquisition of land and the application of design standards and forest management. .

B. Maximum Development Yield.

Table 21.10.090A Maximum Development Yield				
Allowed	Base	Maximum	Illustrations	
Height	5 stories	6 stories	Example of a 5-story building	Example of 6-story building
Lot Coverage	100 percent	100 percent		
These are office building examples using Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements				

C. Regulations Common to All Uses.

Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential use on ground floor)	n/a	Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System Map.
Setback Line (distance from property line)		
Side Commercial	0 feet	
Rear Commercial	0 feet	
Side Residential	See RZC 21.10.130.D, Residential Setback	

Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
	Requirements	
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Map 10.3, Downtown Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	5 Stories	
Maximum Building Height with TDRs or GBP	6 Stories	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
Maximum Height Within Shorelines (SMP)	35 feet	1. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) 2. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	100 percent	For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart.

Table 21.10.090B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Base FAR Without TDRs or GBP	1.25	1. Maximum FAR without TDRs or GBP for nonresidential space is 1.25. Residential space within a mixed-use building is exempt from TDR or GBP requirements. See RZC 21.10.160, Using Transfer of Development Rights (TDRs), and RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP). 2. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

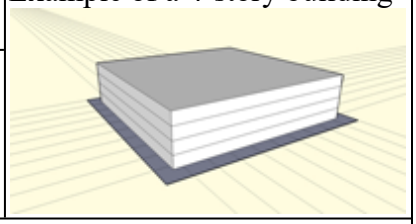
Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the	A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System Map, or where ground floor residences may be negatively
2	Multifamily Structure, Mixed-Use Residential		

Table 21.10.090C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
		required off-street parking.	impacted by nearby nonresidential uses, except by establishment of an Administrative Design Flexibility per RZC 21.76.070.C. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
3	Dormitory	Bed (0.5, 1.0)	
4	Residential suite		
5	Housing Services for the Elderly	See Special Regulations.	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
General Sales or Service			
6	General Sales or Services	1,000 sq ft gfa (2.0, 3.5)	A. Uses not permitted include: 1. Rental storage and mini-warehouses. 2. Retail sales or services involving drive-through/drive-up facilities, except drive- through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a

21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zones

A. Purpose. Downtown includes three residential zones at the periphery of the neighborhood (River Trail, Carter, and East Hill) that are intended to retain a quieter "residential" character than the other nearby mixed-use areas. These zones will provide a variety of housing types that are not primarily mixed-use in developments that include more typical residential features, such as front yards, landscaping, and ground-related patios and porches. These areas are all located within walking distance to the various retail and service areas in the Downtown. The regulations in this division are intended to retain the East Hill zone's special character and to ensure that single-family residential structures in this zone are well maintained until they are redeveloped with higher-density residential uses or are converted to nonresidential uses that are compatible with the residential neighborhood.

B. Maximum Development Yield.

Table 21.10.100A Maximum Development Yield			
Allowed	Base	Maximum	Illustration
Height	4 stories	5 stories	Example of a 4-story building 
Lot Coverage	75 percent	Depends on setbacks and residential usable opens space requirements	
These are office building examples using Transfer Development Rights or GBP to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results.			

C. Regulations Common to All Uses.

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See Map 10.3, Downtown Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location.
Front and side street (residential	See Map 10.3, Downtown	A. Setbacks along Downtown streets are regulated by RZC 21.10.150, Pedestrian System, which specifies street frontage standards between the street curb and the face of buildings,

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
use on ground floor)	Pedestrian System	depending on site location.
Setback Line (distance from property line)		
Side Commercial	Depends on size of building	A. See RZC 21.10.130.D, Residential Setback Requirements.
Rear Commercial	10 feet	
Side Residential	Depends on size of building	A. See RZC 21.10.130.D, Residential Setback Requirements.
Rear Residential	10 feet	
Yard adjoining BNSF ROW or Parks	14 feet	
Yard adjoining Mid-Block Path	See Pedestrian System Map	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	4 Stories	
Maximum Building Height with TDRs or GBP	5 Stories	A. One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (BDP).

Table 21.10.100B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	See Downtown Residential Densities Chart.	A. For residential development without ground floor commercial/office, lot coverage shall be governed by RZC 21.10.130.B, Downtown Residential Densities Chart. B. For nonresidential uses, maximum allowable lot coverage is 75 percent.
Base FAR	1.0	A. Applies to commercial uses only B. Residential space within a mixed-use building is exempt from FAR requirements. See RZC 21.10.160, Using Transfer Development Rights (TDRs). C. All legal lots are entitled to 10,000 square feet GFA without the use of TDRs or GBP, provided that other site requirements can be met.
Allowed Residential Density	Depends on Lot Size	A. See RZC 21.10.130.B, Downtown Residential Densities Chart.
Drive-through	n/a	A. Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
1	Attached dwelling unit, 2-4 units	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	A. Maximum density per lot dependent upon size and width of lot, RZC 21.10.130.B, Downtown Residential Densities Chart. B. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5. C. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
2	Multifamily Structure, Mixed-Use Residential		
3	Dormitory	Bed (0.5, 1.0)	
4	Residential suite		
5	Housing Services for the Elderly	See Special Regulations.	Parking requirements are as follows: A. Multifamily housing for senior citizens: Unit (0.5, 2.0). B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). E. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential

Effective on: 2/16/2013

21.10.120 Parking Standards

A. Developments may provide parking in excess of the maximum allowed parking standard shown in the Allowed Uses and Basic Development Standards Tables in RZC 21.10.030 through 21.10.100 above, provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.

B. For residential uses, curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.

C. A floor area bonus is available in the Old Town zone when utilizing the fee-in-lieu of parking provision.

D. Parking is not required for storefront ground floor home office space if the space is the lesser of 450 square feet or 25 percent of the gross floor area of the residence the home office is part of. (Ord. 2642)

Effective on: 4/16/2011

21.10.130 Downtown Residential Site Requirements

A. Purpose. The purpose of the Downtown Residential Site Requirements is to:

1. Ensure that Downtown residential development is in character with the goals and visions for the neighborhood in terms of density and bulk on the sites and the blocks they are located in, as well as livability and comfort within developments and compatibility between neighboring properties; and
2. Create light, air, pedestrian and vehicular circulation, emergency access, and general aesthetics by providing setbacks for development; and
3. Provide open space in the Downtown area that is usable by its residents and visitors.

B. Downtown Residential Densities Chart.

1. Use the table below to determine the permitted residential density of a site. The table is read from left to right. For example, in the East Hill District, a site that is 12,000 square feet in area and 120 feet in width will be allowed up to 45 dwellings per acre. If the site's area and width are in different rows (for example, 12,000 square feet and 100 feet wide), the lower density, 36 dwelling units per acre, shall apply.
2. Exceptions.
   a. If the site's width would allow a higher density than the site's area, the higher density shall be allowed if the site's area is at least 85 percent of the lowest range of the areas in the same row as the site's width. Example: On a site in the East Hill District where the lot width equals 120 feet and the site area is at least 10,200 square feet (85 percent of 12,000 square feet), 45 dwelling units per acre are allowed.

b. If the site's area would allow a higher density than the site's width, the higher density shall be allowed if the site's width is at least 85 percent of the lowest range of the widths in the same row as the site's area. Example: On a site in the East Hill District where the lot area equals 12,000 square feet and the site width is at least 102 feet (85 percent of 120 feet), 45 dwelling units per acre are allowed.

3. Lot coverage requirements do not apply to residential developments with ground floor commercial/retail uses.

4. Bonus for Semi-subterranean and Subterranean Parking. In freestanding residential developments that are on sites which are not large enough to qualify for densities that are not regulated by a maximum number of dwelling units per acre, but by the bulk, height, parking, and other standards as shown in the Downtown Residential Densities Chart below, a density bonus of 10 percent shall be granted to developments that provide semi-subterranean or subterranean parking where the finished floor height of the first floor is not more than four feet above the street curb.

5. For Unit Lot Subdivisions in the Sammamish Trail and Town Square zones, the minimum residential density required shall be 35 dwelling units per acre. See RZC 21.74, Land Division.

Table 21.10.130A
Downtown Residential Densities Chart

Districts	Minimum Site Area (Square Feet)	Minimum Site Width (Feet)	Maximum Dwelling Units per Net Acres	Maximum Allowable Lot Coverage
River Trail, Carter, and East Hill	2,400 – 3,199	Less than 26	1 unit per lot	75 percent
	2,400 – 3,199	27 – 43	2 units per lotWith alley accessonly. Otherwise one unit per lot.	75 percent
	3,200 – 5,999	44 – 49	30 du/ac	75 percent
	6,000 – 11,999	50 – 119	36 du/ac	N/A
	12,000 – 17,999	120 – 179	45 du/ac	N/A
	18,000 or more	180 or more	Density shall not be regulated by a maximum number of dwelling units per acre, but by the application of bulk, height, parking, and all other development standards. For example, developments may achieve as many dwellings as possible when the development provides all of the necessary parking, open space, etc., for the	N/A

			number of units proposed, and the building(s) meet all of the prescribed standards. All developments with proposed densities exceeding 66 dwelling units per acre, inclusive of density bonuses allowed per RZC 21.10.130.B.4, Residential Density Bonus, shall be required to have at least one level of semi-subterranean or subterranean parking, structured parking hidden behind ground floor commercial space, or other pedestrian amenities along the street front.	
Sammamish Trail, Town Square, Old Town, Anderson Park, River Bend, and Town Center	2,400 – 3,199	Less than 26	1 unit per lot	75 percent
	2,400 – 3,199	27 – 43	2 units per lot with alley access only. Otherwise one unit per lot.	75 percent
	3,200 – 5,999	44 – 49	30 du/ac	75 percent
	6,000 – 11,999	50 – 119	36 du/ac	N/A
	12,000 or more	120 or more	Density shall not be regulated by a maximum number of dwelling units per acre, but by the application of bulk, height, parking, and all other development standards. For example, developments may achieve as many dwellings as possible when the development provides all of the necessary parking, open space, etc., for the number of units proposed, and the building(s) meet all of the prescribed standards. All developments with proposed densities exceeding 66 dwelling units per acre, inclusive of density bonuses allowed per RZC 21.10.130.B.4, Residential Density Bonus, shall be required to have at least one level of semi-subterranean or subterranean parking, structured parking hidden behind ground floor commercial space, or other pedestrian amenities along the street front.	N/A
Trestle, Valley View, and Bear Creek	2,400 – 3,199	Less than 30	1 unit per lot	
	2,400 – 3,199	30 – 43	2 units per lotWith alley access only. Otherwise one unit per lot.	
	3,200 – 5,999	44 – 49	26 du/ac	

	6,000 or more	50 or more	Developments qualifying for additional height per RZC 21.10.060.C when infill/redevelopment of the site creates an urban village per RZC 21.62.020.G.2.c the same standard shown for River Trail, Carter, and East Hill shall apply. Otherwise the maximum allowed density is 30 dwelling units per acre.	

C. Residential Lot Coverage.

1. Requirements. For residential developments without ground floor commercial/office uses, maximum lot coverage shall not exceed the standards in RZC 21.10.130.B, Downtown Residential Densities Chart.
2. Exemptions. The following structures or portions of structures shall be excluded from the measurement of lot coverage:
   a. Ramps or other access for the disabled or elderly meeting Washington State Rules and Regulations for Barrier-Free Design.
   b. Required pedestrian walkways/vehicular lanes per Downtown pedestrian system. The area devoted to the required pedestrian system between the building and curb line/property line shall be counted as open space.
   c. An underground structure (below natural grade), or underground portion of a structure, on any part of the entire lot that is landscaped on the surface.

D. Residential Setback Requirements.

1. Applicability. All lots shall have one front yard and one rear yard, with the exception of lots with frontage on two streets or access corridors, which will have two front yards and no rear yard. Where a residential use is located above a ground floor commercial/office use, the side and rear setbacks shall apply only to the residential use.
2. Permitted Structures in Required Setback Areas. The following features are permitted within front, rear, and side yard setback areas, provided that they project no closer than five feet to a property line and do not project more than five feet into the setback area. Permitted projections include building extremities, such as balconies, patios, porches, architectural protrusions, subterranean garages and structures (below natural grade), bay windows, and chimneys. Except on Type I and II pedestrian streets per Map 10.3, Downtown Pedestrian System, projections may project over street sidewalks up to the property line, provided they do not project more than five feet into the setback area. The projections may be further restricted through the land use permit process based on public safety and aesthetic considerations.
3. Front Setbacks. Front setbacks shall conform to the standards specified in Map 10.3, Downtown Pedestrian System.
4. Side Setbacks. Side setbacks shall be determined by structure depth and height, according to the following table. The depth of the building shall be measured at right angles, or as near to right angles as possible, from the front property line in a plane

RZC Article V, Land Division

(Ord. 2642)

Effective on: 12/17/2011

RZC 21.12 OVERLAKE REGULATIONS

21.12.010 Overlake Village Purpose

The purposes of the Overlake Village regulations are to:

A. Implement the vision and policies for Overlake Village zones set forth in the Redmond Comprehensive Plan;

B. Encourage a broad mix of multifamily residential and commercial uses and amenities in order to achieve a vibrant, engaging environment and a true urban center;

C. Provide for pedestrian-friendly and activating commercial uses on the ground floor of development located along arterials, while allowing residential uses on the ground floor of development along local streets;

D. Include housing in all future development;

E. Promote compact, walkable development forms that are conducive to transit use;

F. Provide improved connections for nonmotorized and local vehicular travel;

G. Encourage use of environmentally sustainable site design and building features;

H. Encourage inclusion of retail, restaurants, professional offices, services, and entertainment uses to meet needs of residents and employees, enliven the area after working hours, and contribute to a sense of place; and

I. Allow additional building height and density where appropriate through an incentive program to facilitate provision of public and private infrastructure, green buildings, affordable housing, tree retention, and open space, while still achieving sustainable, transit-supportive densities.

Effective on: 4/28/2012

21.12.020 OV Master Planning

A. Master Plans are required in Overlake Village for all developments encompassing at least three acres and optional for sites under three acres. When a Master Plan has been approved by the City, site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Plan ("Plan Area"), rather than on a site-by-site basis, provided the approved Master Plan demonstrates the ability to comply with the requirement in question. For example, in the case of a development application for a site that is part of an area controlled by an approved master plan, if the plan designates the maximum lot coverage of structures and such areas are

(Ord. 2858)

Effective on: 12/17/2016

21.12.140 OV Transitional Use Requirements

A. Purpose. The purpose of this section is to provide for the transition of properties consistent with the adopted vision and plan for Overlake Village as a multistory mixed-use/residential urban neighborhood. This section is intended to ensure fairness to existing uses and property owners while also recognizing that the eventual redevelopment of these properties is consistent with and carries out the City's adopted goals, policies, and plans.

B. Transitional uses indicated in the Use and Bulk Regulation Tables in RZC 21.12.040 (OV Zone 1), 21.12.050 (OV Zone 2), 21.12.060 (OV Zone 3), and 21.12.080 (OV Zone 5) shall:

1. Only be located within the building footprint existing on any property as of December 11, 2007;
2. Not exceed 25,000 square feet gross floor area; and
3. Together with other transitional uses on the property, not comprise more than 70 percent of the total floor area for the buildings existing on the property under the ownership of record as of December 11, 2007.

C. The desirability of allowing transitional uses to continue shall be reviewed prior to December 12, 2012, and every five years after that , at a minimum, in order to determine whether allowing such uses to continue is compatible with the vision for Overlake. Unless City Council amends these regulations to prohibit transitional uses as the result of the review, the uses shall continue for an additional five years. If City Council amends these regulations to prohibit the transitional uses, all such uses with a Redmond business license located in Overlake Village zone at the time of the amendment shall become legal nonconforming uses. A transitional use located within Overlake Village zone that becomes a legal nonconforming use shall be allowed to expand consistent with the conditions outlined in (B) above. If a legal nonconforming use vacates the premises in which it is located, the use may be replaced by any other transitional use that was allowed by the code as adopted on December 11, 2007.

Effective on: 4/16/2011

21.12.150 OV Street Cross Sections

A. Guidelines for Application.

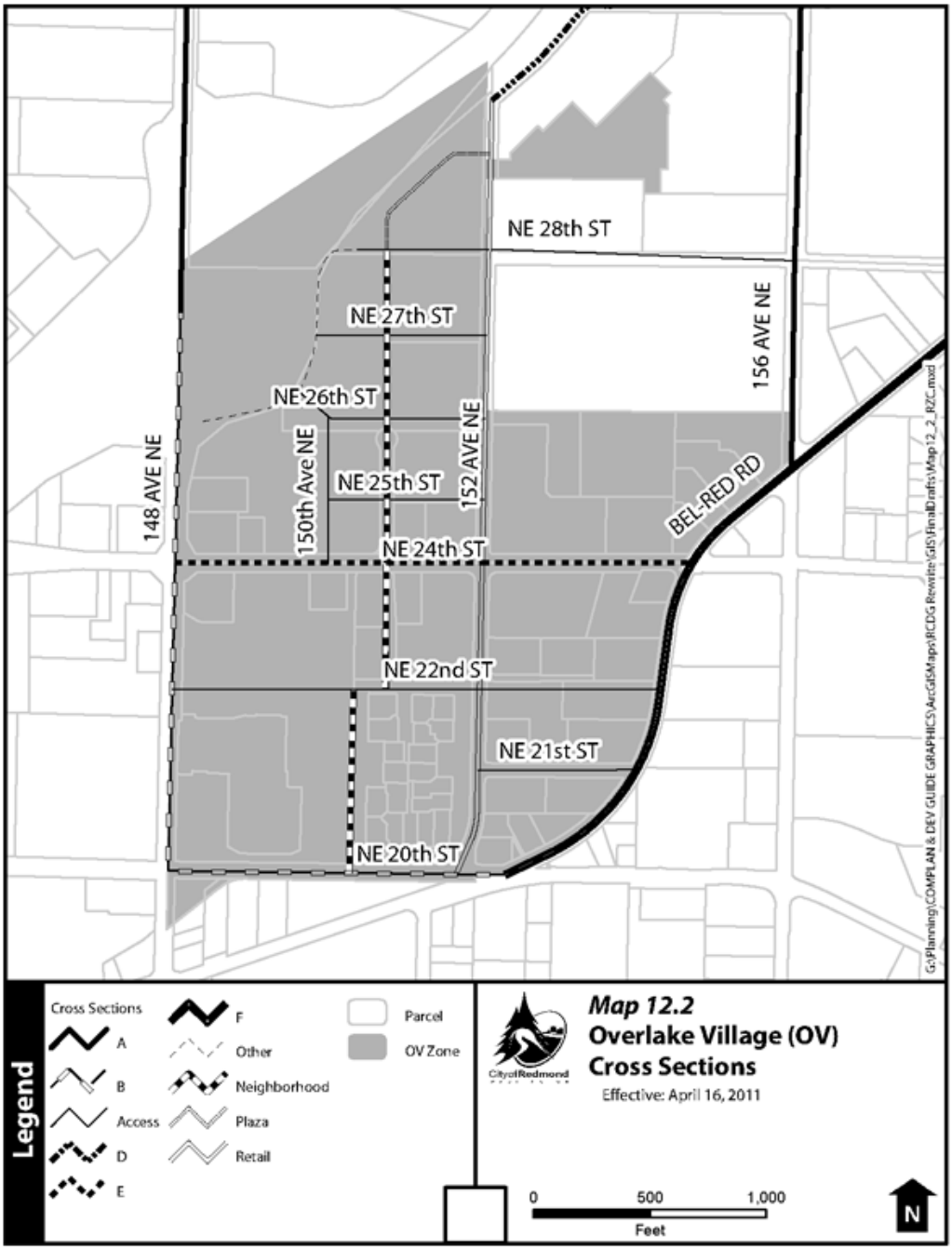
1. The Technical Committee shall review and approve each component of the street cross section on a project-by-project basis and has the authority to alter street cross section widths and uses, including utility locations.
2. Street cross section widths apply at the middle of the block.

a. The widths and existence of each component may vary at intersections, as determined by the Technical Committee.

b. Intersection design shall be based upon the Pedestrian System Plan, and Bicycle System Plan, and Design Guidance chapters of the Transportation Master Plan; the Bicycle Facilities Design Manual; the City's Construction Specifications and Design Standards for Streets and Access; and any corridor study adopted by the City Council for the street(s) in question.

3. Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes and collision history, and using recognized engineering standards, such as those published by AASHTO, ITE, or other recognized authority.
4. Utilities, such as power, telephone, and cable, shall be placed under the sidewalk.
5. When designing multimodal corridors refer to the Modal Corridors section of Transportation Master Plan. Corridors shall support all modes.
6. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

Figure 21.12.150A
Overlake Village (OV) Cross Section

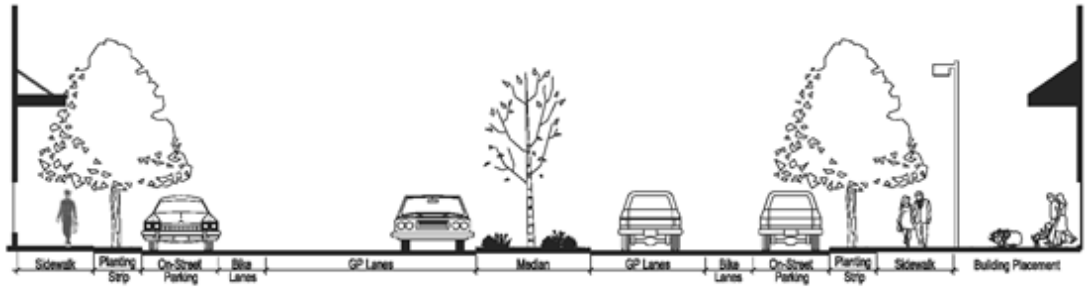


Note: Online users may click the map for a full-size version in PDF format.

B. Site Requirements by Cross Section.

1. The table below describes street cross section requirements for some streets in Overlake Village shown on Map 12.2, Overlake Village (OV) Cross Sections. Other street cross sections are described in the table in subsection (2) of this section.

Figure 21.12.150B
Illustrative OV Cross Section



TYPICAL CROSS SECTION

Table 21.12.150A
Site Requirements by Cross Section

Standard	Cross Section			
	A	B	E	F
Right of Way Geometry				
Total right-of-way	90	86	82	89
Sidewalk	8 (SB/WB); 12 (NB/EB)	8 (Both Sides)	8 (Both Sides)	6 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	5.5 (Both Sides)
GP Lanes	24 (Both Sides)	24 (Both Sides)	22 (Both Sides)	22 (Both Sides)
Median / Two Way Left Turn Lane	12	12	12	12
Building Placement				

Build-To Line (Front and Side Street)	10	1	2	1
Setback Line (Side and Rear)	0	0	0	0
Building Use				
Ground Floor Uses	Residences prohibited. Offices or recreational areas associated with residential uses allowed.			
Notes				
Notes	A. Separate multiuse path parallel to corridor. B. Street section shared by Bellevue and Redmond. C. Outside GP lane 13 feet. Inside GP lane 11 feet.	Outside GP lane 13 feet. Inside GP lane 11 feet.		

2. The table below describes street cross section requirements for some streets in Overlake Village shown on Map 12.2, Overlake Village (OV) Cross Sections. Other street cross sections are described in the table in subsection (1) of this section.

Table 21.12.150B Cross-Section Requirements for Other Streets				
Street type	Total right-of-way (feet)	Description of Street	Ground Floor Uses	Notes
Retail street	100	This is an urban main street that is intended to be the linear core within Overlake Village and attract significant numbers of people to multiple activities. It is intended to include within the mix of uses at street level restaurants, retail, cultural and entertainment uses, personal services and similar businesses that are pedestrian oriented, Key features of the street cross	Pedestrian-oriented uses required; residential uses prohibited.	Design details are located in Appendix 7 of the Redmond Zoning Code.

		section include: one vehicle travel lane in each direction with turn lanes as necessary, wide sidewalks, protected bikeways, and curbside parking.		
Neighborhood street	88	This street creates a green connection between the light rail station, Overlake Village open spaces, and the rest of the neighborhood. Street level uses are expected to include a mix of residential and pedestrian-oriented commercial uses. Key features of the street cross section include: one vehicle travel lane in each direction, wide sidewalks, bicycle lanes, urban pathway, and curbside parking.		Design details are located in Appendix 7 of the Redmond Zoning Code.
Access street	75	These streets provide local access and areas for driveways and loading. Key features of the street cross section include: one vehicle travel lane in each direction with turn lanes as necessary, wide sidewalks, urban pathway and bicycle lanes (some segments), and curbside parking.		Design details are located in Appendix 7 of the Redmond Zoning Code.
Plaza street	57	This street fronts the Overlake Village light rail station and is adjacent to a future public plaza. Key features of the street cross section include: one vehicle travel lane in each direction; pedestrian zones that blend with the plaza, street, and station, low vehicle speeds, and light rail passenger pick-up and drop-off opportunities.		Design details are located in Appendix 7 of the Redmond Zoning Code.

C. Ground Floor Uses.

1. General Requirement. Ground floor uses are established in RZC 21.12.150.B, Site Requirements by Cross Section. This section establishes requirements regarding ground floor uses specified in the chart.
2. Pedestrian-Oriented Use Requirements. Where pedestrian-oriented ground floor uses are required, the following requirements must be met, in addition to the design requirements found in RZC Article IV, Design Standards.
   a. A minimum of 50 percent of the linear sidewalk-level facade shall be occupied by pedestrian-oriented uses and should be continuous; and
   b. Up to 50 percent of the linear sidewalk-level frontage may be designed to accommodate future conversion to pedestrian-oriented uses. Any uses other than residential may be permitted until conversion of the space.

3. In locations where ground floor residential units are permitted, either:
   a. The units shall be set back a minimum of 10 feet from the back of the required setback zone, or
   b. All living areas with windows shall be elevated above the street grade at least three feet.
   c. The Administrator may consider alternative design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.

(Ord. 2652; Ord. 2803)

Effective on: 10/17/2015

21.12.160 OV Urban Pathway

A. As properties are developed, corresponding portions of the urban pathway shown on Map 12.1, Overlake Village Subarea Map, shall be installed by the property owner/developer. In the event that the Technical Committee determines that installation should be delayed to accommodate a more comprehensive planned future improvement of the urban pathway, the property owner/developer shall pay the cost of the installation to the City in lieu of installation. In order to provide flexibility, the actual alignment shall be determined through the Site Plan Entitlement process.

B. The improvements shall include a 12-foot-wide concrete path with eight feet of landscaping on both sides as part of a 28-foot corridor with pedestrian lighting and connections to existing or planned plazas or open spaces. The Technical Committee may approve alternatives to concrete if site or design conditions warrant. Where the pathway follows existing or planned streets or extends along retail storefronts, the corridor width may be reduced through the Site Plan Entitlement process.

C. The landscaping shall include a combination of trees, shrubs and other plant materials to enhance visual interest and create a parklike quality along the pathway. A landscaping plan shall be submitted to and approved by the Technical Committee and may provide for varying types and quantities of landscaping along the pathway to provide compatibility with the adjoining land use. For example, the landscaping could include more shrubs and groundcover and fewer trees where visibility of retail storefronts is needed.

Effective on: 4/16/2011

21.12.170 OV Incentive Program

A. Purpose. The purpose of this section is to enhance the character and overall livability of Overlake Village. The incentive program does this by incentivizing features that implement neighborhood goals and respond to needs for public amenities, housing opportunities, and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area, as well as additional permitted uses. This section also indicates the City's priorities for provision of these desired features.

Truck traffic	See RMC 10.76.050				
Drive-through	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.				

(Ord. 2883)

Effective on: 6/17/2017

21.13.140 MDD Building Placement and Form

The map below shows which block faces require or encourage pedestrian-oriented uses. Where not specified, pedestrian-oriented uses are permitted provided they are listed in the allowed uses table for the zone.

Map 13.4

Pedestrian-Oriented Block Faces

Map 13.4

Pedestrian-Oriented Block Faces

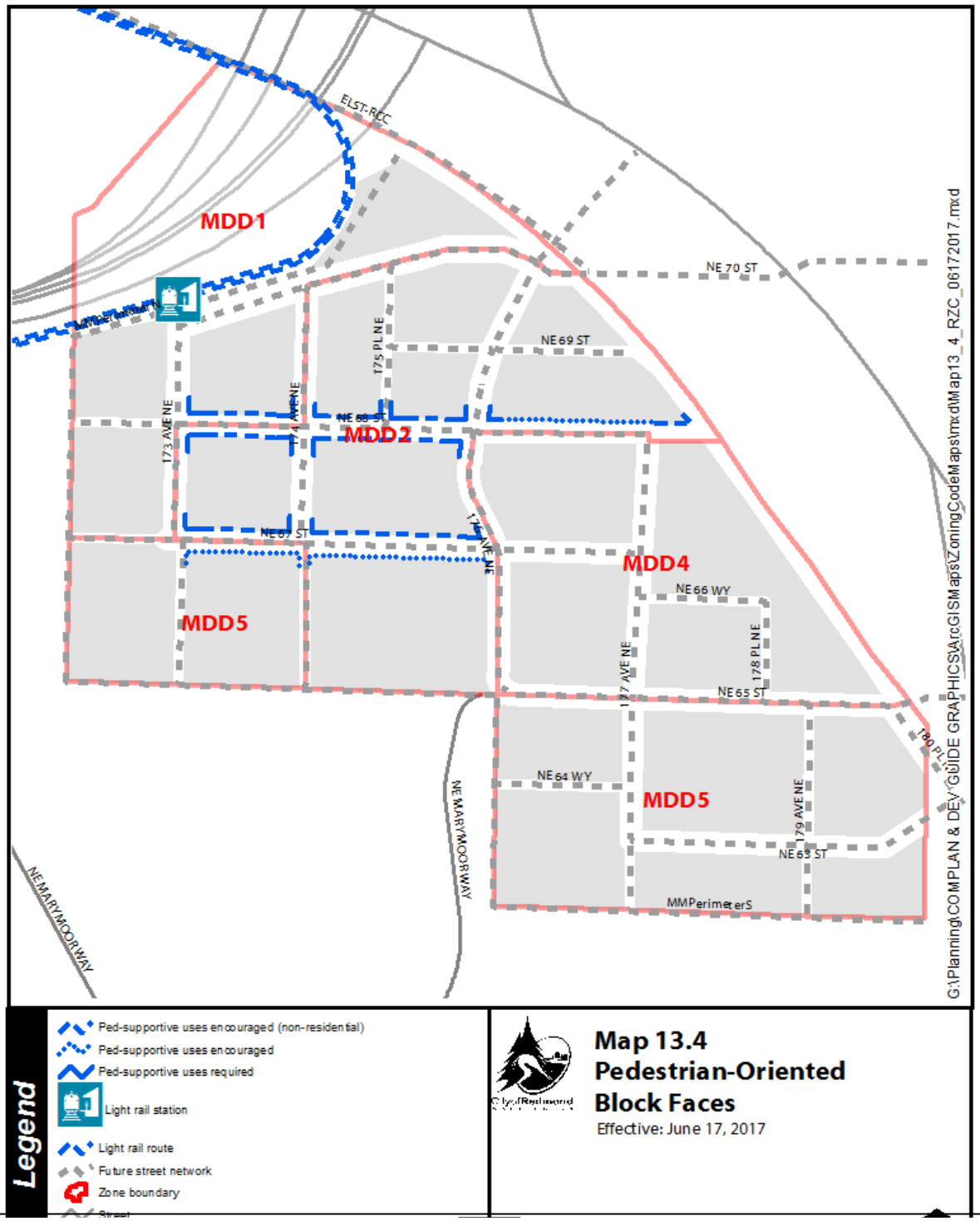


Figure 21.13.140A
Building Placement

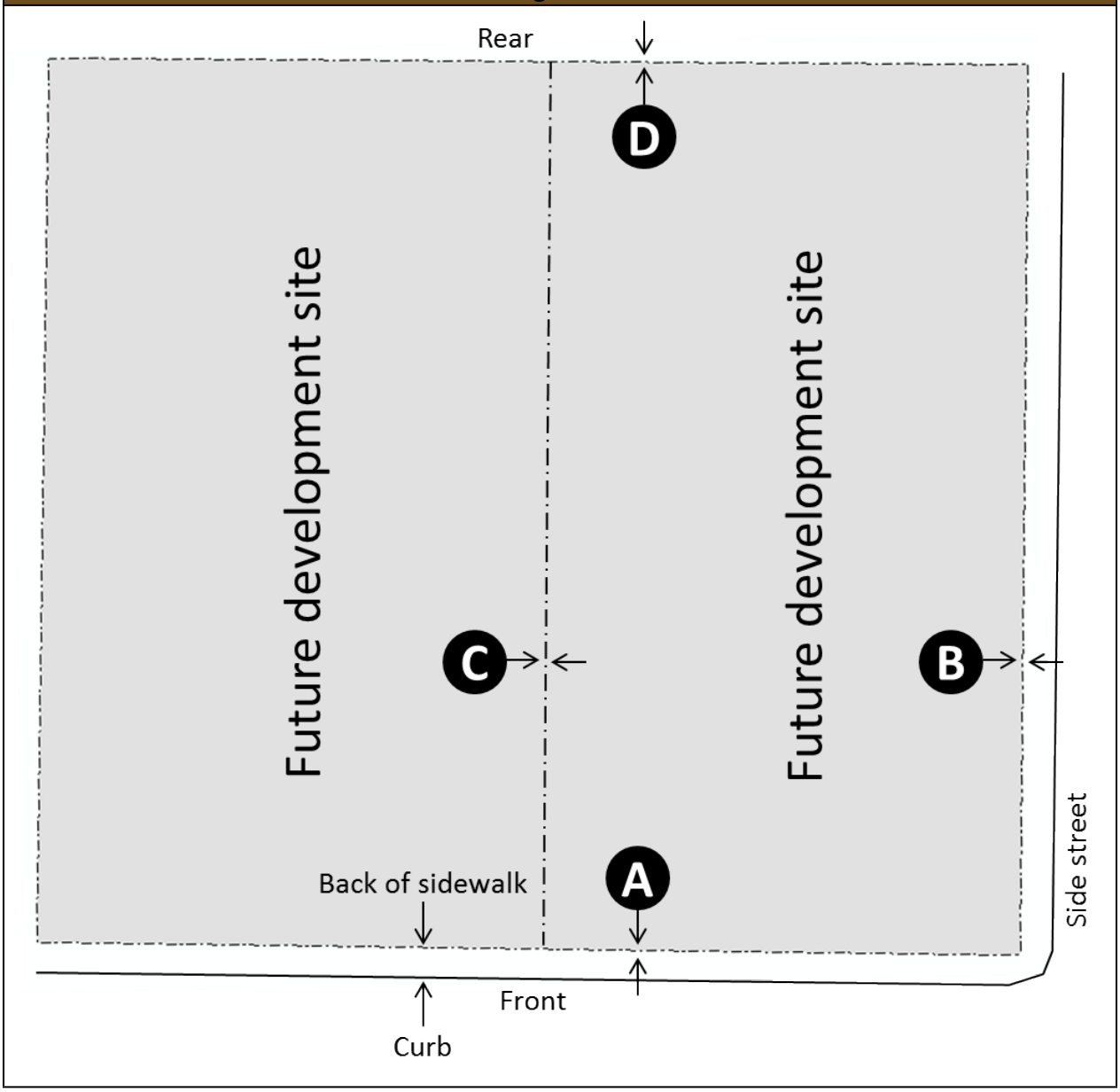


Table 21.13.140A
Building Placement

	MDD1 and MDD2	MDD3	MDD4	MDD5

Build-to lines and setbacks	A and B • Build-to line (BTL): 0 ft • BTL defined by façade on pedestrian-supportive block faces: min. 80% • BTL defined by façade on other block faces: min. 50% C and D Min. setback: 0 ft. Park setback: min. 5 ft from back of perimeter path shoulder	Minimum setbacks: • Front: 15 ft • Side / interior: 5 ft • Side street: 10 ft • Rear: 10 ft • Alley: 4ft	A Min. setback: 30 ft B , C , D Min. setbacks: 10 ft NE 68th St: • BTL: 0 ft • BTL defined by façade: 50% Park setback: min. 5 ft from back of perimeter path shoulder	A •Façade zone: 5-15 ft • Min façade within zone: 50% • Buildings fronting NE 65th St shall measure setback from back of landscape strip B Façade zone: 5-15 ft Min façade within zone: 50% C Min. setback: 5 ft; no minimum if abutting uses are both residential or both non-residential D Min. setback: 10 ft Alley setback: 4 ft minimum Park • Façade zone: 15-25 ft from back of perimeter path shoulder • Min façade within zone: 50% (assumes 12-ft shared-use path along park edge)
Structures in required setbacks	Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.			

Orientation	• Building fronts shall be oriented toward pedestrian-oriented block faces; where the building abuts no pedestrian-oriented block face the building front shall face the highest classification street • Building services such as loading/unloading and trash collection shall be oriented or accessed from the same block face as the primary vehicle access	• Building fronts shall be oriented toward 180th Pl NE • Building services such as loading/unloading and trash collection shall be oriented or accessed from the same block face as the primary vehicle access	• Building fronts shall be oriented toward the highest classification street • Building services such as loading/unloading and trash collection shall be oriented or accessed from the same block face as the primary vehicle access	• Primary building fronts shall be oriented toward: blocks 1-2: NE 67th St; blocks 3-8: 177th Ave NE or NE 63rd St • Secondary building fronts shall be oriented toward: blocks 1-2: Marymoor Park; blocks 3, 4, 6, 8: Marymoor Park; blocks 5, 7: NE 65th St • Building services such as loading/unloading and trash collection shall be oriented or accessed from the same block face as the primary vehicle access • See Map 13.1 Marymoor Design District Map for block locations

Figure 21.13.140B
Ground Floor Requirements

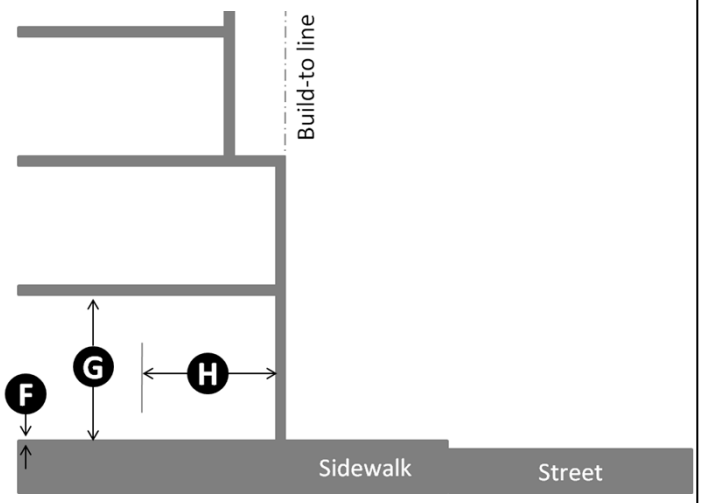


Figure 21.13.140C
Upper-story Setbacks

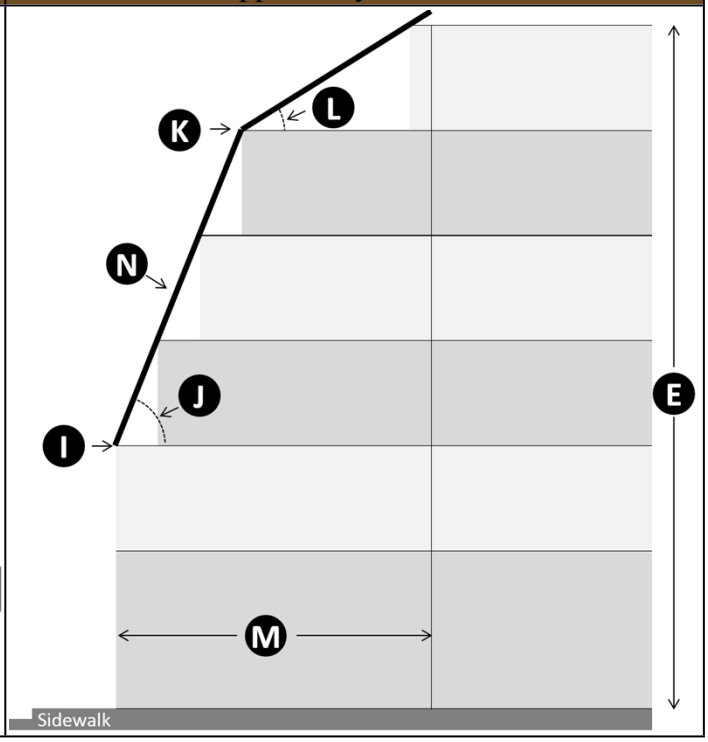


Table 21.13.140B
Building Form

	MDD1	MDD2	MDD3	MDD4	MDD5
Maximum Height E	6 stories except in Height Overlay Area (see Map 13.5, Height Overlay Area)	5 stories	5 stories	4 stories except in Height Overlay Area (see Map 13.5, Height Overlay Area)	5 stories except in Height Overlay Area (see Map 13.5, Height Overlay Area)
Upper-story Setbacks	See 21.13.140.A, Upper-story Setbacks		No standard		See 21.13.140.A, Upper-story Setbacks
Ground floor finish level F	• Residential use: 2 to 5 feet above sidewalk	• Residential use: 2 to 5 feet above sidewalk grade where front entrance faces	No standard		• Residential ground-floor use: 2 to 5

	grade where front entrance faces a street. • Non-residential use: maximum 6” above sidewalk grade	a street, except as noted in RZC 21.13.140.B, Ground Floor Uses • Non-residential use: maximum 6” above sidewalk grade		feet above sidewalk grade where front entrance faces a street. • Non-residential ground-floor use: maximum 6” above sidewalk grade
Ground floor height (floor to floor) G	• Non-residential use: minimum 15 feet	Non-residential use: minimum 15 feet, except as noted in RZC 21.13.140.B, Ground Floor Uses	No standard	Non-residential use: minimum 15 feet
Ground floor uses	• Residential uses prohibited where pedestrian-oriented uses are encouraged or required • Pedestrian-oriented uses encouraged as part of any light rail station plaza development to activate the plaza	Residential uses prohibited where pedestrian-oriented uses are encouraged or required, except as noted in RZC 21.13.140.B, Ground Floor Uses	No standard	
Maximum distance between ground-floor non-residential	50 ft		No standard	50 ft

entries					
Minimum ground floor non-residential depth H	20 ft		No standard		20 ft
Residential privacy	The standards in RZC 21.62.020.F.1, Residential Standards, shall apply.	The standards in RZC 21.62.020.F.1, Residential Standards, shall apply. The residential space designed for future conversion to pedestrian-oriented uses is exempt from this subsection.	The standards in RZC 21.62.020.F.1, Residential Standards, shall apply.	No standard	The standards in RZC 21.62.020.F.1, Residential Standards, shall apply.

A. Upper-story setbacks. All building faces facing a street or path shall integrate average minimum upper-story building setbacks to reduce the perceived scale of building facades, increase the amount of light and air to adjacent streets and paths, promote modulation of building façades that adds variety and provides visual interest, encourage the integration of courtyards and open space; and allow for flexibility in the design of buildings.

1. The average minimum upper-story building setbacks shall comply with the following:
   a. From the roof edge of the second story I, buildings shall step back at a 68-degree angle J up to the roof of the top story of fifth story K, whichever is lower.
   b. From the roof edge of the fifth story K, buildings shall step back at a 32-degree angle L up to the maximum height limit.
2. Calculations for determining compliance with these standards shall consider the development's first 30 feet of depth M along streets and paths.
3. Portions of building may project beyond the average setback N provided the block frontage as a whole complies with the minimum average.

B. Ground floor uses.

1. Where pedestrian-oriented ground floor uses are required as shown in Map 13.4, Pedestrian-Oriented Block Faces, the following requirements must be met, in addition to the design requirements found in RZC Article IV, Design Standards.
   a. A minimum of 50 percent of the linear sidewalk-level facade shall be occupied by pedestrian-oriented uses and should be continuous

b. Up to 50 percent of the linear sidewalk-level frontage may be designed to accommodate future conversion to pedestrian-oriented uses. Any uses other than residential may be permitted until conversion of the space.

2. Where pedestrian-oriented (non-residential) ground floor uses are encouraged, 100 percent of the linear sidewalk-level façade shall be designed to accommodate future conversion to pedestrian-oriented uses. Any uses other than residential uses are permitted.

3. Where pedestrian-oriented uses are encouraged, a minimum of 50 percent of the linear sidewalk-level facade shall be designed to accommodate future conversion to pedestrian-oriented uses and shall be designed at a maximum of 6 inches above sidewalk grade. Residential uses are permitted. The ground-floor height standard of 15 feet does not apply in this area.

4. In locations where ground floor residential uses are permitted, the units shall be set back a minimum of 10 feet from the sidewalk edge. The Administrator may consider alternative design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.

boxes, or other habitat features as appropriate for the scale, function, and location of the facility.

(Ord. 2753)

Effective on: 6/18/2018

RZC 21.62 URBAN CENTER STANDARDS

21.62.010 Purpose

The purpose of this section is to establish additional specific design standards for development projects located within Redmond's two urban centers.

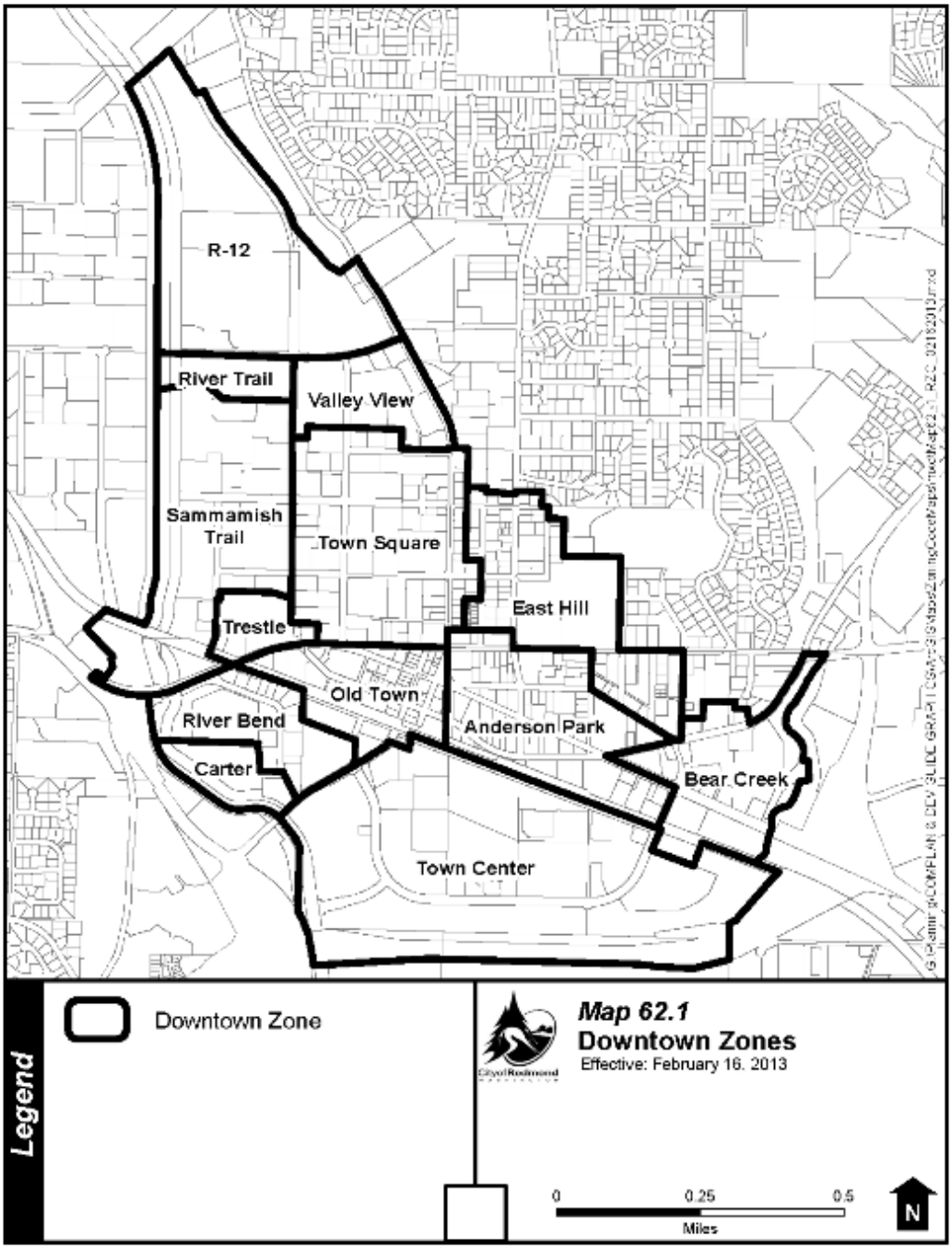
Effective on: 4/16/2011

21.62.020 Downtown Design Standards

A. Purpose. The purpose of this section is to establish design criteria for properties in the Downtown neighborhood that will guide development to be attractive in appearance and functionally integrated, and to promote pedestrian and recreational activities within the neighborhood.

Each zone is related to the other through circulation, sustainable implementation, building scale, and open space relationships. The design criteria for the zones are intended to identify general objectives and specific guidelines that will implement the objectives.

Map 62.1
Downtown Zones Map



Note: Online users may click the map for a full-size version in PDF format.

B. Uses/Buildings Along Burlington Northern Santa Fe (BNSF) Right-of-Way (ROW).

1. Intent. As the BNSF ROW is foreseen to be improved as part of the open space and trail system for Downtown and may also be reactivated for rail use in the future, the intent of this section is to ensure that buildings and uses along the ROW are designed to engage with and provide access to the ROW, while also ensuring that uses do not hamper rail use in the future if the rail line is reactivated.

   In view of the elevated grade and steep side slopes of the portion of the BNSF ROW in the vicinity of the trestle crossing of Redmond Way and the Sammamish River, the provisions of this division shall not apply to the properties within the portions of the Sammamish Trail and Trestle zones that adjoin the BNSF ROW.

2. Design Criteria

   a. Building Orientation and Access.

      i. Buildings along the BNSF ROW should orient to the ROW as well as to the streets, and should include storefronts and entrances to, and through, the building from the ROW/future trail.

   b. Site and Building Design.

      i. Where a site adjoins the BNSF ROW, the development shall complement the ROW with connecting landscaping, plazas, and other pedestrian features.

      ii. New structures should incorporate structured parking or mechanical stacked parking systems inside garages. Parking garages facing the ROW shall be designed with ornamental grille work in garage openings or other architectural features on solid walls to ensure that blank, sterile walls do not loom over the ROW.

      iii. Attractive, high-quality building materials and architectural detailing shall be included on all sides of the buildings, including the facades visible from the ROW.

      iv. All ground floor space constructed adjoining the BNSF ROW, including garage floors at the street grade, shall have a minimum ceiling height of at least 10 feet. Ground floor garage space constructed facing and abutting the BNSF ROW that is later converted to commercial/retail space facing/fronting the BNSF ROW/future trail with entry doors and storefronts shall be exempt from providing required parking for the space converted from parking stalls to commercial space, and is exempt from replacing any parking stalls eliminated by the conversion of the ground floor parking stalls to retail/commercial space.

C. Development Along Downtown Shorelines and Parks.

   1. Intent.

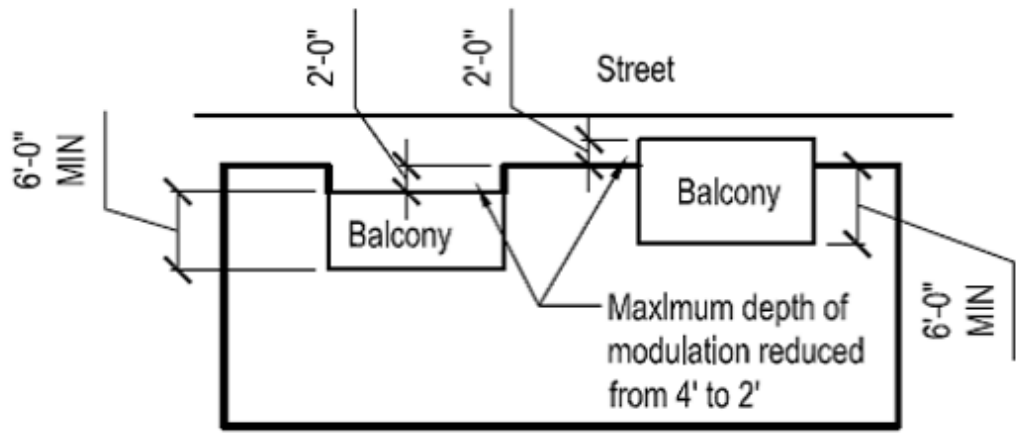
c. Interior Facades. In order to provide interest and variation appropriately scaled to the building and neighborhood, facades facing interior property lines and interior portions of the lot, that are visible from the street, shall be modulated approximately every 40 feet, depending on unit separation location, building bulk, and scale of existing and future buildings in the neighborhood.

d. Modulation Standards.

i. In order to provide interest and variation appropriately scaled to the building and neighborhood, facades facing streets shall be modulated approximately every 40 feet, depending on unit separation locations, building bulk, and the scale of existing and future buildings in the neighborhood.

ii. Minimum depth of modulation shall be four feet.

Figure 21.62.020J
Reduction in Modulation



iii. When balconies are part of the modulation and have a minimum depth of six feet and a minimum area of 60 feet, the minimum depth of modulation shall be two feet.

iv. The minimum width of modulation shall be five feet.

v. The maximum width of modulation shall be 30 feet.

vi. Except for the commercial portion of mixed-use buildings with ground floor commercial space, the maximum width of a building shall generally be 120 feet, or the facade shall have major breaks in the facade plane, such as significant building modulation, or change of exterior material and roofline, to appear as separate buildings or wings.

and glare. Use of cementitious panel is prohibited with the exception of locations, such as accent areas and soffits.

b. Concrete Block. When used for the facade of any building, concrete blocks shall be split, rock- or ground-faced. To add visual interest, the use of specialized textures or colors used effectively with other building materials and details is encouraged.

c. Exterior Insulation and Finish System (EIFS) and Similar Troweled Finishes (Stucco).

i. EIFS shall be trimmed in wood, masonry, or other approved materials, and shall be sheltered from extreme weather by roof overhangs or other methods.

ii. EIFS may only be used in conjunction with other approved building materials. Generally, the use of EIFS for more than 50 percent of the building facade is discouraged.

iii. EIFS is prohibited on ground floor facades. Masonry or other similar durable/permanent materials shall be used.

G. Ground Floor Retail and Other Commercial Facades.

1. Intent. To promote ground floor retail and other commercial facades that are engaging and include features that are scaled to and of interest to pedestrians.

2. Design Criteria.

a. For nonresidential ground floor uses, windows, rather than blank walls, shall be provided on the street level to encourage a visual link between the business and passing pedestrians. A minimum of 60 percent of the length of the storefront area facing the streets (between two feet and seven feet above the sidewalk) shall be in nonreflective, transparent glazing.

b. A permanent weather protection element, such as a glass or steel canopy, shall be provided along at least 80 percent of the building frontage and should be at least six feet in depth.

c. In addition, ground floor retail and commercial facades shall include at least three of the elements listed below. Standard corporate logos or architectural elements will not qualify.

i. Unique or handcrafted pedestrian-oriented signage.

ii. Artwork incorporated on the facade.

iii. Street furniture.

iv. Unique or handcrafted planter boxes or other architectural features that are intended to incorporate landscaping.

v. Distinctive facade kick plate treatment, including the use of stone, marble, tile, or other material that provides special visual interest.

vi. Other design details as approved by the Design Review Board that add visual interest to the storefronts, such as distinctive treatment of windows or doors, or distinctive exterior light fixtures.

d. The areas on the ground floor of new buildings located along 152nd Avenue NE that are designed and constructed to accommodate future conversion to the pedestrian-oriented uses required by RZC 21.12.150 shall meet the following standards in addition to other applicable design standards:

i. Minimum of 14-foot distance from the finished floor to the finished ceiling.

ii. Minimum average depth of 25 feet measured from the wall abutting the street frontage to the rear wall of the retail use and a minimum width of 20 feet measured from the interior walls of the retail use.

iii. Inclusion of an entrance or entrances at the sidewalk level facade to accommodate either a single or multiple tenants or structural design so that entrances can be added when the floor area is converted to pedestrian-oriented uses.

Figure 21.62.030C
Ground Floor Retail and Other Commercial Facades

H. Blank Walls.

1. Intent. To ensure that, in locations in which glass windows are not used, there are still features that add visual interest and variety to the streetscape.
2. Design Criteria. Blank walls shall be treated by incorporating at least four of the following elements:

a. Masonry (but not flat concrete block).

4-4-150 RESIDENTIAL MIXED USE DEVELOPMENT STANDARDS:

A.. PURPOSE:

1. Ensure that all development is consistent with the goals, objectives and policies of the Comprehensive Plan.

2. Provide development standards for integrated residential and commercial development within the same building or on the same parcel or contiguous group of parcels.

B.. DESIGN:

1. Where allowed, townhouses or carriage houses shall be subject to the standards of RMC 4-2-115, Residential Design and Open Space Standards, applicable to the R-10 and R-14 Zones, in lieu of the Design District Overlay standards of RMC 4-3-100.

2. For vertically mixed use buildings, the facade necessary for interior entrances, lobbies, and areas/facilities developed for the exclusive use of the building's residents, or their guests, is limited to twenty five percent (25%) of the overall facade along any street frontage or the primary facade.

C.. GROUND FLOOR COMMERCIAL – WHERE REQUIRED:

1. A vertically mixed use building with at least two (2) residential stories above ground floor commercial is required:

a. Along any street frontage in the CA Zone;

b. The CD Zone within the Downtown Business District; and

c. Along NE Sunset Blvd. for properties in the CV Zone abutting NE Sunset Blvd. east of Harrington Avenue NE.

2. A vertically mixed use building with ground floor commercial is required in:

a. The CN Zone; and

b. The UC Zone along pedestrian-oriented streets.

D.. COMMERCIAL SPACE STANDARDS:

1. Commercial Area Requirement: Except in the CD Zone outside of the Downtown Business District, and CV zoned properties not abutting NE Sunset Blvd. east of Harrington Avenue NE, any development wherein dwelling units are proposed shall provide gross commercial square footage equivalent to fifty percent (50%) of the gross ground floor area of all buildings on site.

2. Ground Floor Commercial Space Standards: At a minimum, the development shall include ground floor commercial space along any street frontage or, in the absence of street frontage, along the primary facade of the building in conformance with the following standards:

a. A minimum average depth of thirty feet (30') and no less than twenty feet (20') at any given point;

b. A minimum floor-to-ceiling height of eighteen feet (18'), and a minimum clear height of fifteen feet (15') unless a lesser clear height is approved by the Administrator;

c. ADA compliant bathrooms (common facilities are acceptable);

d. A central plumbing drain line; and

e. A grease trap and a ventilation shaft for a commercial kitchen hood/exhaust.

E.. MODIFICATIONS:

Except for subsection C of this Section, Ground Floor Commercial – Where Required, whenever there are practical difficulties involved in carrying out the provisions of this Section, modifications may be granted for individual cases in accordance with the procedures and review criteria in RMC 4-9-250D. (Ord. 5899, 11-19-2018)

15.300.050 Use Chart

A. **Use Chart Guide.**

1. **About the Use Chart.** The following chart lists all of the permitted and conditional land uses allowed in each zone.

2. **How to Use the Use Chart.** The land uses are listed vertically along the left hand side and the zones are listed horizontally across the top. Each square in the chart shows the following possibilities for the use and the zone:

P: The use is permitted.

C: The use is allowed subject to a conditional use permit.

If the square is blank, the use is not permitted in that zone.

3. **Additional Standards According to Use.** Additional standards that apply to a particular use and zone are noted by number and described in the column on the far right of the chart. If the standard is not preceded by a number, the standard applies to all zones. (Ord. 15-1018 § 1)

15.300.055 City Center Overlay District Use Chart

ZONES:

UM – Urban Medium

UH – Urban High

UH-UCR – Urban High-Urban Center Residential

NB – Neighborhood Business

CB-C – Community Business in the Urban Center

O/CM – Office/Commercial Medium

O/C/MU – Office/Commercial/Mixed Use

T – Townhouse

P – Park

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
ANIMALS										
Kennel/Cattery				P	P(1)					(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Stables									P	
Veterinary Clinic			P(1)	P	P	P(1)	C			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
BUSINESS SERVICES										
Airport Support Facility										
Commercial/Industrial Accessory Uses				P	C	C				
Conference/Convention Center				P	P	P				
Construction/Trade					C	C				
Distribution Center/Warehouse				C		C(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Rental, Large										
Equipment Rental, Small				C	C	P(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large										
Equipment Repair, Small				P	P(1)	P(2)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Helipad/Airport and Facilities										
Professional Office		P(1)	P(1)	P	P	P	P			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Storage, Self-Service										
Truck Terminal										
CIVIC AND INSTITUTIONAL										
Cemetery	C	C		C	C				C	

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
City Hall			P(1)	P	P					(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Court					P	P	P			
Fire Facility	P	P	P	P	P	P	P		P	
Funeral Home/Crematory				P	P(1)	P(2)			C	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Police Facility	P	P	P	P	P	P	P		P	
Public Agency Office		P	P	P	P	P	P		P	
Public Agency Yard					C	C	C		C(1)	(1) A public agency yard located on property within the park zone may be used as a combined maintenance facility for park and nonpark purposes; provided, that the facility shall be no more expansive than that which is reasonably expected to be needed for park maintenance when park facilities are fully developed.
Public Archives				C	P	P	P		C(1)	(1) A public archives facility located on property within the park zone is limited to existing structures.
Social Service Office		C	P	P	P	P	P			
EDUCATIONAL										
College/University	C	C	C		P	P	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Elementary/Middle School	C	C	C							
High School	C	C	C	P	C					
Specialized Instruction School	P(1)	P(1)	P	P	P	P(2)	P(2)			(1) Limited to 3 students per day. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Vocational/Technical School				C	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES										
Day Care I	P(1)	P(1)	P(1)	P(1)		P(1,2)	P(1,2)	P(1)		See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities apply.

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
										(2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Day Care II	P	P	P	P	P	P(1)	P(1)			See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Hospital				P	P	C				
Medical Dental Lab		C	C	P	P	P	P			
Medical Office/Outpatient Clinic		P	P	P	P	P	P			
Miscellaneous Health			C	P	P	C	C			
Opiate Substitution Treatment Facility					C					Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Secure Community Transition Facility					C	C				Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Transitional Housing		C	C		P	C				Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders.
MANUFACTURING										
Aerospace Equipment										
Apparel/Textile Products										
Biomedical Products Facilities										
Chemical/Petroleum Products										
Commercial/Industrial Machinery										
Computer/Office Equipment										
Electronic Assembly										
Fabricated Metal Products										
Food Processing										

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Furniture/Fixtures										
Laboratories, Research, Development and Testing				C	C	C				
Manufacturing, Light Misc.										
Winery/Brewery/Distillery					P	P	C			Micro-winery/brewery/distillery with retail section.
Paper Products										
Primary Metal Industry										
Printing/Publishing					C					
Recycling Processing										
Rubber/Plastic/Leather/Mineral Products										
Textile Mill										
Wood Products										
MOTOR VEHICLES										
Auto/Boat Dealer					P(1)	C(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Auto Service Center				P	P					
Auto Supply Store				P	P(1)	C(1)	C(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Auto Wrecking										
Commercial Marine Supply				C	P					
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P	P	P	P(1)	P(1)	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station				C	P					
Mobile Refueling Operation	P(1)	P(1)	P(1)	P(1)	P	P	P(1)	P(1)	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Public/Private Parking				C(1,2)	P(1,2)	C(1,2)				(1) Public/private parking lots (including park-and-fly and other commercial parking) are only permitted within a structure. See SMC 15.300.450(A) for provisions regarding public/private surface parking lot as an interim use. See SMC 15.300.460 for parking structure design and development standards. (2) Public/private parking lot structures are permitted up to one thousand two hundred (1,200) spaces. (See SMC 15.300.460(A), Parking Structures with Public/Private Parking Uses.) Additional spaces may be added only via the incentive method defined in SMC 15.300.460(A)(2).
Tire Retreading										
Towing Operation										
Vehicle Rental/Sales					P(1)	C(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair, Large										
Vehicle Repair, Small				C	P					
RECREATIONAL AND CULTURAL										
Amusement Park					C	C			C(1)	(1) Site must be adjacent to an improved arterial.
Community Center	C	P	P	P	P	P	P		P	
Drive-In Theater										
Golf Course									P	
Health Club		C(1)	P	P	P	P	P			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Library	P	C	P	P	P	P	P	C		
Museum	C	C	P	P	P	P				
Nonprofit Organization	P(1)/C(2)	P	P	P	P	P	P		P(1)/C(2)	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E), Conditional Use Permit (CUP).
Park	P	P	P	P	P	P	P	P	P	

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Recreational Center		P	P	P	P	P	P		P	
Religious Use Facility	P(1)/C(2)	P	P	P	P	P	P		P(1)/C(2)	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E), Conditional Use Permit (CUP).
Religious Use Facility Accessory	C(1)	C(1)	P(1)	P	P	P	P		P(2)/C(3)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (3) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E), Conditional Use Permit (CUP).
Stadium/Arena					C	C			C	
RESIDENTIAL										
College Dormitory				C	P	P	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Duplex	P(1)	P(1)(2)		C(1)	P(1)		P(1)	P(1)		See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards. (1) Duplexes are only permitted as part of a townhouse development. (2) Townhouse and duplex development allowed only in UH-1800 zone.
Dwelling Unit, Caretaker/Manager		P	P		P					
Dwelling Unit, Detached	P(1,2,3,4)	P(4)								(1) Accessory dwelling units permitted. See SMC 15.465.100, Accessory Dwelling Units (ADUs) for standards. (2) Efficiency unit permitted within primary dwelling, not exceeding 25% of gross square feet of dwelling. (3) See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks, for additional development standards. (4) Small lot single-family development allowed subject to design standards specified in Chapter 15.500 SMC, Small Lot Single-Family Design Standards
Manufactured Home (HUD)	P									See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks, for additional development standards.
Mobile Home (nonHUD)										
Mobile Home Park	C(1)	C(1)	C(1)			P				(1) A park outside established or proposed mobile home park zone is permitted after approval through the CUP process.

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Multi-Family	P	P	P	C	P(1)	P	P			(1) For designated parcels fronting International Blvd., S. 176th St., or S. 188th St. (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.
Townhouse	P	P(1)		C	P		P	P		(1) Townhouse and duplex development allowed only in UH-1800 zone.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING										
Community Residential Facility I	P	P	P	P	P	P	P			See SMC 15.465.400, Community Residential Facilities Standards.
Community Residential Facility II		P	P	C	P	P	P(1)			See SMC 15.465.400, Community Residential Facilities Standards. (1) Permitted only as part of a mixed use development, as described in SMC 15.300.730, Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.300.720, Definition of Mixed Use.
Convalescent Center/Nursing Home	P	P	P	P		P				
Retirement Apartments	P	P	P	C	P(1)	P	P			(1) For designated parcels fronting International Blvd., S. 176th St., or S. 188th St. (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.
RESIDENTIAL, ACCESSORY										
Home Occupation	P	P	P		P	P	P	P		See SMC 15.465.500, Home Occupations.
Shed/Garage	P(1)	P(1)	P(1)					P		(1) Limited to 1,000 gross square feet and a 20 foot height limit (highest point).
RETAIL AND COMMERCIAL										
Agricultural Crop Sales (Farm Only)				P	P					
Antique/Secondhand Store			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Apparel/Accessory Store		P(1)	P(2)		P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Arcade (Games/Food)		P(1)	P(1)	P	P	P(1)	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Beauty Salon/Personal Grooming Service		P(1)	P(2)	P	P	C(2)	P(2)			(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Coffee Shop/Retail Food Shop		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Concession Sales				P	P	P	P	P	P	
Department/Variety Store				P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Drug Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Dry Cleaner		P(1,2)	P(2)	P	P	P(2)	P(2)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Espresso Stand		P(1)	P	P	P	P	P(2)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Fabric Store		P(1)	P(2)		P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Financial Institution			P(1)	P	P	P	P			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Florist Shop		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Food Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Forest Products				P(1)	P(1)	P(1)				(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.
Furniture Store			P(1)		P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Hardware/Garden Material				P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Hobby/Toy Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Jewelry Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Laundromat		P(1)	P	P	P	P	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Liquor Store					P	P	C			
Media Material		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Mobile Food Vending				P	P	P	P		P	See SMC 15.415.300, Mobile Food Vending.
Other Retail Uses		P(1)	P(2)	C	P	P	C			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Pet Store			P(1)		P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Photographic and Electronic Store			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Restaurant		C(1,2)	P(2,3)		P	P(2,3)	P(2,3)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) No drive-through facilities allowed. (3) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Restaurant, Fast Food					P					(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
Sexually Oriented Business					C					See SMC 15.415.200, Sexually Oriented Business.
Sporting Goods and Related Stores			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Tavern			P(1)	P(2)	P	P(2)	C			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (2) Small, resident-oriented uses only.
Theater				P	P	P			P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/Bulk Store					C	C(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
RETAIL AND COMMERCIAL, LODGING										
Bed and Breakfast	P	P	P	P		P	P			See SMC 15.465.300, Bed and Breakfast Standards.
Hotel/Motel and Associated Uses		C(1)		P	P	P	C			(1) Only allowed on UH zoned properties south of S. 184th Street.
UTILITIES										
Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P		See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.
Utility Substation		C	C	C	C	C	C			
Utility Use	C	C	C	C	C	C	C			
Wireless Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.

(Ord. 18-1019 § 1; Ord. 18-1009 § 4; Ord. 17-1008 § 1 (Exh. A); Ord. 15-1018 § 1)

15.300.700 Mixed Use and Multi-Family Development Standards
(Ord. 15-1018 § 1)

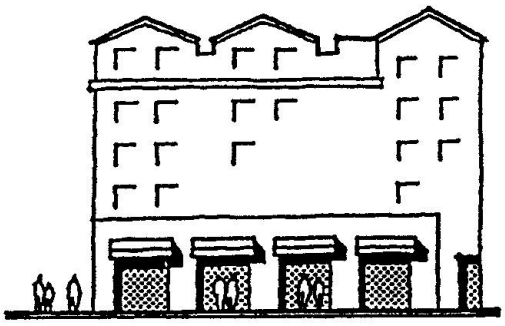
15.300.710 Mixed Use Development Standards
Purpose: Incorporate a mixture of different types of uses in one (1) structure or in close proximity to encourage pedestrian circulation, maximize site development potential and create an active environment. Design ground floors to accommodate commercial uses that benefit from a high degree of pedestrian activity while upper floors should be devoted to residential uses. The following regulations shall supersede the mixed use standard in SMC 15.520.300, Residential Mixed Use Standards, and shall apply to City Center developments proposing land uses specified as being part of a mixed use development in SMC 15.300.055, City Center Overlay District Use Chart. (Ord. 15-1018 § 1)

15.300.720 Definition of Mixed Use
Mixed use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one (1) of the following ways:

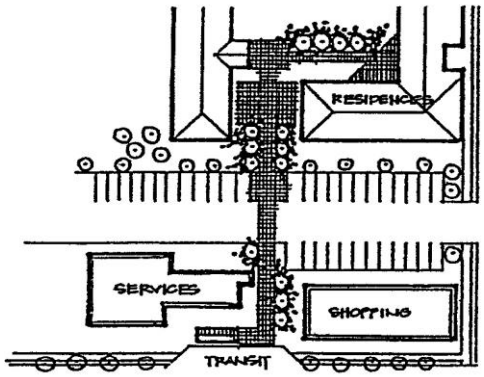
A. **Vertical Mixed Use.** A single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses.

B. **Horizontal Mixed Use – Attached.** A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.

C. **Horizontal Mixed Use – Detached.** Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.



VERTICAL MIXED USE



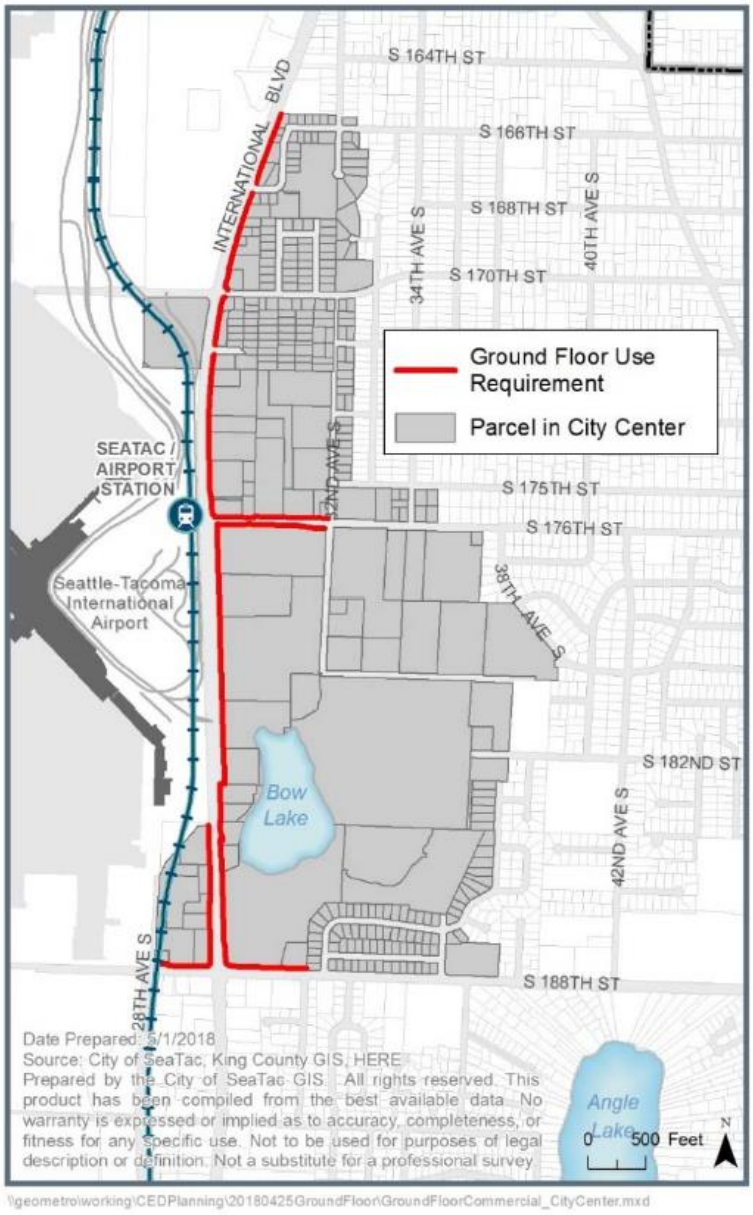
HORIZONTAL MIXED USE – DETACHED

(Ord. 15-1018 § 1)

15.300.730 Ground Floor Uses in Mixed Use Projects
The following shall apply to vertically mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback (see SMC 15.300.720, Definition of Mixed Use, for definitions of mixed use types):

A. **Minimum Ground Floor Use Requirements.** A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street(s), excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a retail/commercial or service use on street frontages identified in Figure 15.300.730A.

Figure 15.300.730A: Required Ground Floor Uses



B. **Permitted Retail/Commercial/Service Uses.** A partial list of permitted retail/commercial or service uses is specified below (for a detailed listing of permitted uses, refer to the City Center use charts):

1. **Retail/Commercial.** Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels/motels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.

2. **Services.** General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.

C. **Design Requirements.**

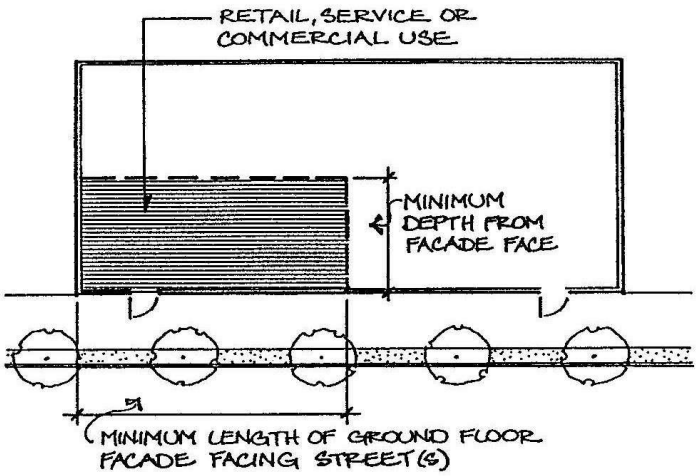
1. **Depth.** The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.

2. **Ceiling Heights.** The minimum clear interior ceiling height standard for the retail/commercial or service use portion of mixed use buildings shall be a minimum ten (10) feet for all street level building space.

3. **Architecture and Entrances.** Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.

D. **Signs.** Ground floor businesses shall provide business identity signs that fit with the architectural character of the site and shall conform to all other applicable sign requirements identified in the SeaTac Municipal Code.

E. **Ground Floor Uses in Parking Structures.** For ground floor use requirements relative to parking structures, see SMC 15.300.460(B), Ground Floor Uses in Parking Structures.



(Ord. 18-1019 § 2; Ord. 15-1018 § 1)

15.310.050 Use Chart

A. **Use Chart Guide.**

1. **About the Use Chart.** The following chart lists all of the permitted and conditional land uses allowed in each zone.

2. **How to Use the Use Chart.** The land uses are listed vertically along the left hand side and the zones are listed horizontally across the top. Each square in the chart shows the following possibilities for the use and the zone:

P: The use is permitted.

C: The use is allowed subject to a conditional use permit.

If the square is blank, the use is not permitted in that zone.

3. **Additional Standards According to Use.** Additional standards that apply to a particular use and zone are noted by number and described in the column on the far right of the chart. If the standard is not preceded by a number, the standard applies to all zones. (Ord. 16-1009 § 1)

15.310.055 Angle Lake Station Area Overlay District Use Chart

ZONES:

UM – Urban Medium

UH – Urban High

UH-UCR – Urban High-Urban Center Residential

RBX – Regional Business Mix

CB-C – Community Business in the Urban Center

I – Industrial

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
ANIMALS							
Butterfly/Moth Breeding							
Kennel/Cattery					P(1)(2)	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Not permitted within the District Center.
Stables							
Veterinary Clinic			P(1)	P	P	P	(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
BUSINESS SERVICES							
Airport Support Facility							
Cargo Containers							
Commercial/Industrial Accessory Uses							
Conference/Convention Center				P	P	P	
Construction/Landscaping Yard							
Distribution Center/Warehouse				C(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Equipment Rental, Large							
Equipment Rental, Small				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Equipment Repair, Large							
Equipment Repair, Small				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Helipad/Airport and Facilities							
Professional Office		P(1)	P(1)	P	P	P	(1) Permitted as part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Storage, Self-Service				P(1)(2)			(1) Permitted in a structure with the appearance of an office building. (2) Not permitted within the District Center. See map in SMC 15.310.010.
Truck Terminal							
CIVIC AND INSTITUTIONAL							

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
Cemetery							
Fire Facility	P	P	P	P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Funeral Home/Crematory				P(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Police Facility	P	P	P	P	P	P	
Public Agency Office		P	P	P	P	P	
Public Agency Yard							
EDUCATIONAL							
College/University	C	P	P	P	P	P	
Elementary/Middle School	C	C	C				
High School	C	C	C		C(1)	C	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Specialized Instruction School			P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Vocational/Technical School				P	P	P	
HEALTH AND HUMAN SERVICES							
Crisis Diversion Facility (CDF)							
Crisis Diversion Interim Facility (CDIF)							
Day Care I	P(1)	P(1)	P(1)	P	P	P	See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities, apply.
Day Care II	P	P	P	P	P	P	See Chapter 15.420 SMC, Day Care Facilities.
Halfway House							
Hospital							
Medical Lab				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Medical Office/Outpatient Clinic			P	P	P	P	

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
Opiate Substitution Treatment Facility					C(1)	C	Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities). (1) Not permitted within the District Center. See map in SMC 15.310.010.
Overnight Shelter							
Secure Community Transition Facility					C(1)	C	Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities). (1) Not permitted within the District Center. See map in SMC 15.310.010.
Transitional Housing		C	C		P(1)	P	Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders. (1) Not permitted within the District Center. See map in SMC 15.310.010.
MANUFACTURING							
Assembly and Packaging				P(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Food Processing				P(1)	P(1)(2)	P(2)	(1) Not permitted within the District Center. See map in SMC 15.310.010. (2) Food processing with retail section or restaurant to be oriented to the public street.
Laboratories, Research, Development and Testing				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Micro-winery/Brewery/Distillery				P(1)	P(1)	P(1)	(1) Permitted in conjunction with the following retail uses: restaurant, tavern, retail sales or tasting room. Retail uses to be oriented to the public street and located at the ground floor.
Manufacturing and Fabrication, Light				P(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Manufacturing and Fabrication, Medium							
Recycling Processing							
MOTOR VEHICLES							
Auto Service Center							
Auto Wrecking							
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P	P	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Public/Private Parking				P(1)	P(1)	P	Permitted as structured parking only. No surface lots permitted. (1) Not permitted within the District Center. See map in SMC 15.310.010.

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
Tire Retreading							
Towing Operation							
Vehicle Rental/Sales							
Vehicle Rental/Sales, Large						P	
Vehicle Repair, Large						P	
Vehicle Repair, Small				P			
RECREATIONAL AND CULTURAL							
Amusement Park							
Community Center	C	P	P	P	P	P	
Drive-In Theater							
Golf Course							
Health Club		P	P	P	P	P	
Library	P	P	P	P	P	P	
Museum	C	C	P	P	P	P	
Park	P	P	P	P	P	P	
Recreational Center		P	P	P	P	P	
Religious Use Facility	P(1)/C(2)	P	P	P/C(3)	P/C(3)	P	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E), Conditional Use Permit (CUP). (3) Conditional use within the District Center. See map in CMC 15.310.010.
Religious Use Facility Accessory	C(1)	C(1)	P(1)	P/C(2)	P/C(2)	P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Conditional use within the District Center. See map in CMC 15.310.010.
Stadium/Arena							
RESIDENTIAL							

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
College Dormitory		P	P(1)	P	P	P	(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Duplex	P(1)	P(1)(2)					See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards. (1) Duplexes are only permitted as part of a townhouse development. (2) Townhouse and duplex development allowed only in UH-1800 zone.
Dwelling Unit, Caretaker/Manager		P	P		P	P	
Dwelling Unit, Detached							
Manufactured/Modular Home							
Mobile Home							
Mobile Home Park							
Multi-Family	P	P	P	P(1)	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
Townhouse	P	P(1)					(1) Townhouse and duplex development allowed only in UH-1800 zone.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING							
Assisted Living		P	P	P	P		
Community Residential Facility I	P	P	P		P(1)		See SMC 15.465.400, Community Residential Facility Standards. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Community Residential Facility II		P	P	P	P	P	See SMC 15.465.400, Community Residential Facility Standards.
Continuing Care Retirement Community		P	P	P	P	P	
Convalescent Center/Nursing Home	P	P	P	P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Retirement Apartments	P	P	P	P(1)	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
RESIDENTIAL, ACCESSORY							
Home Occupation	P	P	P		P	P	See SMC 15.465.500, Home Occupations.
Shed/Garage	P(1)	P(1)	P(1)				(1) Limited to 1,000 gross square feet and a 20-foot height limit (highest point).

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
RETAIL AND COMMERCIAL							
Agricultural Crop Sales (Farm Only)							
Arcade (Games/Food)		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Beauty Salon/Personal Grooming Service		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Concession Sales				P	P	P	
Dry Cleaner		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Entertainment Club				P	P	P	
Financial Institution		P(1)	P(1)	P(2)	P(2)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Laundromat		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Mobile Food Vending				P	P	P	See SMC 15.415.300, Mobile Food Vending.
Restaurant		P(1,2)	P(1,2)	P(3)	P(3)	P	(1) No drive-through facilities allowed. (2) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (3) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Restaurant, Fast Food				P(1)	P(1)	P	(1) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Retail, Big Box				P(1)			(1) Not permitted within the District Center.
Retail, General		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Sexually Oriented Business					C(1)	C	See SMC 15.415.200, Sexually Oriented Business. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Tavern				P	P	P	
Theater				P	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Wholesale/Bulk Store					C(1)	C	(1) Not permitted within the District Center. See map in SMC 15.310.010.

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
RETAIL AND COMMERCIAL, LODGING							
Bed and Breakfast	P	P	P				See SMC 15.465.300, Bed and Breakfast Standards.
Hotel/Motel and Associated Uses				P	P	P	Hotel/motel lobby and restaurant to be located at, and oriented to, the public street and located at the ground floor.
UTILITIES							
Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.
Utility Substation		C	C	C	C	C	
Utility Use	C	C	C		C	C	
Wireless Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.

(Ord. 18-1019 § 3; Ord. 18-1009 § 6; Ord. 17-1023 § 1; Ord. 16-1009 § 1)

15.310.700 Mixed Use and Multi-Family Development Standards
(Ord. 16-1009 § 1)

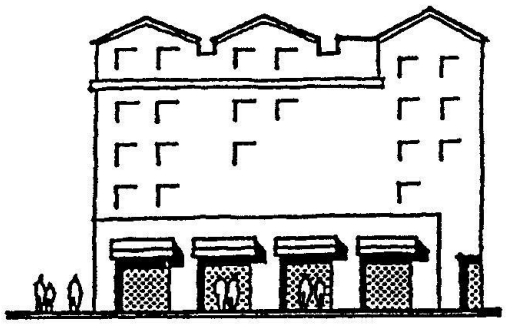
15.310.710 Mixed Use Development Standards
Purpose: Incorporate a mixture of different types of uses in one (1) structure or in close proximity to encourage pedestrian circulation, maximize site development potential and create an active environment. Design ground floors to accommodate commercial uses that benefit from a high degree of pedestrian activity while upper floors are encouraged to be devoted to residential uses. The following regulations shall supersede the mixed use standards in SMC 15.520.300, Mixed Use in Residential Projects, and shall apply to Angle Lake developments proposing land uses specified as being part of a residential mixed use development in SMC 15.310.055, Angle Lake Station Area Overlay District Use Chart. (Ord. 16-1009 § 1)

15.310.720 Definition of Mixed Use
"Mixed use" refers to the combining of retail/commercial and/or service uses located on the ground floor with residential use in the same building or on the same site in one (1) of the following ways:

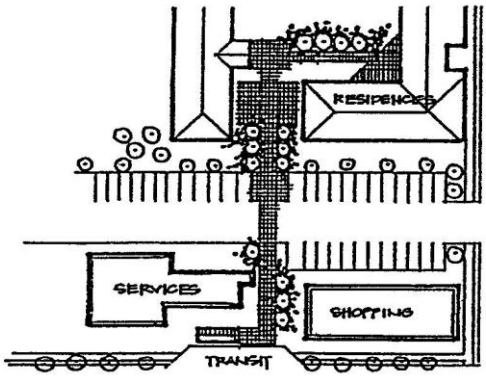
A. **Vertical Mixed Use.** A single structure with the above floors used for residential use and a portion of the ground floor for retail/commercial or service uses.

B. **Horizontal Mixed Use – Attached.** A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential uses behind.

C. **Horizontal Mixed Use – Detached.** Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential uses in separate structure(s) behind or to the side.



VERTICAL MIXED USE



HORIZONTAL MIXED USE – DETACHED

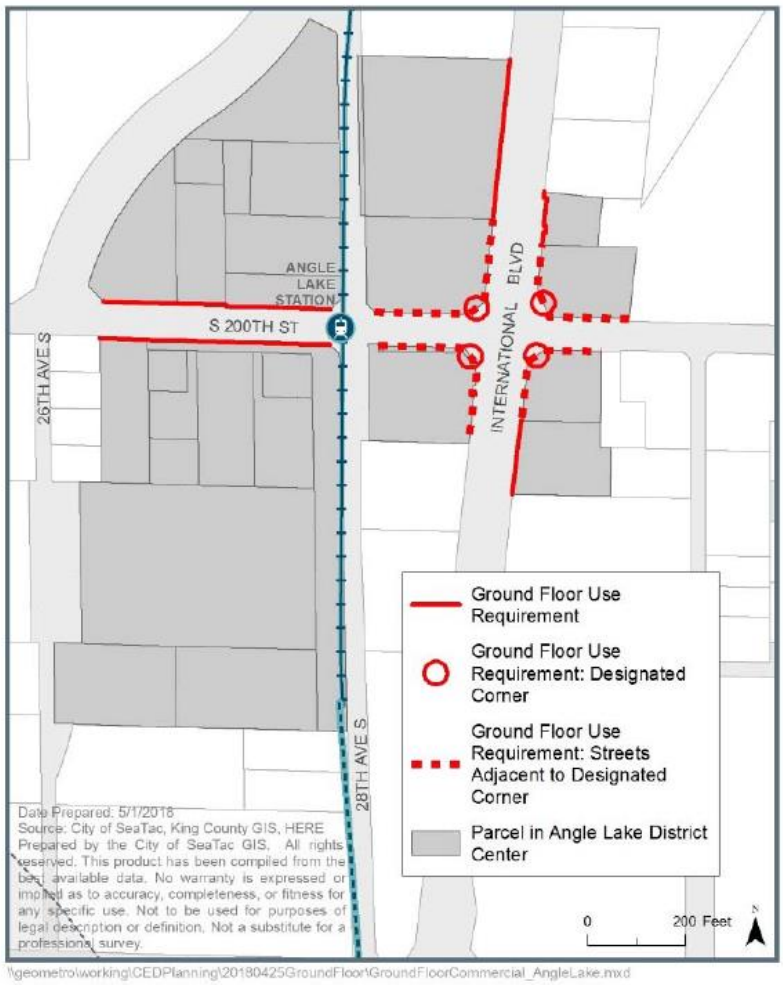
(Ord. 16-1009 § 1)

15.310.730 Ground Floor Uses in Mixed Use Projects
The following shall apply to vertically mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback (see SMC 15.310.720, Definition of Mixed Use, for definitions of mixed use types):

A. **Minimum Ground Floor Use Requirements.** A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street, excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a retail/commercial or service use on street frontages identified in Figure 15.310.730A.

1. **Corner Lot Ground Floor Use Requirements.** For corner lots identified in Figure 15.310.730A, the fifty percent (50%) minimum retail/commercial/service use may be allocated to either or both streets adjacent to the designated corner, and must include the corner.

Figure 15.310.730A: Required Ground Floor Uses



B. **Permitted Retail/Commercial/Service Uses.** A partial list of permitted retail/commercial or service uses are specified below (for a detailed listing of permitted uses, refer to the Angle Lake Station Area Overlay District use chart):

1. **Retail/Commercial.** Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.

2. **Services.** General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.

C. **Design Requirements.**

1. **Minimum Depth and Ceiling Heights.** See SMC 15.310.610(B), Minimum Depth and Ceiling Heights for Street Nonresidential Uses.

2. **Architecture and Entrances.** Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.

D. **Ground Floor Uses in Parking Structures.** For ground floor use requirements relative to parking structures, see SMC 15.310.460(B), Ground Floor Uses in Parking Structures. (Ord. 18-1019 § 4)

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Chapter 23.47A - COMMERCIAL

Sections:

23.47A.002 - Scope of provisions

A. This Chapter 23.47A describes the authorized uses and development standards for the following zones:

1. Neighborhood Commercial 1 (NC1);
2. Neighborhood Commercial 2 (NC2);
3. Neighborhood Commercial 3 (NC3);
4. Commercial 1 (C1); and
5. Commercial 2 (C2).

B. Zones listed in subsection 23.47A.002.A and having an incentive zoning suffix are subject to this Chapter 23.47A and Chapter 23.58A, Incentive Provisions.

C. Some land in these zones may be regulated by Subtitle III, Division 3, Overlay Districts, of this Title 23.

D. Other regulations, including but not limited to general use provisions (Chapter 23.42); requirements for streets, alleys, and easements (Chapter 23.53); standards for parking quantity, access, and design (Chapter 23.54); standards for solid waste storage (Chapter 23.54); signs (Chapter 23.55); communications regulations (Chapter 23.57); and methods for measurements (Chapter 23.86) may apply to development proposals.

(Ord. 125791 , § 48, 2019; Ord. 125267 , § 11, 2017; Ord. 124969 , § 4, 2016; Ord. 123770, § 6, 2011; Ord. 123495, § 48, 2011; Ord. 123046, § 29, 2009; Ord. 122311 , § 44, 2006)

23.47A.004 - Permitted and prohibited uses

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.47A.004 and this Section 23.47A.004, except as may be otherwise provided pursuant to Subtitle III, Division 3, Overlay Districts, of this Title 23.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in Table A for 23.47A.004.

C. The Director may authorize a use not otherwise permitted in the zone in a landmark structure, subject to the following criteria:

1. The use will not require significant alteration of the structure;

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2. The design of the structure makes uses permitted in the zone impractical in the structure, or the permitted uses do not provide sufficient financial return to make use of the landmark structure feasible; and
3. The physical impacts of the use will not be detrimental to other properties in the zone or vicinity or to the public interest.

D. Public facilities

1. Uses in public facilities that are most similar to uses permitted outright or permitted as a conditional use under this Chapter 23.47A are permitted outright or as a conditional use, respectively, subject to the same use regulations, development standards and conditional use criteria that govern the similar uses.
2. Permitted uses in public facilities requiring council approval. Unless specifically prohibited in Table A for 23.47A.004, uses in public facilities that are not similar to uses permitted outright or permitted as a conditional use under this Chapter 23.47A, may be permitted by the City Council.
3. In all NC zones and C zones, uses in public facilities not meeting development standards may be permitted by the Council, and the Council may waive or grant departures from development standards, if the following criteria are satisfied:
   a. The project provides unique services that are not provided to the community by the private sector, such as police and fire stations;
   b. The proposed location is required to meet specific public service delivery needs;
   c. The waiver of or departure from the development standards is necessary to meet specific public service delivery needs; and
   d. The relationship of the project to the surrounding area has been considered in the design, siting, landscaping and screening of the facility.
4. The City Council's use approvals, and waivers of or grants of departures from applicable development standards or conditional use criteria, contemplated by subsections 23.47A.004.D.2 and 23.47A.004.D.3, are governed by the provisions of Chapter 23.76, Subchapter III, Council Land Use Decisions.
5. Expansion of uses in public facilities
   a. Major expansion. Major expansion of uses in public facilities allowed pursuant to subsections 23.47A.004.D.1, 23.47A.004.D.2, and 23.47A.004.D.3 may be permitted according to the criteria and process in those subsections 23.47A.004.D.1, 23.47A.004.D.2, and 23.47A.004.D.3. A

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major expansion of a public facility use occurs when an expansion would not meet development standards or the area of the expansion would exceed either 750 square feet or 10 percent of the existing area of the use, whichever is greater. For the purposes of this subsection 23.47A.004, area of use includes gross floor area and outdoor area devoted actively to that use, other than as parking.

b. Minor expansion. An expansion of a use in a public facility that is not a major expansion is a minor expansion. Minor expansions to uses in public facilities allowed pursuant to subsections 23.47A.004.D.1, 23.47A.004.D.2, and 23.47A.004.D.3 above may be permitted according to the provisions of Chapter 23.76, for a Type I Master Use Permit.

6. Essential public facilities. Permitted essential public facilities will be reviewed according to the provisions of Chapter 23.80, Essential Public Facilities.

7. Youth service centers existing as of January 1, 2013, in public facilities operated by King County within Urban Center Villages and replacement, additions, or expansions to such King County public facilities are permitted in NC3 zones.

E. Changes from accessory to flexible-use parking may occur, subject to Section 23.54.026.

F. Public use of accessory parking is subject to Section 23.54.027.

G. Live-work units

1. In all NC zones and C zones live-work units are permitted outright subject to the provisions of this Title 23.

2. In pedestrian-designated zones, live-work units shall not occupy more than 20 percent of the street-level street-facing facade along designated principal pedestrian streets listed in subsection 23.47A.005.D.

3. In the Lake City and Bitter Lake Village Hub Urban Villages, live-work units shall not occupy more than 20 percent of the street-level street-facing facade.

4. Except where expressly treated as a residential use, live-work units shall be deemed a nonresidential use.

H. Adult cabarets

1.

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utilities.

[23] A recycling use that is located on the same development site as a solid waste transfer station may be permitted by administrative conditional use, subject to the requirements of subsection 23.47A.006.A.7.

(Ord. 125558 , § 14, 2018; Ord. 125272 , § 24, 2017; Ord. 124969 , § 5, 2016; Ord. 124947 , § 1, 2015; Ord. 124843 , § 29, 2015; Ord. 124610 , § 1, 2014; Ord. 124608, § 8, 2014; Ord. 124378 , § 38, 2013; Ord. 123872, § 2, 2012; Ord. 123378, § 16, 2010; Ord. 123046, §§ 30, 65, 2009; Ord. 122935, § 2, 2009; Ord. 122411 , §§ 2, 3, 2007; Ord. 122311 , § 44, 2006)

23.47A.005 - Street-level uses

A. The requirements of this Section 23.47A.005 apply in addition to the other applicable requirements of this Title 23.

B. Mini-warehouses, warehouses, or utility uses may not abut a street-level, street-facing facade in a structure that contains more than one residential dwelling unit.

C. Residential uses at street level

1. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations:

a. In a pedestrian-designated zone, facing a designated principal pedestrian street; or

b. In all NC and C1 zones within the Bitter Lake Village Hub Urban Village, except lots abutting Linden Avenue North, north of North 135th Street; or

c. Within a zone that has a height limit of 85 feet or higher, except as provided in subsection 23.47A.005.C.2; or

d. Within an NC1 zone, except as provided in subsection 23.47A.005.C.2; or

e. In all NC and C1 zones within the Northgate Overlay District, except as provided in Section 23.71.044; or

f. In all NC and C1 zones within the areas shown on Maps A through D for 23.47A.005 at the end of this Chapter 23.47A when facing an arterial street.

2. Subsection 23.47A.005.C.1 notwithstanding, there is no restriction on the

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location of residential uses in the following circumstances:

a. Within a very low-income housing project existing as of May 1, 2006, or within a very low-income housing project replacing a very low-income housing project existing as of May 1, 2006, on the same site; or

b. The residential use is an assisted living facility or nursing home and private living units are not located at street level; or

c. Within the Pike/Pine Conservation Overlay District, for street-facing facades that do not face a designated principal pedestrian street, as shown on Map A for 23.73.008; or

d. In a structure existing on January 1, 2012, that is within an NC1 zone but not located in an area defined in Maps A through D for 23.47A.005, at the end of this Chapter 23.47A, a live-work space may be converted to an accessory dwelling unit if the residential use is established, if the area proposed to be converted meets the minimum housing standards of Chapter 22.206, and if the area proposed to be converted meets the owner occupancy requirement of subsection 23.44.041.C; or

e. Within a structure that:

1) is developed and owned by the Seattle Housing Authority; and

2) is located on a lot zoned NC1 or NC3 that was owned by the Seattle Housing Authority as of January 1, 2009.

3. Additions to, or on-site accessory structures for, existing single-family structures are permitted outright.

4. Where residential uses at street level are limited to 20 percent of the street-level, street-facing facade, such limits do not apply to residential structures separated from the street lot line by an existing structure meeting the standards of this Section 23.47A.005 and Section 23.47A.008, or by an existing structure legally nonconforming to those standards.

D. In pedestrian-designated zones the locations of uses are regulated as follows:

1. Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level, street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.

a. Arts facilities;

b. Community gardens;

c. Eating and drinking establishments;

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d. Entertainment uses, except for adult cabarets, adult motion picture theaters, and adult panorams;

e. Food processing and craft work;

f. Institutions, except hospitals or major institutions;

g. Lodging uses;

h. Medical services;

i. Offices, provided that no more than 30 feet of the street-level, street-facing facade of a structure may contain an office use;

j. Parks and open spaces;

k. Rail transit facilities;

l. Retail sales and services, automotive, in the Pike/Pine Conservation Overlay District if located within an existing structure or within a structure that retains a character structure as provided in Section 23.73.015;

m. Sales and services, general, provided that no more than 40 feet of the street-level, street-facing facade of a structure on a principal pedestrian street may contain a customer services office; and

n. Sales and services, heavy, except for heavy commercial sales, and provided that no more than 30 feet of the street-level, street-facing facade of a structure may contain a non-household sales and service use.

The establishment of any such use is subject to the applicable use provisions of this Title 23.

2. The following streets are principal pedestrian streets when located within a pedestrian-designated zone:

10th Avenue;

11th Avenue;

12th Avenue;

13th Avenue, between East Madison Street and East Pine Street;

14th Avenue South, except within the North Beacon Hill Residential Urban Village;

15th Avenue East;

15th Avenue Northeast, north of Lake City Way Northeast;

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15th Avenue Northwest;

15th Avenue South;

17th Avenue Northwest;

20th Avenue Northwest;

22nd Avenue Northwest;

23rd Avenue;

24th Avenue Northwest;

25th Avenue Northeast;

32nd Avenue West;

35th Avenue Northeast, except within the Lake City Hub Urban Village;

35th Avenue Southwest, except within the West Seattle Junction Hub Urban Village;

39th Avenue Northeast;

Aurora Ave North, except within the Bitter Lake Village Hub Urban Village;

Ballard Avenue Northwest;

Beacon Avenue South;

Boren Avenue;

Boylston Avenue, except within the Pike/Pine Conservation Overlay District;

Broadway;

Broadway East;

California Avenue Southwest;

Delridge Way Southwest;

Dexter Avenue North;

East Green Lake Drive North;

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East Green Lake Way North;

East Madison Street;

East Olive Way;

East Pike Street;

East Pine Street;

East Union Street, except within the Pike/Pine Conservation Overlay District only lots abutting East Union Street between Broadway and East Madison Street;

Eastlake Avenue East;

First Avenue North, except within the Upper Queen Anne Residential Urban Village;

Fremont Avenue North;

Fremont Place North;

Galer Street;

Green Lake Drive North;

Greenwood Avenue North;

Lake City Way Northeast;

Leary Avenue Northwest;

Linden Avenue North;

Madison Street;

Martin Luther King Jr. Way South;

Mary Avenue Northwest, between Holman Road Northwest and Northwest 87th Street;

Mercer Street;

North 34th Street;

North 35th Street;

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North 45th Street;

North 85th Street;

Northeast 43rd Street;

Northeast 45th Street, except between Linden Ave North and Evanston Ave North;

Northeast 55th Street, east of 15th Avenue Northeast;

Northeast 65th Street;

Northeast 125th Street;

Northwest 65th Street;

Northwest 85th Street;

Northwest 90th Street, between Mary Avenue Northwest and 14th Avenue Northwest;

Northwest Market Street;

Phinney Avenue North, between North 58th Street and North 63rd Street;

Pike Street;

Pine Street;

Queen Anne Avenue North;

Rainier Avenue South;

Roosevelt Way Northeast;

Roy Street;

Sand Point Way Northeast;

South Alaska Street;

South Cloverdale Street;

South Henderson Street;

South Jackson Street;

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South Lander Street;

South McClellan Street;

South Othello Street;

Southwest Alaska Street;

Stone Way North;

Summit Avenue, except within the Pike/Pine Conservation Overlay District;

Terry Avenue;

University Way Northeast;

Wallingford Avenue North;

West Dravus Street;

West Galer Street;

West Green Lake Drive North;

West McGraw Street, except within the Upper Queen Anne Residential Urban Village; and

Woodlawn Avenue Northeast.

(Ord. 125791 , § 49, 2019; Ord. 125272 , § 25, 2017; Ord. 125125 , § 2, 2016; Ord. 125103 , § 2, 2016; Ord. 125081 , § 2, 2016; Ord. 124770 , § 4, 2015; Ord. 124503, § 2, 2014; Ord. 124378 , § 39, 2013; Ord. 123939, § 11, 2012; Ord. 123816, § 3, 2012; Ord. 123589, § 8, 2011; Ord. 123046, § 1, 2009; Ord. 123020, § 9, 2009; Ord. 122935, § 3, 2009; Ord. 122311 , § 44, 2006.)

23.47A.006 - Conditional uses

A. The following uses, where identified as administrative conditional uses on Table A for 23.47A.004, or other uses identified in this Section 23.47A.006, may be permitted by the Director when the provisions of both Section 23.42.042 and this subsection 23.47A.006.A are met:

1. Drinking establishments. Drinking establishments in NC1 and NC2 zones may be permitted as a conditional use subject to the following:

a.

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Substantial compliance with the approved site plan and conditions imposed in the existing Master Use Permit with the Major Phased Development component with no substantial change in the mix of uses and no major departure from the bulk and scale of structures originally proposed; and

(2) Compliance with applicable requirements of this title in effect at the time of the original Master Use Permit approval; and

(3) No significantly greater impact would occur.

2. If the Director determines that the amendment is minor, the Director may approve a revised site plan as a Type I decision. The Master Use Permit expiration date of the original approval shall be retained.

3. If the Director determines that the amendment is not minor, the applicant may either continue under the existing MPD approval or may submit a revised MPD application. The revised application shall be the subject of a Type II decision. Only the portion of the site affected by the revision shall be subject to regulations in effect on the date of the revised MPD application, notwithstanding any provision of Chapter 23.76. The decision may retain or extend the existing expiration date on the portion of the site affected by the revision.

(Ord. 122311 , § 44, 2006)

23.47A.008 - Street-level development standards

A. Basic street-level requirements

1. The provisions of this subsection 23.47A.008.A apply to:

a. Structures in NC zones;

b. Structures that contain a residential use in C zones;

c. Structures in C zones across the street from residential zones; and

d. All structures in pedestrian-designated zones.

2. Blank facades

a. For purposes of this Section 23.47A.008, facade segments are considered blank if they do not include at least one of the following:

1) Windows;

2) Entryways or doorways;

3) Stairs, stoops, or porticos;

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4) Decks or balconies; or

5) Screening and landscaping on the facade itself.

b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

3. Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

B. Non-residential street-level requirements

1. In addition to the provisions of subsection 23.47A.008.A, the provisions of this subsection 23.47A.008.B apply to:

a. Structures with street-level non-residential uses in NC zones;

b. Structures with street-level non-residential uses that also contain residential uses in C zones;

c. Structures with street-level non-residential uses in C zones across the street from residential zones; and

d. All structures in pedestrian designated zones.

2. Transparency

a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. For purposes of calculating the 60 percent of a structure's street-facing facade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley or from a street that is not a designated principal pedestrian street.

b. Transparent areas of facades shall be designed and maintained to provide views into and out of the structure. Except for institutional uses, no permanent signage, window tinting or treatments, shelving, other furnishings, fixtures, equipment, or stored items shall completely block views into and out of the structure between 4 feet and 7 feet above adjacent grade. The installation of temporary signs or displays that completely block views may be allowed if such temporary sign complies with subsection 23.55.012.B.

3. Depth provisions for new structures or new additions to existing structures

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a. Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.

b. In pedestrian designated zones, non-residential uses less than 600 square feet in size shall extend an average depth of at least 20 feet and a minimum depth of 10 feet from the street-level, street-facing facade.

c. If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and these depth requirements would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to non-residential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be non-residential.

4. Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

C. In addition to the provisions of subsections 23.47A.008.A and 23.47A.008.B, the following standards also apply in pedestrian designated zones:

1. A minimum of 80 percent of the width of a structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47A.005.D.1. The remaining 20 percent of the street frontage may contain other permitted uses and/or pedestrian entrances (see Exhibit A for 23.47A.008).

Exhibit A for 23.47A.008 Uses and pedestrian access allowed along street-level, street-facing facades

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2. For purposes of calculating the 80 percent of a structure's street-level facade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley or from a street that is not a designated principal pedestrian street.
3. If the street-facing facade and depth requirements would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to the uses in subsection 23.47A.005.D.1, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be dedicated to the uses in subsection 23.47A.005.D.1.
4. Overhead weather protection
   a. Continuous overhead weather protection (i.e., canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street, except for structures within the Pike/Pine Conservation Overlay District on lots that contain a character structure as provided in Chapter 23.73.

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b. The covered area shall have a minimum width of 6 feet, unless there is a conflict with existing or proposed street trees or utility poles, in which case the width may be adjusted to accommodate such features as provided in subsection 23.47A.008.C.4.f.

c. The overhead weather protection must be provided over the sidewalk, or over a walking area within 10 feet immediately adjacent to the sidewalk. When provided adjacent to the sidewalk, the covered walking area must be at the same grade or within 18 inches of sidewalk grade and meet Washington state requirements for barrier-free access.

d. The lower edge of the overhead weather protection shall be a minimum of 8 feet and a maximum of 12 feet above the sidewalk for projections extending a maximum of 6 feet. For projections extending more than 6 feet from the structure, the lower edge of the weather protection shall be a minimum of 10 feet and a maximum of 15 feet above the sidewalk.

e. Adequate lighting for pedestrians shall be provided. The lighting may be located on the facade of the building or on the overhead weather protection.

f. Where the standards listed in this subsection 23.47A.008.C.4 conflict with the vertical and horizontal clearance requirements in the street rights-of-way, the standards may be modified by the Director in consultation with the Director of Transportation.

5. Maximum width and depth limits

a. The maximum width and depth of a structure, or of a portion of a structure for which the limit is calculated separately according to subsection 23.47A.008.C.5.b, is 250 feet, except as otherwise provided in subsection 23.47A.008.C.5.c.

b. For purposes of this subsection 23.47A.008.C.5, the width and depth limits shall be calculated separately for a portion of a structure if:

1) There are no connections allowing direct access, such as hallways, bridges, or stairways, between that portion of a structure and other portions of a structure; or

2)

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The only connections between that portion of a structure and other portions of a structure are in stories, or portions of a stories, that are underground or extend no more than 4 feet above the sidewalk, measured at any point above the sidewalk elevation to the floor above the partially below-grade story, excluding access.

c. For purposes of this subsection 23.47A.008.C.5, the following portions of a structure shall not be included in measuring width and depth:

1) Designated Landmark structures that are retained on the lot.

2) Stories of a structure on which more than 50 percent of the total gross floor area is occupied by any of the following uses:

a) Arts facilities;

b) Community clubs or community centers;

c) Child care centers;

d) Elementary or secondary schools;

e) Performing arts theaters; or

f) Religious facilities.

6. Space for small commercial uses at street level

a. Except as provided in subsection 23.47A.008.C.6.c, all structures abutting a principal pedestrian street that include more than 5,000 square feet of street-level commercial uses shall include small commercial spaces meeting the requirements of subsection 23.47A.008.C.6.b in the quantity required by Table A for 23.47A.008.C.

Table A for 23.47A.008.C Number of small commercial spaces required	
Total amount of square feet (sf) in street-level commercial use	Number of small commercial spaces required
Up to 5,000 sf	0
More than 5,000 sf up to 8,000 sf	1
More than 8,000 sf up to 12,000 sf	2

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More than 12,000 sf up to 16,000 sf	3
More than 16,000 sf	4, plus 1 additional space for each additional 4,000 square feet above 16,000 square feet, up to a maximum of 8

b. Requirements for small commercial spaces. The required small commercial spaces must:

1) Contain only commercial uses;

2) Be a minimum of 300 square feet and a maximum of 1,500 square feet;

3) Have an entrance for pedestrians from the street or from a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade; and

4) Be separated from other commercial spaces by a physical divider such as a wall or partition.

c. Exception. The requirements of this subsection 23.47A.008.C.6 do not apply to structures with more than 50 percent of the total street-level gross floor area occupied by any of the following uses:

1) Arts facilities;

2) Child care centers;

3) Colleges;

4) Community clubs or community centers;

5) Libraries;

6) Institutes for advanced study;

7) Museums;

8) Performing arts theatres;

9) Grocery stores less than 15,000 square feet;

10) Elementary or secondary schools;

11) Religious facilities;

12) Vocational or fine arts schools; or

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13) Shopping atriums, where multiple businesses operate within a contiguous space.

d. As a Type I decision, the Director may waive the requirements of subsection 23.47A.008.C.6. The Director's decision shall be based on the availability of existing small commercial spaces on a principal pedestrian street:

1) Within the same urban village as the structure;

2) Within 400 lineal feet of the structure, if the structure is located within an urban center; or

3) Within the same pedestrian-designated zone as the structure on the same principal pedestrian street, if the structure is located outside of an urban village or urban center.

D. Where residential uses are located along a street-level, street-facing facade, the following requirements apply unless exempted by subsection 23.47A.008.G:

1. At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and

2. The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. An exception to the standards of this subsection 23.44.008.D.2 may be granted as a Type I decision if the following criteria are met:

a. An accessible route to the unit is not achievable if the standard is applied or existing site conditions such as topography make access impractical if the standard is applied;

b. The floor is at least 18 inches above average sidewalk grade or 4 feet below sidewalk grade, or is set back at least 10 feet from the sidewalk; and

c. The visually prominent pedestrian entry is maintained.

E. When a live-work unit is located on a street-level, street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B, and the following requirements, apply:

1. The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall

not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed and arranged to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition.

2. Each live-work unit must have a pedestrian entry on the street-facing facade that is designed to be visually prominent and provide direct access to the non-residential portions of the unit.
3. Each live-work unit must include an exterior sign with the name of the business associated with the live-work unit. Such signage shall be clearly associated with the unit and visible to pedestrians outside of the building.
4. The owner of each live-work unit must keep a copy of the current business license associated with the business located in that unit on file.

F. The Director may allow exceptions to the street-level requirements of this Section 23.47A.008, as a Type I decision, for projects that are not subject to the Design Review process, except that in a pedestrian-designated zone exceptions may not be granted for requirements for residential uses at street level, transparency requirements, or floor-to-floor height requirements as described in subsection 23.41.012.B. Exceptions may be granted if the Director determines that the project will maintain the safety and aesthetics of the streetscape for pedestrians and will:

1. Maintain pedestrian access to the structure;
2. Maintain urban form consistent with adjacent structures and previous design review decisions on the site;
3. Maintain the visibility of non-residential uses;
4. Maintain the privacy of residential uses; or
5. Allow the continued use of an existing structure without substantial renovation.

G. In a structure existing on January 1, 2012, an accessory dwelling unit may be established if it is accessory to an existing dwelling unit and if it meets minimum housing standards of Chapter 22.206, even if nonconforming to standards of subsection 23.47A.008.D.

(Ord. 125791 , § 50, 2019; Ord. 125603 , § 26, 2018; Ord. 125272 , § 26, 2017; Ord. 124770 , § 5, 2015; Ord. 124378 , § 40, 2013; Ord. 123939, § 12, 2012; Ord. 122935, § 5, 2009; Ord. 122311 , § 44, 2006)

23.47A.009 - Standards applicable to specific areas

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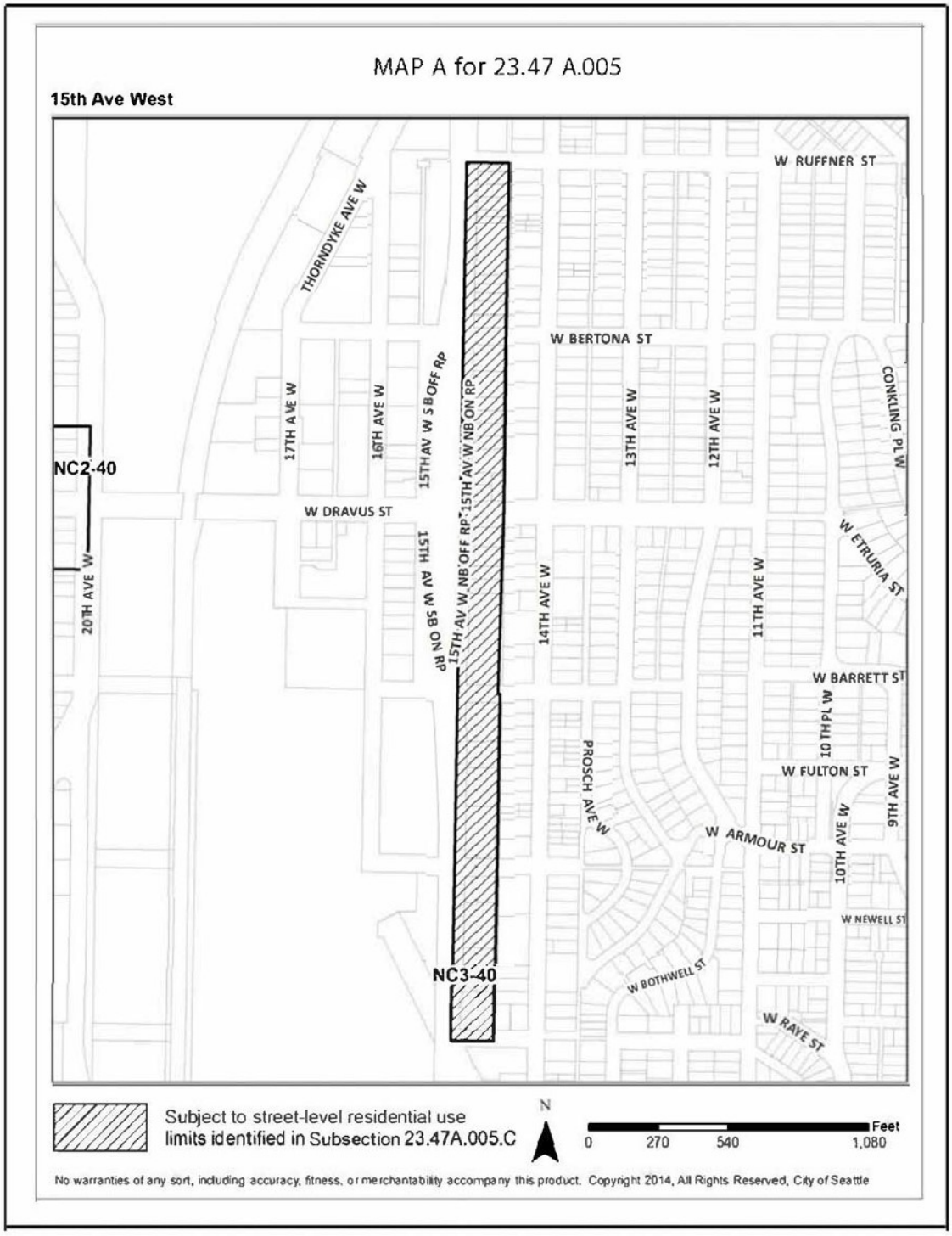
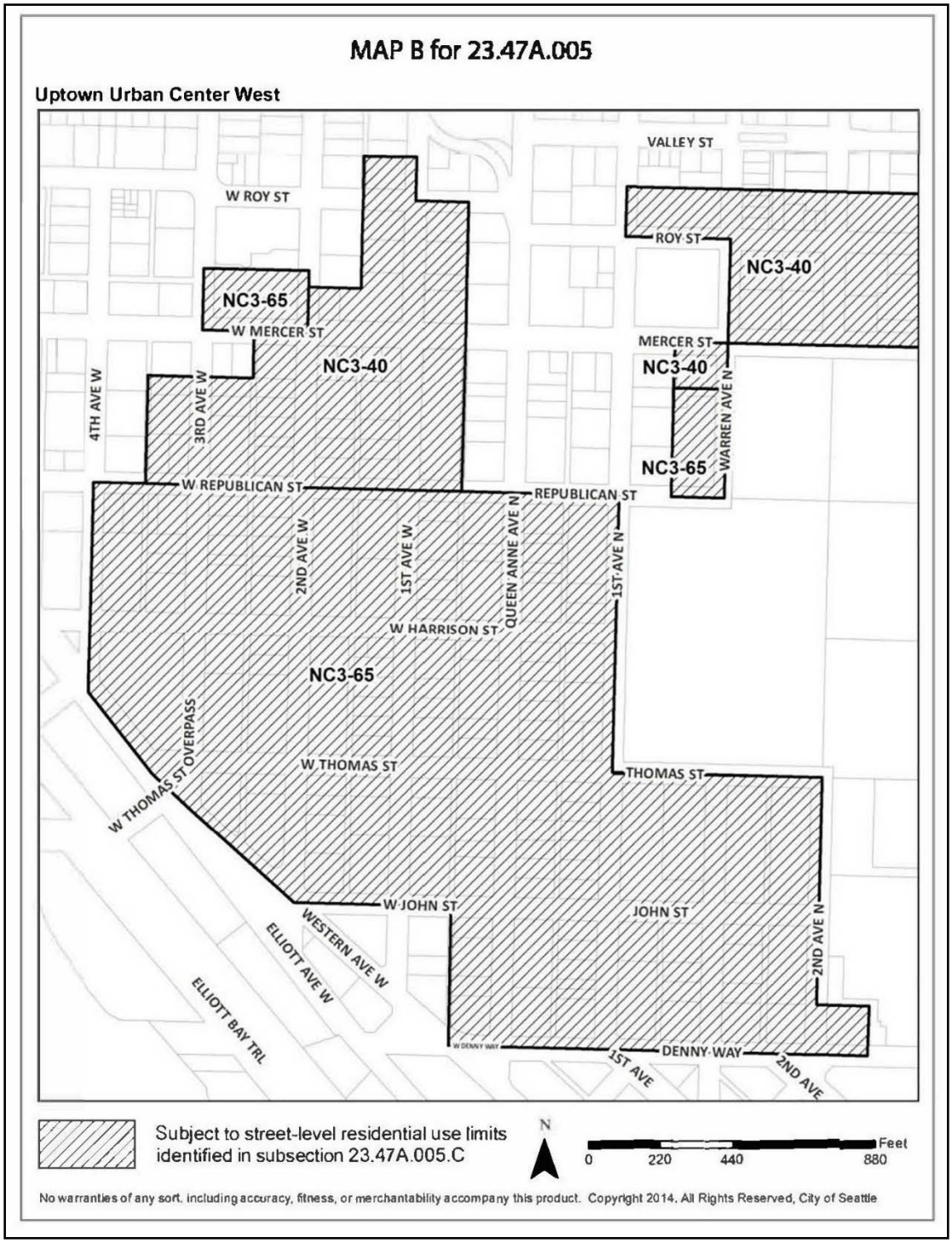
Map A for 23.47A.005: 15th Ave West



(Ord. 125125 , § 2, 2016)

Map B for 23.47A.005: Uptown Urban Center West

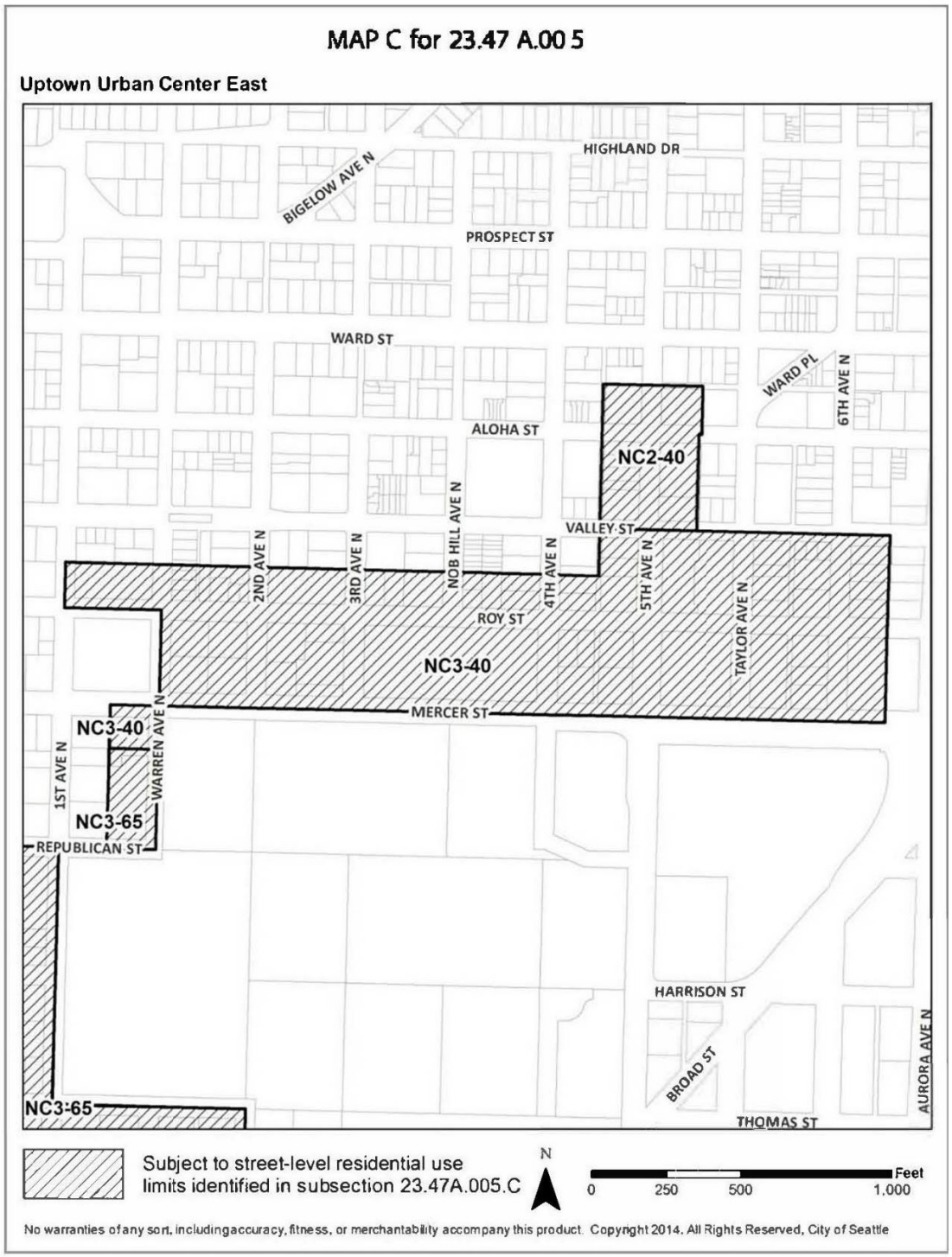
Attachment B



(Ord. 125125 , § 2, 2016)

Map C for 23.47A.005: Uptown Urban Center East

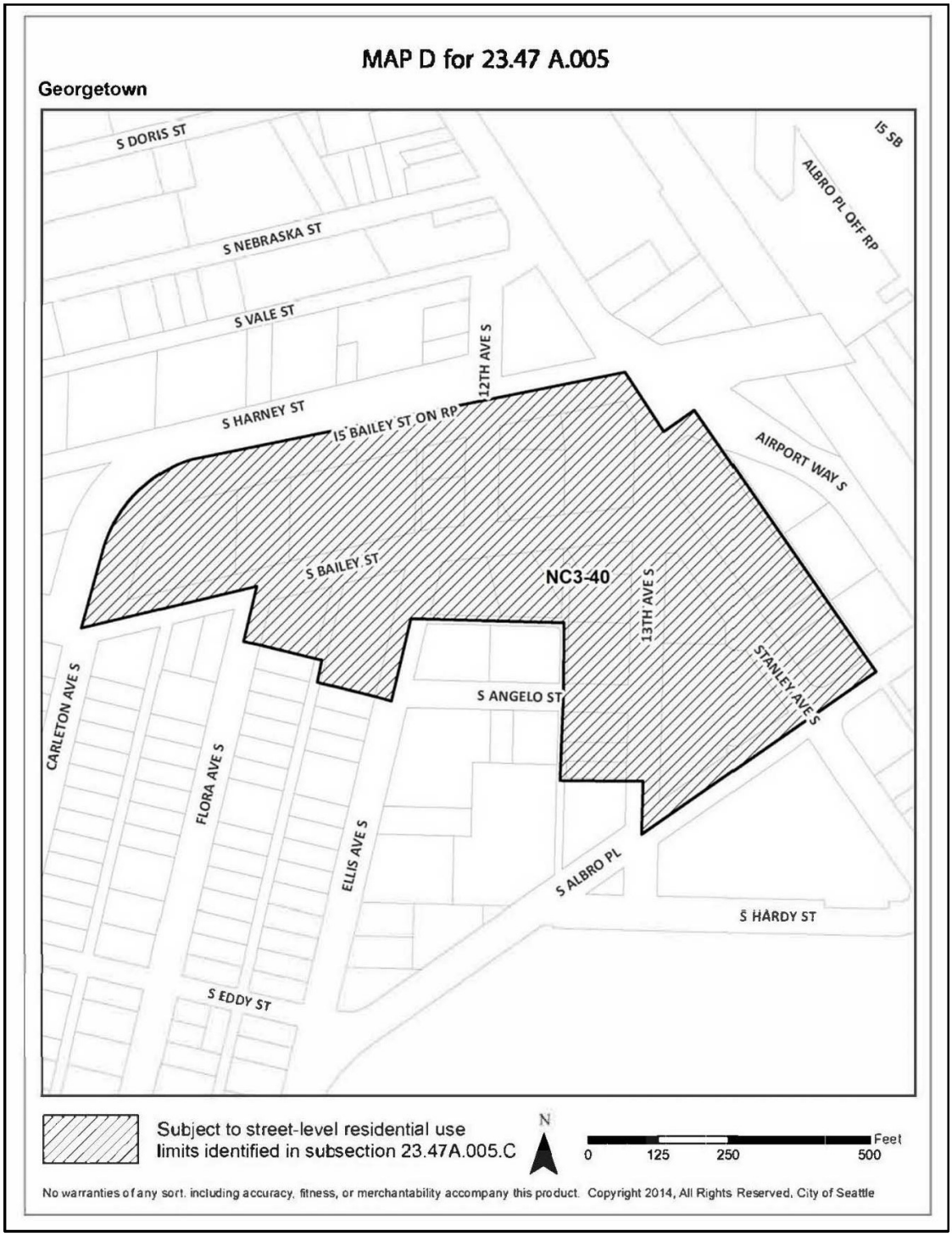
Attachment B



(Ord. 125125 , § 2, 2016)

Map D for 23.47A.005: Georgetown

Attachment B



(Ord. 125125 , § 2, 2016)

17.20.010 Purpose.
The purpose of the commercial/industrial districts is to provide land for several different intensities and types of business, industrial, office, retail, service and entertainment uses which complement, enhance and support the mix of land uses within the city of Snoqualmie. The commercial/industrial districts are intended to provide a variety of economic opportunities, a tax base for the city, as well as the necessary goods, services, and employment opportunities to accommodate visitors and support the residents of the city. Each district shall be regulated by its own zoning criteria; however, all districts share in the goal of providing well designed, quality commercial and industrial developments that further the city's goals and policies as stated in the Snoqualmie Vicinity Comprehensive Plan. Each district should ensure that new development is integrated with the existing community and furthers the goals of the city through such methods as pedestrian orientation and circulation, transportation, site planning and design, signage, lighting, public open space, public facilities and other means to maintain and create physical and social linkages along with enhancing the character of the community. A mix of primarily commercial and some residential uses should be allowed in commercial districts with commercial uses at the street level and residential generally above. Commercial areas should be designed with the pedestrian, bicycle and automobile in mind. Business opportunities which support the full range of rural activities occurring in the adjacent rural areas, including support services for agriculture and forestry, are encouraged. Impact generating industrial uses should be buffered from other uses and be sited carefully to minimize environmental impacts. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 744 § 2, 1995).

17.20.020 Commercial/industrial districts.
The following commercial/industrial districts are hereby established:

A. Business-General District (BG). The business-general district is intended to accommodate a broad range of retail and commercial uses, including businesses and services that are of a larger scale or are inappropriate for the historic downtown area, such as certain automotive services and limited light-industrial uses.

B. Business-Office District (BO). The business-office district is intended principally for providing space within the city for smaller-scale office uses, but also allows for some retail and service uses.

C. Business-Retail District (BR). The business-retail district is intended to serve as the core pedestrian-oriented shopping area within the historic downtown area, with uses serving as shopping catalysts to other businesses within the district. Ground floor retail sales and services are encouraged with offices and professional services on upper floors. The business-retail district should support the downtown historic district by encouraging the use of architectural styles which reflect the history of the city and the railroad depot. The business-retail district is divided into two subdistricts, as follows:

1. BR-1. The BR-1 subdistrict contains all properties located within the downtown historic district retail overlay zone pursuant to Chapter 17.37 SMC, and is intended for shopping and dining in a pedestrian-oriented environment.

2. BR-2. The BR-2 subdistrict contains all properties within the BR district outside of those listed within the BR-1 subdistrict.

D. Office Park District (OP). The office park district is intended to provide areas appropriate for commercial and office uses, such as medical, dental, and other professional services.

E. Planned Commercial/Industrial District (PCI). The planned commercial/industrial district is intended to provide areas in the city for master planned commercial/industrial uses, which might include single- or mixed-use retail, office, light industrial and open space uses. All development on parcels of two acres or larger upon which more than one principal structure is to be constructed shall be subject to the requirements of this chapter.

F. Industrial District (I). The industrial district is intended to provide areas for a broad range of light industrial uses, and includes heavy/resource-based industrial uses as conditional uses. This district is also known as the resource extraction district. (Ord. 1203 § 7, 2018; Ord. 1198 § 22 (Exh. D), 2017; Ord. 1066 § 3, 2010; Ord. 980 § 2, 2005; Ord. 744 § 2, 1995).

17.20.050 Planned commercial/industrial provisions.

A. The purpose of the planned commercial/industrial district is to provide for imaginative, well-designed, master-planned commercial/industrial development containing compatible and complementary uses, including mixed or single retail, wholesale, service and professional businesses, second-story residential uses above such businesses, office and light industrial uses, on parcels of two or more acres, which:

1. Optimizes the efficiency of the use of land;

2. Is at a scale which serves to maintain existing small-town character;

3. Optimizes the opportunity for public amenities such as open space, parks and trails;

4. Promotes or encourages pedestrian and bicycle orientation and provides the opportunity for district-wide coordination and continuity of pedestrian and bicycle corridors; and

5. Gives due consideration to development which can reasonably be anticipated on adjacent or nearby lands, both with respect to common infrastructure requirements and compatibility of uses.

B. In the planned commercial/industrial district, no land shall be used, subdivided, cleared, graded or filled and no building or structure shall be constructed, altered or enlarged on a parcel of two acres or larger except under the authority of an approved plan pursuant to this section; provided, an approval under this section shall not be required for road and utility corridors, or for temporary uses and structures for which no grading, clearing or building permit is required. The approved plan shall authorize development on land which is not to be further divided, and shall provide the basis and standards for processing of a binding site improvement plan or subdivision on land which is to be further divided for sale or lease of lots, parcels or pads.

C. On parcels in the planned commercial/industrial district of less than two acres, permitted uses shall be as specified for the business-general (B-G) district.

D. In the event two or more contiguous parcels in common ownership lie in whole or part in both the planned commercial/industrial district subject to the provisions of this section and the planned residential district subject to the requirements of Chapter 17.15 SMC, the owner may optionally elect to present one plan for all parcels, and the location of the residential and commercial/industrial uses thereon need not adhere strictly to the boundaries of each respective district so long as the minimum requirements for uses in each district respectively are met in the overall plan. Additional adjacent property with zoning designations other than PCI and PR may be included, provided they constitute no more than 15 percent of the total acreage of the proposal.

E. The planned/commercial industrial district allows and encourages a mix of uses, both vertically and horizontally, but does not require such a mixture.

F. Tracts included in a development proposal in a planned commercial/industrial district must be in one ownership or control, or be the subject of a joint application by owners of all of the property included.

G. At least 35 percent of the total acreage for the development proposal must be dedicated to open space, natural areas, parks, or greens, commons or public assembly areas; provided, for projects subject to the provisions of subsection D of this section, the common open space may be provided within the area subject to the plan as a whole.

H. Proposed circulation, solid waste disposal and recycling, and water, sewer and stormwater management systems shall be designed in such a manner to allow adequate and efficient expansion to accommodate development which can reasonably be anticipated on adjacent or nearby lands.

I. It is the intention of this section to encourage development proposals not constrained by fixed development standards, and toward that end, deviation from development standards of general applicability throughout the city may be authorized when the city council, with the advice of the planning commission, finds that such deviation would advance the purpose of the district as set forth in subsection A of this section, provided deviation shall not be allowed from development standards deemed necessary to protect health, safety or the environment. Any such deviations shall be included in the approved plan for the planned commercial/industrial development.

J. The application shall include all of the materials required for a planned unit development pursuant to SMC 17.50.090(B), together with the following information, together with a list of all development standards of general applicability from which a deviation is proposed, and a statement of how such deviation will achieve the purpose set forth in subsection A of this section.

K. The notice, hearing and decision process for applications for approval of a plan for development in the planned commercial/industrial district shall be as set forth in Chapter 17.50 SMC, Planned Unit Development Regulations. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 980 § 4, 2005; Ord. 933 § 2, 2003; Ord. 769 § 24, 1996; Ord. 744 § 2, 1995).

17.55.010 Purpose.
The purpose of this chapter is to list the use and other regulations of property for all the zoning districts in one chapter. In this manner repetition is reduced and users of this code will be able to refer to one chapter to obtain this information. (Ord. 1198 § 22 (Exh. D), 2017; Ord. 744 § 2, 1995).

17.55.020 Table of uses.
Table 1 lists uses that are regulated by the zoning code, except unclassified uses in Chapter 17.60 SMC, and uses within the mixed use district, Chapter 17.30 SMC. The uses are listed and a corresponding letter is printed for each zoning district. The letter "X" means the use is prohibited for that particular district. The letter "P" designates uses that are permitted in a particular district. The letter "C" means that a use may be permitted in a particular district, subject to a conditional use permit. The presumption established by this chapter is that all legitimate uses of land are permissible within at least one zoning district. Therefore, because the list of permissible uses set forth cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.

Table 1. Table of Uses

Land Use Descriptions			R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	UP
1.0	Residential																	
	1.1	Single-Family Dwellings																
		1.1.1 Site-Built, Modular and Designated Manufactured Home	P	P	P[6]	P	X	X	P[6]	X	X	X	X	X	X	X	X	X
		1.1.2 Accessory Dwelling Unit	P	P	P	P	X	X	P	X	X	X	X	X	X	X	X	X
		1.1.3 Co-Housing	C	C	C	P	X	X	C	X	X	X	X	X	X	X	X	X
	1.2	Multiple-Family Dwellings	X	X	P	P	X	X	P	X	X	X	X	X	X	X	X	X
	1.3	Homes Emphasizing Special Services or Supervision																
		1.3.1 Day Care I	P	P	P	P	X	X	P	P	P	X	X	X	X	X	X	X
		1.3.2 Day Care II	C	C	X	C	P[1]	P	P	P	P	P	P	X	X	X	X	X
		1.3.3 Special Needs Housing	C	C	C	C	X	X	C	X	X	P	X	X	X	X	X	X
	1.4	Miscellaneous Rooms for Rent Situations																
		1.4.1 Bed and Breakfast	C	C	X	C	C[1]	C	C	P	P	X	X	X	X	X	X	X

Land Use Descriptions			R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	UP
		1.4.2 Boarding Houses	X	X	X	C	C[1]	C	C	C	C	C	X	X	X	X	X	X
	1.5	Second Story SF or MF Dwelling Units above Nonresidential Uses	X	X	X	C	P	P	P	P	P	C	C	X	X	X	X	X
	1.6	Home Occupations	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X
2.0	Commercial/Business																	
	2.1	Retail/Service																
		2.1.1 Groceries/Supermarket	X	X	X	X	P	P	P	X	P	C	P	X	X	X	X	X
		2.1.2 Convenience Stores	X	X	X	P	P	P	P	X	P	C	P	X	X	X	X	X
		2.1.3 Retail Sales	X	X	X	P[4]	P	P	P	P[5]	P	X	P	X	X	X	X	X
		2.1.4 Retail Services	X	X	X	P[4]	P	P	P	P	P	X	P	X	X	X	X	X
		2.1.4a Hair/Beauty/Nail Salon	X	X	X	P[4]	P	P	P	P	P	X	P	X	X	X	X	X
		2.1.4b Tattoo Parlor	X	X	X	X	P[1]	P	P	P	P	X	P	X	X	X	X	X
		2.1.4c Shoe Repair	X	X	X	X	P[1]	P	P	P	P	X	P	X	X	X	X	X
		2.1.4d Copy/Print/Photo Shop	X	X	X	X	P[1]	P	P	P	P	P	P	P	X	X	X	X
		2.1.5 Commercial Services	X	X	X	X	P[1]	P	P	P	P	X	P	X	X	X	X	X
		2.1.5a Banks	X	X	X	X	X	P	P	P	P	X	P	X	X	X	X	X
		2.1.5b Check Cashing/Quick Loan Stores	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X
		2.1.5c Pawn Shops	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X
		2.1.5d Dry Cleaner	X	X	X	X	X	P	P	P	P	X	P	X	X	X	X	X
		2.1.6 Art Galleries	X	X	X	P	P	P	P	P[5]	P	X	P	X	X	X	X	X
		2.1.7 Restaurants and Taverns	X	X	X	P	P	P	C/P[7]	P[5]	P	X	C	X	X	X	X	X
		2.1.8 Formula Take-Out Food Restaurants	X	X	X	X	P[3]	X	P[5]	P[5]	X	X	X	X	X	X	X	X
		2.1.9 Espresso/Snack Stands	X	X	X	X	P	X	P[5]	P[5]	P	P	P	X	X	X	X	X
		2.1.10 Drive-Through Associated with Restaurant or Espresso/Snack Stand	X	X	X	X	X	P	X	X	P	X	C	X	X	X	X	X
	2.2	Office/Professional																
		2.2.1 Professional Services	X	X	X	P	P[1]	P	P	P	P	P	P	X	X	X	X	X
		2.2.2 Corporate Offices	X	X	X	X	P[1]	P	P	P	P	P	P	C	X	X	X	X
		2.2.3 Call Centers	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X

Land Use Descriptions			R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	UP
		2.2.4 Data Centers	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X
	2.3	Entertainment Uses																
		2.3.1 Theater, Auditorium	X	X	X	P	P	P	P	P	P	C	P	C	X	X	X	X
		2.3.2 Enclosed Commercial Recreation (bowling, arcades, etc.)	X	X	X	P	P	P	P	X	P	X	X	X	X	X	X	X
		2.3.3 Unenclosed Commercial Recreation (mini-golf, batting cages, amusement rides, etc.)	X	X	X	X	X	X	X	X	P	C	C	C	X	X	X	X
	2.4	Hotels and Motels	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X
	2.5	Wholesale Sales	X	X	X	X	X	C	C	C	P	P	P	C	X	X	X	X
	2.6	Small Animal Veterinarian Clinic	X	X	X	C	X	P	P	P	P	C	P	X	X	X	X	X
	2.7	Automotive Uses																
		2.7.1 Vehicle Sales	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X
		2.7.2 Gas Stations	X	X	X	X	X	X	X	X	X	X	P[2]	P[2]	X	X	X	X
		2.7.3 Vehicle Service/Repair	X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	X
		2.7.4 Autobody/Painting	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
		2.7.5 Car Wash	X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	X
		2.7.6 Towing Services	X	X	X	X	X	X	X	X	C	C	X	P	X	X	X	X
	2.8	Funeral Home/Crematory	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X
	2.9	Cemetery	C	C	X	C	X	X	X	C	C	C	C	X	X	X	X	X
3.0	Industrial Uses																	
	3.1	Light Industrial/Manufacturing	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
	3.2	Commercial Warehouse	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X
	3.3	Resource Extraction	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X
	3.4	Heavy/Resource-Based Industrial	X	X	X	X	X	X	X	X	X	X	X	C[2]	X	X	X	X
	3.5	Salvage/Junk Yard	X	X	X	X	X	X	X	X	X	X	X	C[2]	X	X	X	X
	3.6	Specialty Light Industrial/Manufacturing	X	X	X	X	C	C	C	C	C	X	P	P	X	X	X	X
4.0	Institutional																	
	4.1	Schools (elementary, middle, or high school)	C	C	X	C[1]	C[1]	C	C	C	C	C	C	C	X	X	X	X
	4.2	Churches and Religious Institutions	C	C	X	P[1]	P[1]	P	P	P	P	X	P	C	X	X	X	X

Land Use Descriptions			R-C	R-1	R-2	PR	BR-1	BR-2	FBMU	BO	BG	OP	PCI	I	OS-1	OS-2	OS-3	UP
	4.3	Health Services																
		4.3.1 Hospitals	X	X	X	X	X	X	C	C	C	P	P	C	X	X	X	X
		4.3.2 Extended Care Facilities	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X
		4.3.3 Assisted Living Quarters	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X
	4.4	Museums/Interpretive Centers	C	C	X	P	P	P	P	P	P	P	P	C	C	C	P	C
	4.5	Community Centers	C	C	X	P	P	P	P	P	P	P	P	C	C	C	X	C
	4.6	Social/Fraternal/Youth Clubs, Lodges, Halls	X	X	X	X	P[1]	P	P	P	P	P	P	P	X	X	X	X
5.0	Recreation																	
	5.1	Golf Course	C	C	X	P	X	X	X	X	X	X	X	C	X	C	X	X
	5.2	Country Club	C	X	X	P	X	P	P	P	P	C	P	C	X	C	X	X
	5.3	Swimming Pool	C	C	X	P	X	P	P	P	P	C	P	C	X	C	X	X
	5.4	Riding Stables	C	X	X	C	X	X	X	X	X	X	P	X	C	C	X	X
6.0	Public Service																	
	6.1	Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	6.2	Public Utilities	P	P	X	C	C	P	P	P	P	P	P	P	C	C	C	P
	6.3	Municipal Government Facilities																
		6.3.1 Police and Fire	C	C	X	P	P	P	P	P	P	P	P	P	X	X	X	P
		6.3.2 Offices	X	X	C	P	P	P	P	P	P	P	P	P	X	X	X	P
		6.3.3 Library	X	C	C	P	P	P	P	P	P	P	P	P	X	X	X	X
		6.3.4 Wastewater Treatment Plant	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
7.0	Agricultural																	
	7.1	Commercial Greenhouse	C	C	X	C	X	C	C	C	C	C	P	P	C	C	X	X
	7.2	Commercial Farm/U-Pick	P	C	X	C	X	X	X	X	C	C	P	C	C	C	X	X
	7.3	Large Animal Veterinarian Facility	C	X	X	X	X	C	C	C	C	X	P	C	X	X	X	X
	7.4	Public/Pea Patch Gardens	P	P	P	P	X	P	P	P	P	P	P	P	P	P	X	P
8.0	Storage and Parking																	
	8.1	Commercial/Municipal Parking Lot	X	X	X	C	P	P	P	P	P	C	P	P	X	P	X	X
	8.2	Enclosed Commercial Storage Facility	X	X	X	X	X	X	X	X	X	C	P	P	X	X	X	X
	8.3	Outdoor Storage Lot	X	X	X	X	X	X	X	X	X	C	P	P	X	X	X	X

[1] Second floor only within downtown retail overlay district per Chapter 17.37 SMC.

[2] Outside floodplain only.

[3] Must meet all applicable historic district standards, Chapter 17.35 SMC.

[4] Subject to planned residential standards, SMC 17.15.050.

[5] Allowed as ground floor uses only as part of a vertical mixed use building.

[6] Must comply with design standards applicable to other residential uses in this zone.

[7] Conditional for all parcels except those with a storefront block frontage. Permitted for parcels with a storefront block frontage.

(Ord. 1203 § 9, 2018; Ord. 1198 § 22 (Exh. D), 2017; Ord. 1172 § 3, 2016; Ord. 1151 § 5, 2015; Ord. 1128 § 3, 2014; Ord. 1066 § 4, 2010; Ord. 980 § 7, 2005; Ord. 957 § 1, 2004; Ord. 744 § 2, 1995).

TITLE 13

Land Use Regulatory Code

2. X-District Height Bonuses. The Height Bonus program provides a mechanism to allow for additional height for projects within certain portions of the Mixed-Use Centers designated in the Comprehensive Plan. It is designed to encourage new growth and foster economic vitality within the centers, consistent with the State Growth Management Act and the City's Comprehensive Plan, while balancing taller buildings and greater density with public amenities that help achieve the community's vision for the centers, with improved livability, enhanced pedestrian and transit orientation, and a quality built environment, and realize other City-wide goals. Through this program, projects within certain areas may qualify for additional building height, above and beyond the standard maximum height limits outlined above, under Subsection E.1. In order to achieve these increased height limits, projects are required to provide one or more public benefit bonus features.

a. Applicability. Where applicable in the Mixed-Use Centers, the height bonus provision allows for projects to be eligible to increase the standard maximum height limit through the incorporation of one or more public benefit features into the development of the project. These pubic benefit features are divided into two levels, each of which is outlined below (see graphic on the next page). The following table details the areas within the various neighborhood centers that are eligible for this height bonus program and the maximum additional height allowed through each of the two bonus levels:

Zoning District & Center	**Base Height Limit** (allowed without any bonus items)	**Maximum Height Allowed Through Level 1**[3]	**Maximum Height Allowed Through Level 2**[3]
NCX – Neighborhood Commercial Mixed-Use District (Proctor, Lincoln, 6th Ave, McKinley, and Narrows)	45 feet	65 feet	Not Available
NCX – Neighborhood Commercial Mixed-Use District (Stadium District, DRGC)	65 feet	75 feet	85 feet
NCX – Neighborhood Commercial Mixed-Use District (South Tacoma Way)	45 feet	65 feet	85 feet
NCX – Neighborhood Commercial Mixed-Use District (Hilltop Neighborhood, DRGC – property within 200 ft of Core Pedestrian Street)[1]	45 feet	65 feet	85 feet
NCX – Neighborhood Commercial Mixed-Use District (Hilltop Neighborhood, DRGC – property not within 200 ft of core pedestrian street)[1]	45 feet	65 feet	Not Available
RCX – Residential Commercial Mixed-Use District (Hilltop Neighborhood, DRGC – east of MLK Jr. Way and between 9th and 13th Streets)	60 feet	70 feet[2]	80 feet
CIX – Commercial-Industrial Mixed-Use District (South Tacoma Way, Tacoma Mall Neighborhood RGC)	75 feet	90 feet	100 feet
CCX – Community Commercial Mixed-Use District	60 feet	75 feet	Not Available
UCX – Urban Center Mixed-Use District (where applicable per TMC 13.06.C.2 FIGURE 2)	75 feet	100 feet	120 feet
UCX – Urban Center Mixed-Use District (where applicable per TMC 13.06.C.2 FIGURE 2)	65 feet	85 feet	Not Available
URX – Urban Residential Mixed-Use District (where applicable per TMC 13.06.C.2 FIGURE 2)	45 feet	65 feet	Not Available

Footnotes:

1. The 200-foot depth used to define some of the areas eligible for the height bonus program shall be extended to encompass an entire development site when at least 60% of the development site is within the standard 200-foot deep bonus area. For purposes of this provision, the "development site" can include multiple parcels as long as they are part of the same project proposal and are abutting or separated by no more than an alley right-of-way.
2. Within the RCX-zoned area, the "Residential Use" item that is provided within the Level 1 bonus palette is not available.
3. Projects that qualify for this program are still subject to the upper-story stepback restrictions found in Section 13.06.503.A.

b. Height Bonus Palettes. The two tables below outline the various public benefit features available for incorporation as part of a project in order to increase maximum height limits, as described above. The following limitations and guidelines apply to the use of the bonus palettes:

(1) In no case, regardless of how many bonus features are incorporated, can the additional maximum height limits outlined above be exceeded.

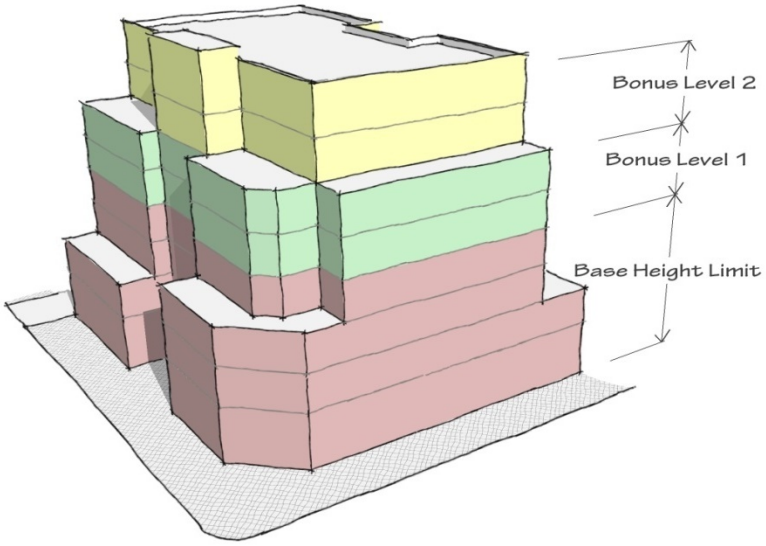
(2) In cases where the bonus height associated with a feature exceeds the maximum bonus height available, that bonus feature can be incorporated but shall only be worth the maximum amount available. For example, if the maximum amount available is 10 feet and a project incorporates the "Affordable Housing" bonus feature (which is normally worth 20 feet), that feature would only be worth 10 feet in that case.

(3) Within each level, projects can include any combination of the available features to achieve the additional allowed height. In those areas where the maximum height bonus available is divided into two steps, the bonus features in the Level 2 palette cannot be utilized for the first step of additional height and the bonus features in the Level 1 palette cannot be utilized for the second step of additional height.

(4) The bonus palettes identify the minimum of what must be incorporated in order to achieve each feature and qualify for the associated bonus height. Bonus features must be provided in full in order to qualify and partial credit is not available. For example, the "Residential Use" bonus feature requires that at least 50% of the project be residential in order to receive 10 feet of additional height – providing 25% of the project as residential is not worth 5 feet.

(5) Bonus features cannot be counted more than once toward the additional allowed height or be worth more than the maximum height identified for that feature, even if the project provides more than the minimum amount required to qualify (providing a bonus feature twice or at twice the level described is not worth twice the bonus amount). A limited exception to this restriction is allowed for green roofs, such that a green roof can count as the "Green Roof" bonus item and also be one part of a larger design strategy to achieve the "LID Stormwater Management" or "Energy Efficiency" bonus items.

(6) Bonus features are not subject to variance.



X-District Height Bonus Program

(7) Height Bonus Palette – Level 1:

Height Bonus Palette – Level 1		
BONUS FEATURE	**DEFINITION**	**BONUS HEIGHT**
Pedestrian-Oriented Environment		
Ground Floor Retail or Restaurant	At least 70% of ground floor project street frontage along the designated core pedestrian street designed to accommodate retail and/or restaurant uses. Retail space(s) shall be a minimum of 1,000 square feet and have a minimum depth and width of 25 feet. Restaurant space(s) shall be a minimum of 2,000 square feet and shall incorporate necessary venting and sewer facilities. The space shall have a minimum interior height of 12 feet from the finished floor to the finished ceiling above and have direct visibility and accessibility from the public sidewalk. Projects not fronting on a core pedestrian street are ineligible to use this palette item.	5 feet
Public Art (1%)	A feature worth 1% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council), to be installed on-site, exterior to the building with a location and design that benefits the streetscape, or in an approved off-site location within the same Mixed-Use Center and within 1,000 feet of the project site. Art features shall be coordinated with the City's Arts Administrator and approved by the Arts Commission.	5 feet
Structured Parking (50%)	At least 50% of the required parking is provided within the building footprint (above or below ground). For projects that do not require parking but wish to utilize this feature, the amount required shall be based on the amount of parking that would be required for the proposed development if it were not exempted.	10 feet
Structured Parking (100%)	All parking is provided within building footprint (above or below ground). For projects that do not require parking but wish to utilize this feature, the amount required shall be at least the amount of parking that would be required for the proposed development if it were not exempted.	20 feet
Transit-Oriented Development		
Transit Stop/Station Improvement	Provide twice the level of improvements that are required by code. If no improvements are required, provide the first level of required improvements. Only applicable to transit stops located within 500 feet of the project site. Must coordinate with Pierce Transit. See Section 13.06.511, Transit Support Facilities.	5 feet
Residential Use	Residential use for at least 50% of a mixed-use project's floor area.	10 feet

TABLE 13.06.300.G: X-District Residential Yard Space Standards Required yard space is intended to provide access to fresh air, light, and green features and to be functional and attractive as an outdoor extension of the dwelling or a shared space for living, relaxation, and social interaction.
1. Single-Family, Duplexes and Triplexes. At least 200 square feet of yard space is required for each dwelling unit. Required yard space could include a combination of front porches, private or shared rear yards, balconies, or rooftop decks. Vehicular access areas and required walkways and buffers shall not count as yard space and front yard areas may not be counted towards this requirement, except for those yard areas set back beyond the minimum requirement.
2. Townhouse Development. At least 200 square feet of yard space is required for each townhouse. Required yard space could include a combination of private front or rear yard space, porches, balconies, rooftop decks, or shared common yard space amongst groups of townhouses. Vehicular access areas and required walkways and buffers shall not count as yard space.
3. Multi-Family and Mixed-Use Development. At least 50 square feet of yard space is required for each dwelling unit. Required setback and buffer areas, vehicular access areas and required walkways and buffers shall not count towards the yard space requirement. This required yard space can be provided through any combination of the following types of areas/features: a. Common Yard space. This includes landscaped courtyards or decks, front porches, community gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Requirements for common yard spaces include the following: (1) No dimension shall be less than fifteen feet in width (except for front porches). (2) Spaces shall be visible from multiple dwelling units and positioned near pedestrian activity. (3) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable. (4) Individual entries shall be provided onto common yard space from adjacent ground floor residential units, where applicable. (5) Space should be oriented to receive direct sunlight for part of the day, facing east, west, or (preferably) south, when possible. (6) Common yard space shall be open to the sky, except for clear atrium roofs and shared porches. (7) Shared porches qualify as common yard space provided no dimension is less than eight feet. b. Private balconies, porches, decks, patios or yards. To qualify as yard space, such spaces shall be at least thirty five square feet, with no dimension less than four feet. c. Rooftop decks, To qualify, rooftop decks must meet the following standards: (1) Must be accessible to all dwelling units. (2) Must include amenities such as seating areas and landscaping. (3) Must feature hard surfacing appropriate to encourage residential use. (4) Must include lighting for residents' safety. (5) No dimension shall be less than 15 feet in width. d. Exceptions: (1) Projects located within a quarter mile accessible walking distance of a public park or public school that includes attractive, and well-maintained outdoor recreational facilities which are regularly available to the public on a long-term basis. (2) Projects with a minimum floor area ratio (FAR) of 3. (3) Projects that meet the ground floor retail/restaurant height bonus requirements.

H. Common requirements. To streamline the Zoning Code, certain requirements common to all districts are consolidated under Sections 13.06.500 and 13.06.600, as well as in other chapters. These requirements apply to Section 13.06.300 by reference.

Refer to Section 13.06.500, Section 13.06.600, Chapter 13.12, and Chapter 13.18 for the following requirements for development in Mixed-Use Center Districts:

13.06.501	Building design standards.
13.06.502	Landscaping and buffering standards.
13.06.503	Residential transition standards.
13.06.510	Off-street parking and storage areas.
13.06.511	Transit support facilities.
13.06.512	Pedestrian and bicycle support standards.

21.21.030 Residential land uses.

A. RESIDENTIAL LAND USES												
NAICS#	SPECIFIC LAND USE	R1 – 4	R5 – 8	R9 – 18	R19+	NB	TB	GB	CBD	O	I	P/I
	DWELLING UNITS, TYPES:											
*	Single detached	P, C19	P, C19	P					P23			
*	Duplex	P10	P10	P10	P10							
*	Townhome	C10, 12	C7, 10, 12	P	P		P20		P1, 21, 22	P18		
*	Apartment		P11	P	P		P20		P1, 21, 22	P18		
*	Mobile home park		P	P								
623311, 623312	Senior citizen assisted (See WMC 21.11.060 for definition)		P11	P	P				P1, 21			
	GROUP RESIDENCES:											
*	Community residential facility	C15	C15	P15	P15				P1, 15, 21			P15
721310	Dormitory	C2	C2	P2	P2				P1, 2, 4, 21		P2	P13
	ACCESSORY USES:											
*	Residential	P3	P3	P3	P3				P			P16

	accessory uses											
*	Home occupation (8)	P	P	P	P				P			
*	Home industry (9)	C	C	C	C							

B. Development Conditions.

(1) Except as provided in this section, residential dwelling units are not permitted on the ground floor or below grade abutting a public street. Foyers or lobbies providing access to dwelling units may front onto a public street.

(2) Only as an accessory to a school, college/university, church, or fire station.

(3)(a) Accessory dwelling units:

(i) Only one accessory dwelling per lot;

(ii) The primary residence or the accessory dwelling unit shall be owner occupied;

(iii) If the accessory dwelling unit is a separate structure, the accessory dwelling unit shall not be larger than 50 percent of the living area of the primary residence;

(iv) One additional off-street parking space is provided; and

(v) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied.

(b) Accessory Aircraft. One single- or twin-engine general aviation aircraft shall be permitted only on lots which abut, or have a legal access which is not a public right-of-way to, a waterbody or landing field, provided:

(i) No aircraft sales, service, repair, charter or rental;

(ii) No storage of aviation fuel except that contained in the tank or tanks of the aircraft; and

(iii) Storage hangars shall not exceed 20 feet in height above average finished grade or have a gross area exceeding 3,000 square feet.

(4) Allowed only as an accessory to another permitted use. Limited to the maximum density in the zone, pursuant to Chapter 21.22 WMC.

(5) Reserved.

(6) Reserved.

(7) A conditional use permit is not required if the townhomes are approved through subdivision review or if the project is in the R-8 zone.

(8) Home occupations are subject to the requirements and standards contained in WMC 21.31.080.

(9) Home industries are subject to the requirements and standards contained in WMC 21.31.090.

(10) Townhomes and duplexes must be compatible in design, height, color, style, and materials with existing neighborhood.

(11) Permitted only in the R-8 zone.

(12) Permitted only in the R-4 and R-6 zones, on parcels where protection of critical areas prohibits traditional single-family development.

(13) Only as an accessory to a public school.

(14) Reserved.

(15) The number of occupants shall not exceed the occupant load of the structure, calculated as provided in Chapter 15.04 WMC, Building Codes, or as may be hereafter amended.

(16) Only as an accessory to a permitted use.

(17) Reserved.

(18) Limited to current location. No new townhomes or apartments are permitted in the office zone except on the site currently containing townhomes or apartments on January 1, 2002.

(19) A conditional use permit is required for a single-family structure exceeding 8,500 gross square feet in the R-1 through R-6 zones.

(20) Residential development is permitted only if the following conditions are satisfied:

(a) A development agreement is obtained pursuant to Chapter 21.82 WMC establishing the terms under which the residential development may be allowed;

(b) The residential development is integrated into the overall development in a manner that supports the vision and goals of the Tourist District Master Plan;

(c) Dwelling units on the ground floor or below grade are prohibited, except where:

(i) Authorized by a development agreement; and

(ii) No ground floor dwelling units are within 100 feet from the property lines abutting 148th Avenue NE, NE 145th Street, or Woodinville-Redmond Road, unless such dwelling units are screened from 148th Avenue NE, NE 145th Street, or Woodinville-

Redmond Road by commercial building spaces; and

(iii) Excluding all parking structures, the total ground floor building footprint of dwelling units and other floor areas associated with residential uses shall not exceed 50 percent of the total ground floor building footprint of all nonresidential uses; and

(iv) The height of a building having ground floor dwelling units shall not exceed 38 feet;

(d) No direct dwelling unit entrances or exits are permitted onto 148th Avenue NE, NE 145th Street, or Woodinville-Redmond Road;

(e) Public benefits are provided of which the composition shall be agreed to in the development agreement and the City having the option to require studies to evaluate the reasonableness of the public benefit in exchange for the residential development; and

(f) For purposes of this condition, public benefits may include but are not limited to:

(i) Affordable housing units that are sold or rented at rates below market agreed to in the development agreement;

(ii) Public art such as fountains, sculptures, paintings, murals, etc.;

(iii) Indoor and/or outdoor public space and amenities, which are permanently reserved for use by the general public such as commons, greens, plazas, etc.;

(iv) Payment of transportation and/or park impact fees above those required in Chapters 3.36 and 3.39 WMC; and/or

(v) Other types of public benefits not listed that are found to be acceptable by the City Council.

(21) Residential dwelling units are not permitted within 300 feet of State Route 522.

(22) In the Pedestrian Core Design District only, residential and/or retail uses shall be required for all new development on the ground floor as shown on the map titled “Map Designating Streets for Mandatory Residential and Retail Development at Street Level – Pedestrian Core Design District.” Where retail is provided on the ground floor, it shall be a minimum of 30 feet deep and, when constructed at street corners or intersections, shall be constructed in compliance with WMC 21.40.180 and 21.40.340.

(23) No new single-family detached dwelling units are permitted except on the sites with existing single-family detached dwelling units on December 24, 2012.

(Ord. 678 § 1, 2019; Ord. 677 § 1, 2018; Ord. 611 § 8 (Att. A), 2016)

21.40.030 Applicability.

(1) All new construction within the CBD, O, TB, GB and NB zones shall be subject to all chapters of the design standards. The Downtown and Little Bear Creek Corridor study area has some additional specific design standards that are incorporated into the commercial design standards.

(2) Figure 1 identifies the Downtown and Little Bear Creek Corridor (DTLBCC) study area. Additionally, this area is divided into design districts with special use provisions and guidelines to create the following characteristics in each district:

(a) Civic/Gateway Design District: Public and high visibility (e.g., hotel) uses. Emphasis on attractive streets, landscaping and pedestrian connections. Development standards/guidelines emphasize design character as seen from streets and pedestrian connections.

(b) Pedestrian Core Design District: Highly integrated mix of smaller, pedestrian-oriented commercial services (specialty shops, restaurants, personal services, community-oriented retail, etc.) and residential. Residential dwelling units are required subject to applicable development conditions under WMC 21.21.030. Offices above the ground floor are encouraged. The goal is to develop at least 1,000 dwelling units in this area to support retail and provide activity. Development standards/guidelines emphasize pedestrian-oriented streets, efficient but nonintrusive auto access, plazas, small open spaces and amenities, and

human scale, high quality architecture. Also important is to provide enough development capacity to ensure feasible high quality development, while modulating building bulk to retain sunlight and views.

(c) East Frame Design District: Mix of uses including accommodation of larger format retail centers. Development standards/guidelines emphasize integrated site development with good interior pedestrian circulation, ample, “garden like” landscaping, compatibility with adjacent uses (minimization of service area impacts), and an attractive eastern entry into the downtown.

(d) Little Bear Creek Design District: General commercial and office uses. Buildings of up to 60 feet in height are allowed if development includes structured parking and “greensward” corridors on the side yard that provide pedestrian connections to the creek and water quality treatment. The emphasis is on enhancing the environment and providing access to Little Bear Creek.

(e) Transition Area Design District: Mix of uses including accommodation of medium format retail centers. Development standards/guidelines emphasize many of the same characteristics of the East Frame, but focus on transitioning to the residential areas to the east.

Figure 1. Downtown and Little Bear Creek Corridor Design Districts

(3) Alteration of any structure on commercially designated property within the City that affects the exterior appearance of a building shall be subject to design review under the design standards. While Woodinville would benefit greatly if all the design standards were met when existing properties are altered, such a strict application of the design standards might disadvantage property owners or discourage them from improving their buildings. The City has established two thresholds to gauge the extent of remodeling and set requirements based on what is practical and reasonable for that level of improvement.

(a) If 50 percent or more of a building or structure subject to design review is altered within a period of three years, the structure shall be subject to the applicable requirements that do not involve repositioning the building or reconfiguring site development as determined by the Director.

(b) If less than 50 percent of a building or structure subject to design review is altered within a period of three years, the requirement is only that the proposed improvements meet the

standards and/or guidelines and do not lead to further nonconformance with the standards and guidelines. For example, if a property owner decides to replace a building facade's siding, then the siding shall meet the applicable exterior building material and color standards and/or guidelines, but elements such as building modulation would not be required.

(4) The design standards checklist will be used for addressing design issues in all review processes. (Ord. 656 § 2, 2018; Ord. 611 § 8 (Att. A), 2016)

21.40.110 Site planning – Relationship to street front.

(1) Intent. People experience the City from streets. Streets are some of the vital spaces that bind the community together and allow for various modes of movement within the City. The intent for street fronts is:

(a) To create an active, safe pedestrian environment;

(b) To enhance commercial areas and to establish visual identity for each area;

(c) To reflect a small village tradition in structures;

(d) To unify streetscapes;

(e) To improve circulation, including options for pedestrians, bicycles and vehicles;

(f) To enhance the visual character of streets within commercial areas;

(g) To encourage garden-type landscaping elements as a unifying feature; and

(h) To enhance the visibility of commercial uses from the street.

Figure 2. An example of development that meets frontage requirements for pedestrian-oriented streets.

(2) Pedestrian-Oriented Street Design Principle. Relate development to designated pedestrian-oriented street frontages. All development for properties fronting on a designated pedestrian-

oriented street, as defined in WMC 21.40.380, shall include the following features: site planning measures to define the street edge; encourage pedestrian access amenities; and support the commercial area's design purpose stated in WMC 21.40.010.

Streets within the Downtown and Little Bear Creek Corridor study area shall comply with the provisions of subsection (4) of this section. The following streets are designated as pedestrian-oriented streets:

- NE 175th Street
- 135th Avenue NE
- 133rd Avenue NE
- 138th Avenue NE
- 140th Avenue NE

Developments on pedestrian-oriented streets must adhere to the following standards, unless the Director determines that they prevent viable site development:

(a) Buildings shall orient to the street in one of the following ways:

(i) The building shall abut the sidewalk (including any setback required to achieve a wider sidewalk) and shall include a pedestrian-oriented facade; or

(ii) The building shall be set back from the sidewalk edge a minimum of five feet with either pedestrian-oriented space as described in WMC 21.40.260 or garden area landscaping as described in subsection (2)(c) of this section between the sidewalk edge and the building front.

(b) Pedestrian-oriented facades shall include:

(i) Transparent window areas or window displays along at least 75 percent of the ground-floor facade. The window area must cover the area between two feet and eight feet above the sidewalk or walkway surface; and

Figure 3. An example of a pedestrian-oriented facade.

(ii) Weather protection at least six feet wide along at least 75 percent of the building's front face. Wider weather protection features are encouraged to provide for outdoor seating areas such as in Figure 4. The weather protection may be in the form of awnings, marquees, canopies, or building overhangs (see Figure 4). Gaps in the covering allow for visual variety in the facade through the use of architectural features and/or landscaping components.

Figure 4. Examples of weather protection features. Weather protection features that are eight feet or wider, shown at right, can protect outdoor seating areas.

(c) Garden Area Landscaping Standards. The garden landscaping shall incorporate landscaping that adds seasonal color and interest and does not act as a visual barrier. Such

areas should incorporate a variety of plant types that feature a range of colors and textures that provide visual interest from the sidewalk. Grass is acceptable only if combined with other plantings that provide seasonal interest and meet the intent of this section. English ivy and other nonnative, invasive plants are prohibited in this space. Plant types should be appropriate to the Pacific Northwest climate. Native and drought tolerant plants are preferred. The garden area shall be designed and maintained to provide clear visibility between storefront windows and the street.

(d) The front facade of buildings separated from the sidewalk edge by at least five feet of pedestrian-oriented space or garden area landscaping shall adhere to the standards for pedestrian-oriented facades (according to subsection (2)(b) of this section) or adhere to the following standards:

(i) The building must include transparency along at least 50 percent of the ground-floor facade between four and eight feet above the sidewalk. For buildings with ground-floor residential units, the Director may reduce the transparency requirement, provided the design treatment meets the intent of the standards.

(ii) Weather protection at least six feet deep is required over the entry. Such elements can project into front setback areas.

Figure 5. An example of incorporating a small garden area between the sidewalk and the building.

Figure 6. A variety of "garden" type landscaping configurations and designs that would be appropriate for areas between the sidewalk and a building on a pedestrian-oriented street.

(e) Building entries must have direct access to the public sidewalk. Such entries should face the street to the extent possible. Where entries are located on the side of the building, they must be visible from the street and connected by a pedestrian pathway. See Figures 3 and 4 for examples.

(f) Parking shall be located behind structures, away from pedestrian-oriented streets. On sites that front on two or more pedestrian-oriented streets and where the Director determines that there are no reasonable alternatives, parking and vehicle access areas may occupy no more than 50 percent or 65 feet of the street frontage, whichever is less. The Director will determine on which street frontage the parking may be allowed. Parking lots may not be located at a corner that faces on a pedestrian-oriented street.

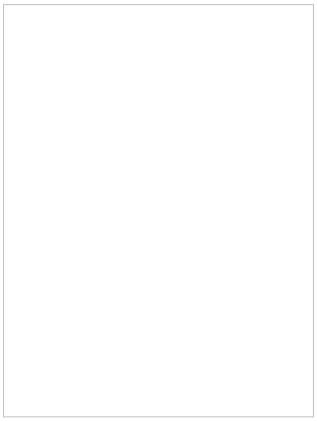


Figure 7. Parking location and configuration options.

(g) If allowed, parking lots adjacent to pedestrian-oriented streets shall be screened from the sidewalk by one of the following methods:

(i) Provide a five-foot-wide planting bed that incorporates a continuous three-foot-tall wall. The planting bed shall be in front (street side) of the wall and feature Type III landscaping. Alternative landscaping schemes will be considered by the Director provided they meet the intent of the guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge, as determined by the Director. See Figure 8 for an example.

Figure 8. Parking lot planting buffer with low wall.

(ii) Provide an elevated planter that is a minimum of five feet wide and between two and three feet in height. Ledges that are approximately 12 inches in width are encouraged, as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest and winter greenery, as determined by the Director. See Figure 9 as an example.

Figure 9. Elevated parking lot planting buffer.

Both options in subsections (2)(g)(i) and (ii) of this section feature plantings to maintain eye level visibility between the street/sidewalk and parking area for safety. This means that shrubs and other low plantings should be maintained below three feet in height, while trees (once they achieve taller heights) should generally be trimmed up to the eight-foot level. See Figure 10. The planting beds in both options shall be irrigated unless the Director determines it is not necessary for the plant materials selected.

Figure 10. Parking lot planting buffers shall emphasize the 3:8 rule for visibility and safety.

(h) Parking structures located adjacent to pedestrian-oriented streets and other streets noted in subsection (4) of this section shall be designed with ground level commercial space fronting on the street consistent with standards herein. Such commercial space shall be at least 30 feet deep. Vehicular entrances and other ground-floor openings of the parking garage are allowed only if the Director determines no other configuration is feasible. Openings and entries for structured parking shall not count as transparent window area for the purpose of determining transparency requirements set forth herein.

(i) If insufficient right-of-way exists to allow for 12 feet of public sidewalk, set the building back sufficiently to provide at least 12 feet of walking surface according to WMC 21.40.230(2)(a), sidewalks – size and materials. (For Downtown and Little Bear Creek Corridor study area, see subsection (4) of this section for sidewalk dimensions and requirements.)

Attachment C

Ground Floor Commercial in North City & Ridgecrest Survey Results

CITY OF SHORELINE

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SURVEY OVERVIEW - BACKGROUND

- The survey asked a series of questions based on how a person identified themselves by the first question
- If a person identified themselves as a resident they were asked 24 questions
- If a person identified themselves as a business operator, developer, real estate investor or real estate agent they were asked 6 questions
- If a person identified themselves as both a resident of North City or Ridgecrest and a business operator, developer, real estate investor or real estate agent, they were asked all the questions
- The survey was open April 17 – May 17, 2020

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SURVEY OVERVIEW - BACKGROUND

- The following methods were used to invite the community to take the survey:
  - The Ground Floor Commercial project website included a link to the survey
  - Emails were sent alerting the following people and groups of the survey:
    - The Neighborhood Association contacts for North City, Ridgecrest, Briarcrest and Ballinger
    - Business community contacts
    - Kevin Atkinson (Urban Shoreline website)
    - All applicants for commercial, multifamily and mixed-use projects within the last 2 years
  - A post card was mailed with a link to the survey to property owners In North City and Ridgecrest with a commercial zoning designation along major corridors (660 addresses)
  - A post on the City's Facebook and Twitter sites

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SURVEY OVERVIEW - QUESTIONS

- Residents were asked the following questions:
  - To rate how much they value certain commercial uses within their neighborhood
  - For those uses, to indicate if they use the service within or outside of Shoreline currently and to identify why
  - To rate how much they value having commercial uses at certain intersection nodes or street corridors in North City and Ridgecrest
  - To identify which modes of transportation they use to access commercial uses in their neighborhood
  - To identify the closest intersection to their home
  - To provide any other thoughts on this project

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SURVEY OVERVIEW - QUESTIONS

- Business operators, developers, real estate investors, and real estate agents were asked the following questions:
  - To rank how much they value certain incentives for mixed-use buildings
  - To rank certain regulations in terms of having an impact on their decision to invest in development in North City and Ridgecrest
  - To rank certain intersection nodes and street corridors in terms of where they think retail would be the most viable
  - To identify the closest intersection to their business, If they operate a business in North City or Ridgecrest
  - To identify their home residence zip code
  - To provide any other thoughts on this project

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SURVEY RESULTS - OVERVIEW

- Total responses: 904
- Completion rate: 70%
- Average time spent: 7 minutes

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Attachment C

SURVEY RESULTS – QUESTION 1

Which of the following most accurately describes you? (select only one)

Answer Choices	Responses	
Resident (North City)	36.50%	330
Resident (Ridgecrest)	26.55%	240
Resident (Briarcrest)	4.98%	45
Resident (Ballinger)	5.31%	48
Resident (Shoreline neighborhood not listed)	19.47%	176
Business operator (North City only)	1.11%	10
Business operator (Ridgecrest only)	0.66%	6
Business operator (North City and Ridgecrest)	0.33%	3
Business operator and resident (North City only)	1.11%	10
Business operator and resident (Ridgecrest only)	0.44%	4
Developer	1.66%	15
Developer and resident (North City)	0.00%	0
Developer and resident (Ridgecrest)	0.00%	0
Real estate investor	0.55%	5
Real estate investor and resident (North City)	0.22%	2
Real estate investor and resident (Ridgecrest)	0.22%	2
Real estate agent	0.22%	2
Real estate agent and resident (North City)	0.44%	4
Real estate agent and resident (Ridgecrest)	0.22%	2
	Total	904

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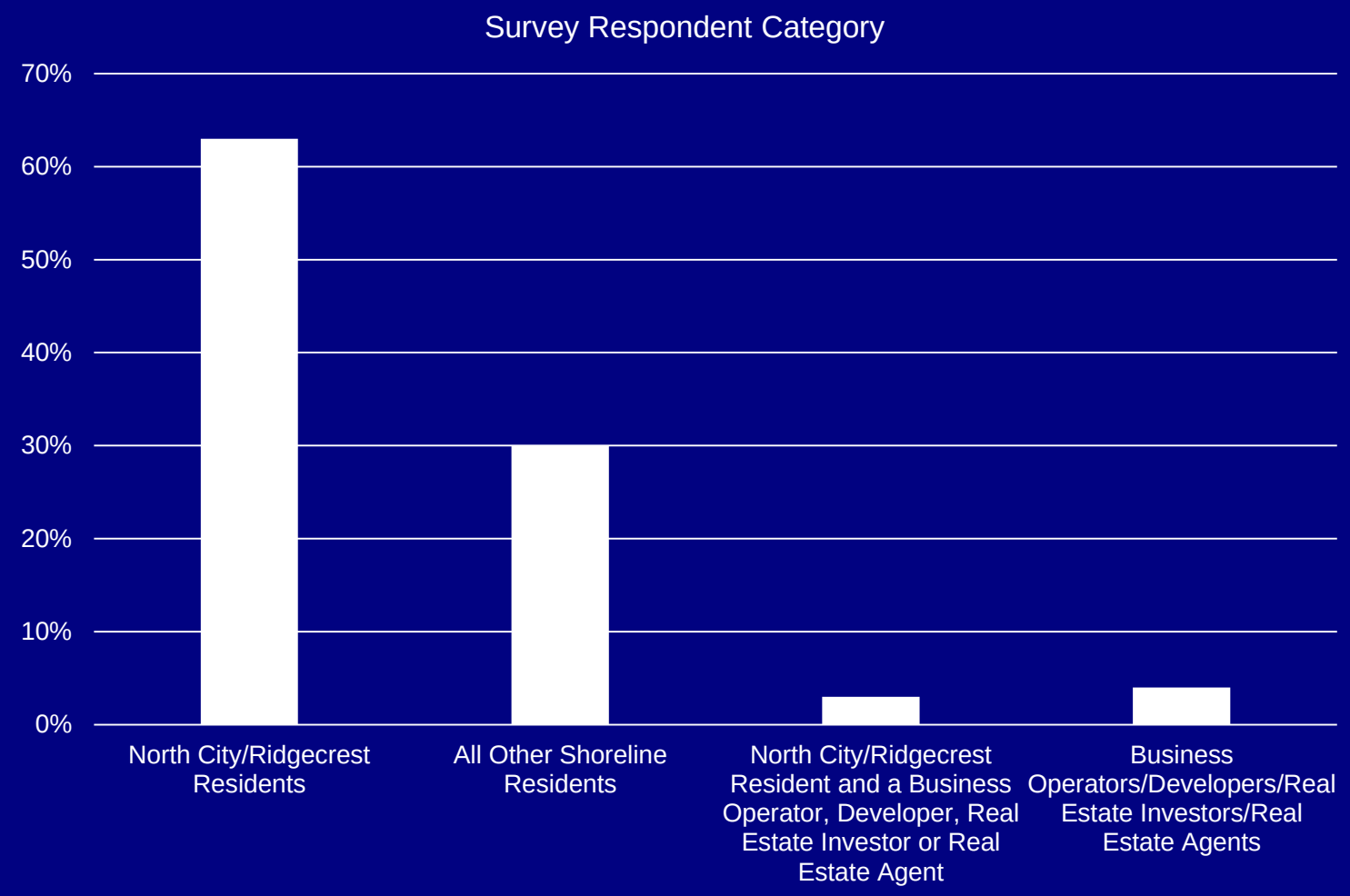
Attachment C

SURVEY RESULTS – QUESTION 1

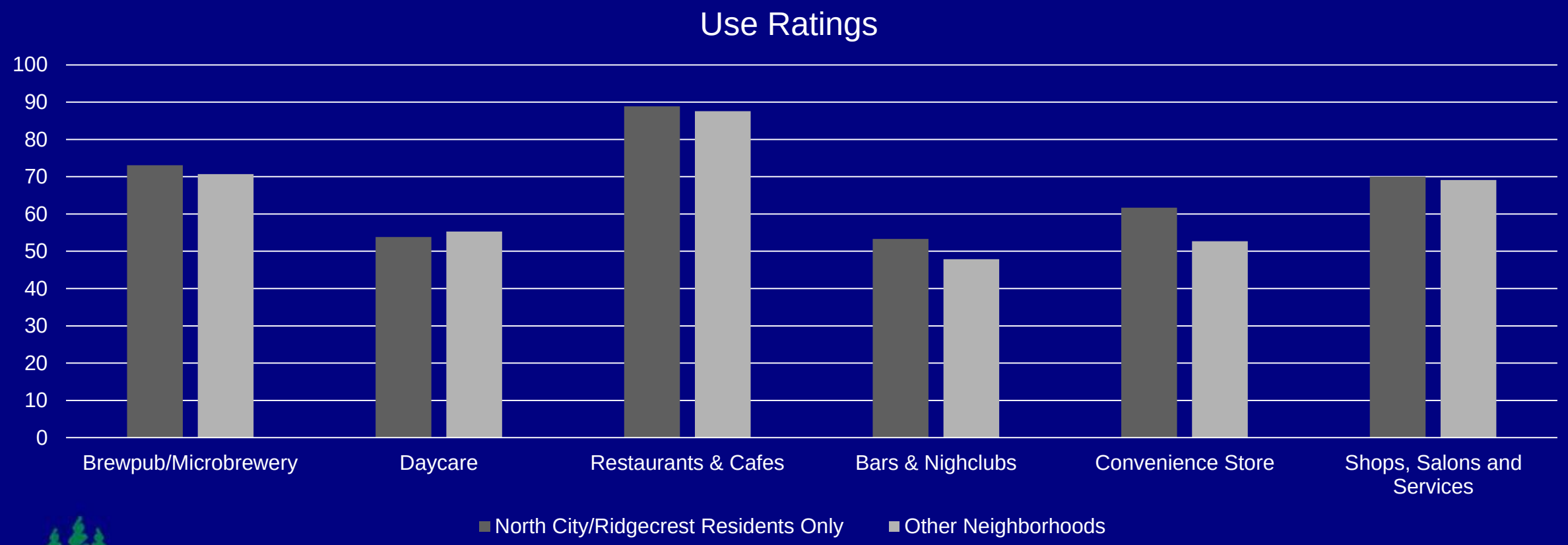
Which of the following most accurately describes you? (select only one)



Attachment C

SURVEY RESULTS – QUESTIONS 2-7

How much value do you place on having the following nonresidential use in your neighborhood? Rate the use from 1 to 5, with 5 having the most value to you.

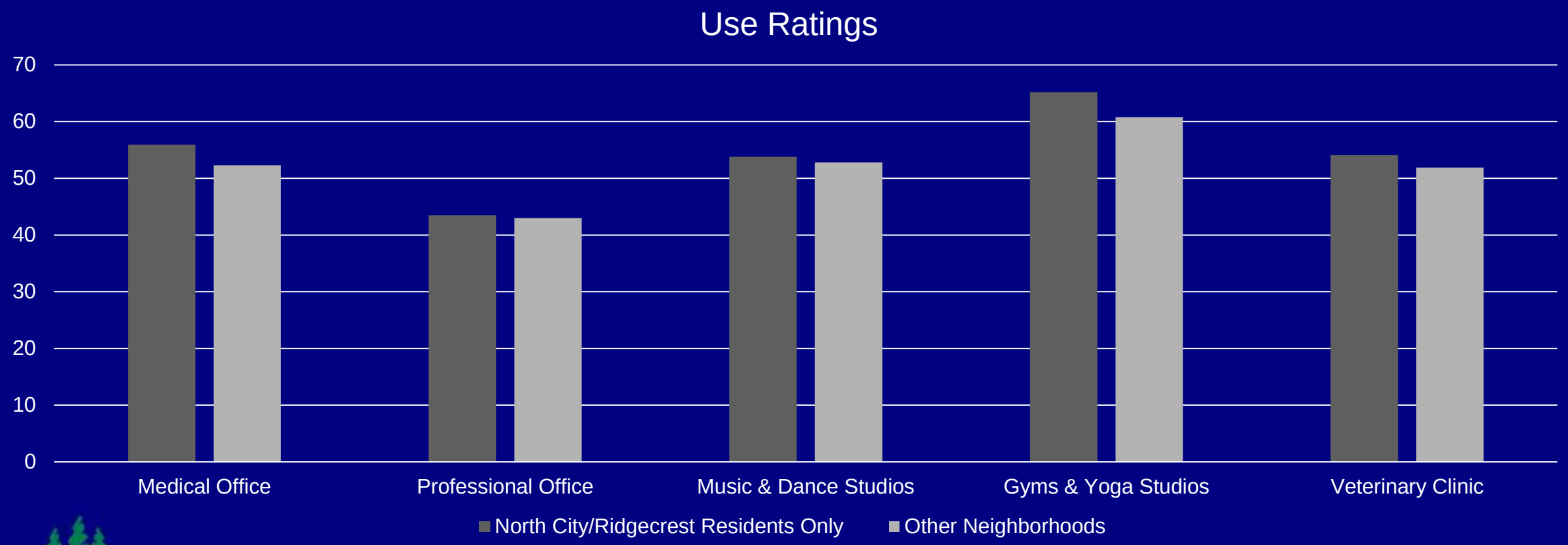


Note: The survey question asked to rate 1 to 5 for simplicity, but when respondents moved the sliding scale they could actually pick any number between 0 and 100. This could be confusing for some respondents but does not appear to be the case as only 46 respondents chose a number between 1 and 5.

Attachment C

SURVEY RESULTS – QUESTIONS 8-12

How much value do you place on having the following nonresidential use in your neighborhood? Rate the use from 1 to 5, with 5 having the most value to you.

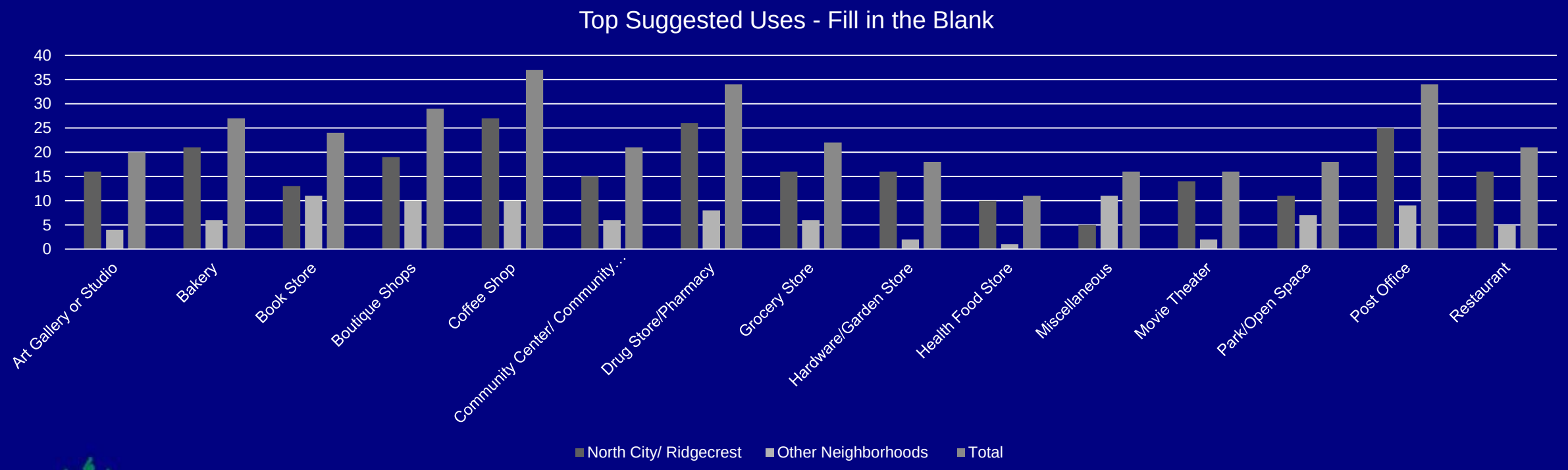


Note: The survey question asked to rate 1 to 5 for simplicity, but when respondents moved the sliding scale they could actually pick any number between 0 and 100. This could be confusing for some respondents but does not appear to be the case as only 46 respondents chose a number between 1 and 5.

Attachment C

SURVEY RESULTS – QUESTION 13

How much value do you place on having certain nonresidential uses in your neighborhood? If you have a suggested use(s) not itemized earlier in this survey, please list it/them here and rate it/them from 1 to 5, with 5 having the most value to you.

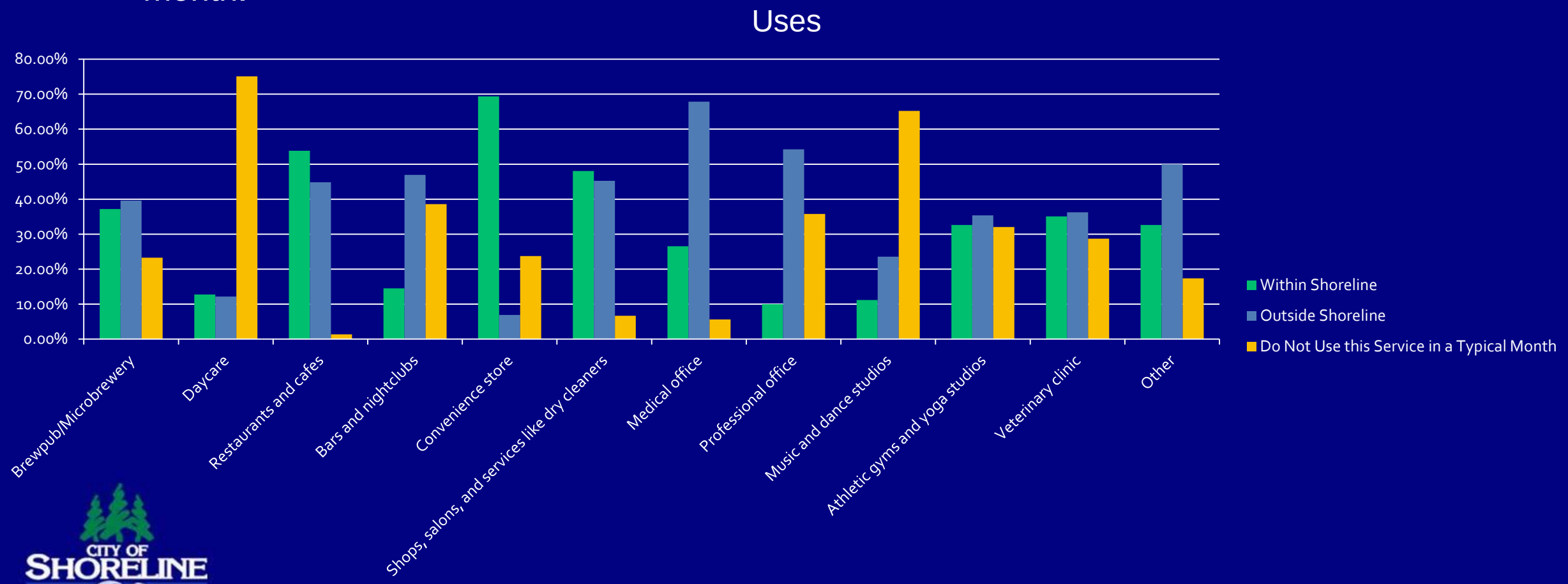


Note: Some respondents rated the use as asked in the question, but most did not. Those that did rate their use rated it as a 4 or 5, indicating they highly desired the use so this chart simply shows desired uses, except for three people that rated "Contractor" at a zero or negative number indicating they did not want the use. A total of 73 unique uses were written in by survey respondents, only uses with at least 10 votes appear in this chart.

Attachment C

SURVEY RESULTS – QUESTION 14

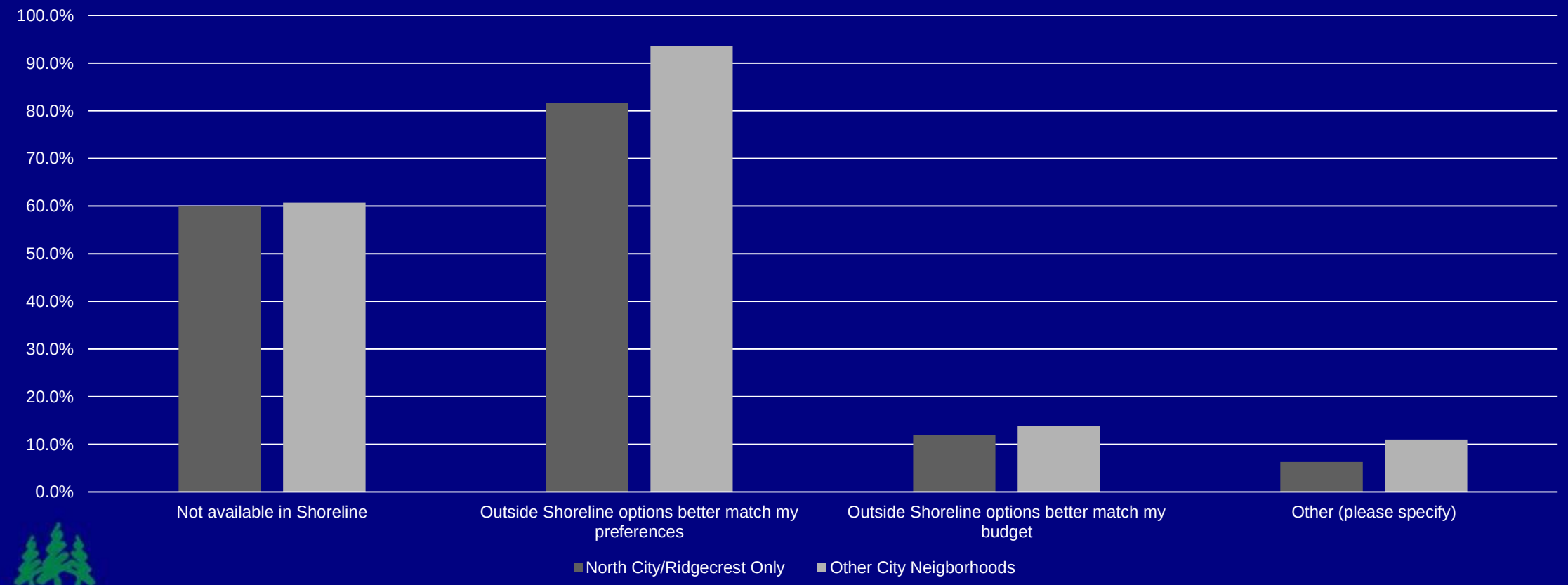
For each of the following nonresidential uses, indicate whether you typically utilize a service locally within Shoreline, outside Shoreline, or do not use the service in a typical month.



Attachment C

SURVEY RESULTS – QUESTION 15

For any that you indicated “outside Shoreline” in the previous question, please tell us the top two reasons why (select maximum of two).



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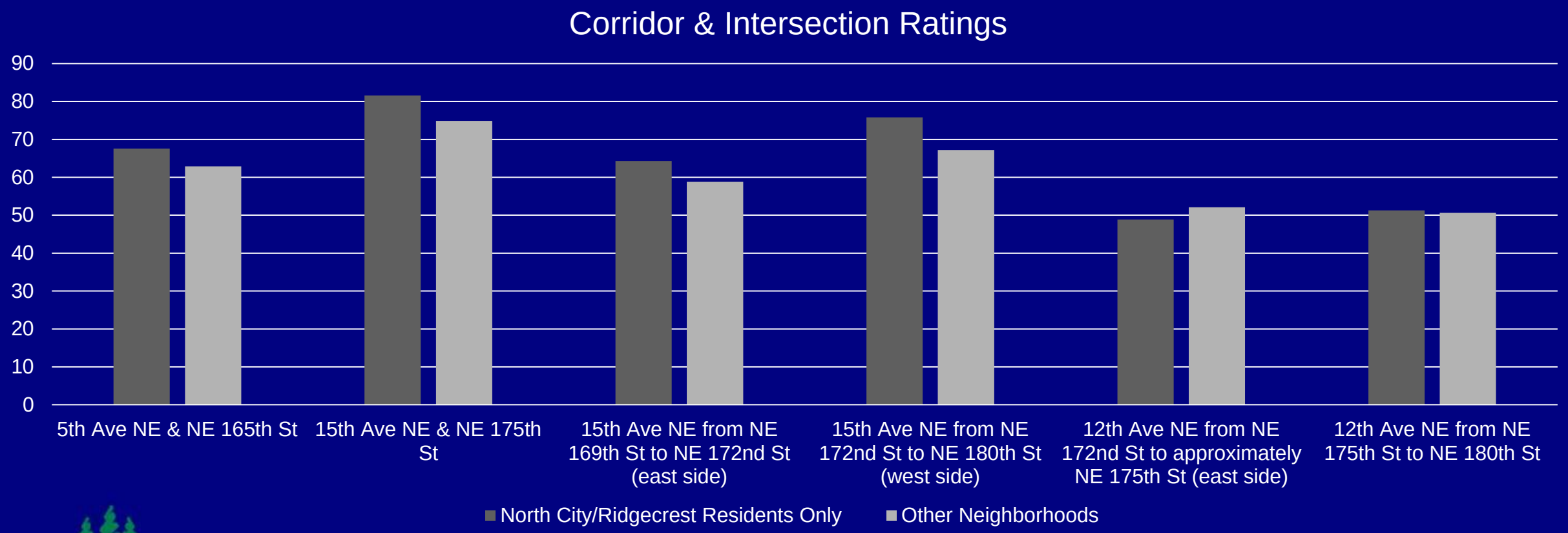
Attachment C

SURVEY RESULTS – QUESTIONS 16-21

On which street corridors and intersection nodes do you most want to see commercial uses? Rate the corridor/node from 1 to 5, with 5 having the most value to you.



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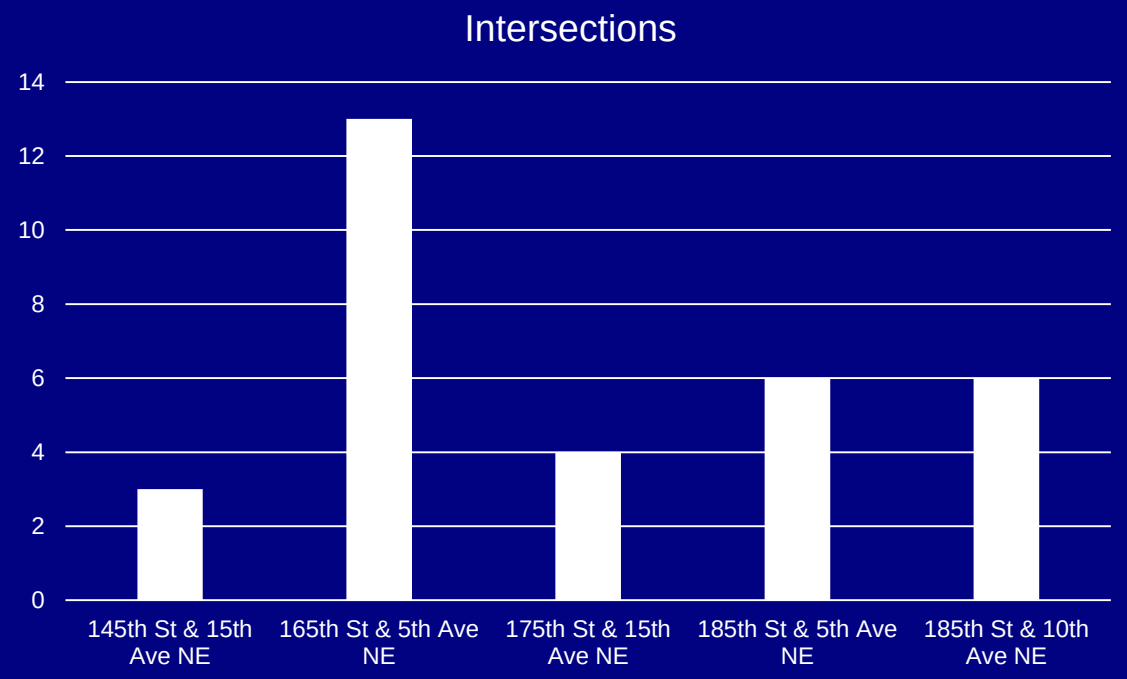
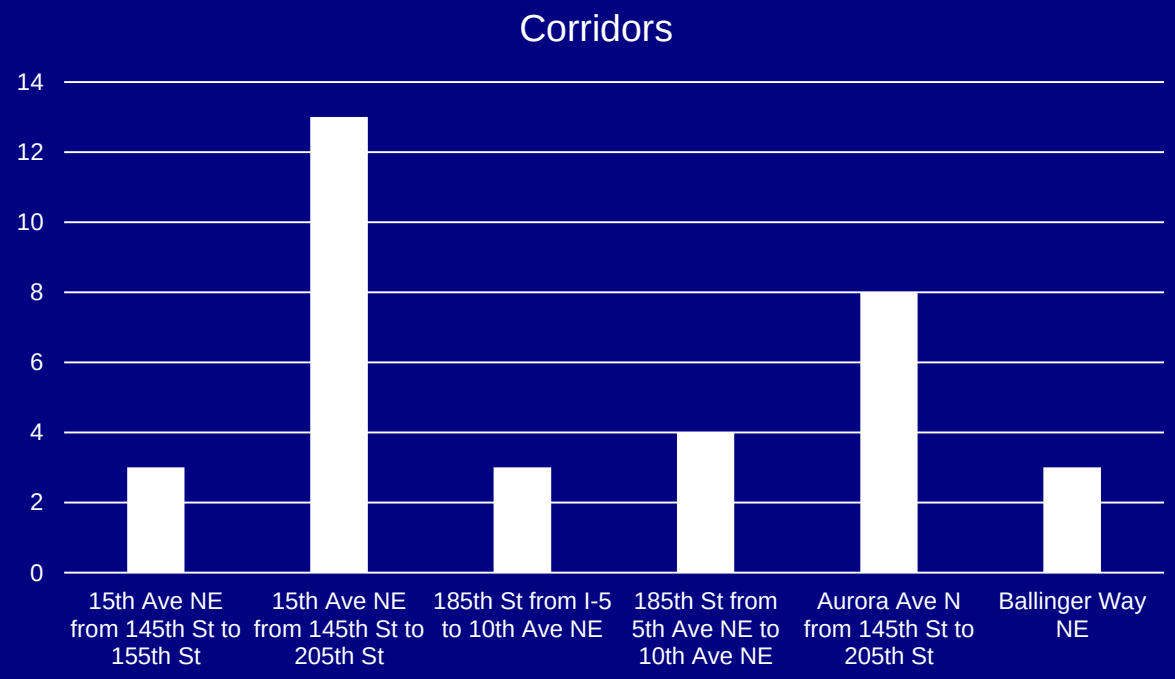
SURVEY RESULTS – QUESTION 22

On which street corridors and intersection nodes do you most want to see commercial uses? If you have a suggested corridor(s) or node(s) not itemized earlier in this survey, please list it/them here and rate it/them from 1 to 5, with 5 having the most value to you.



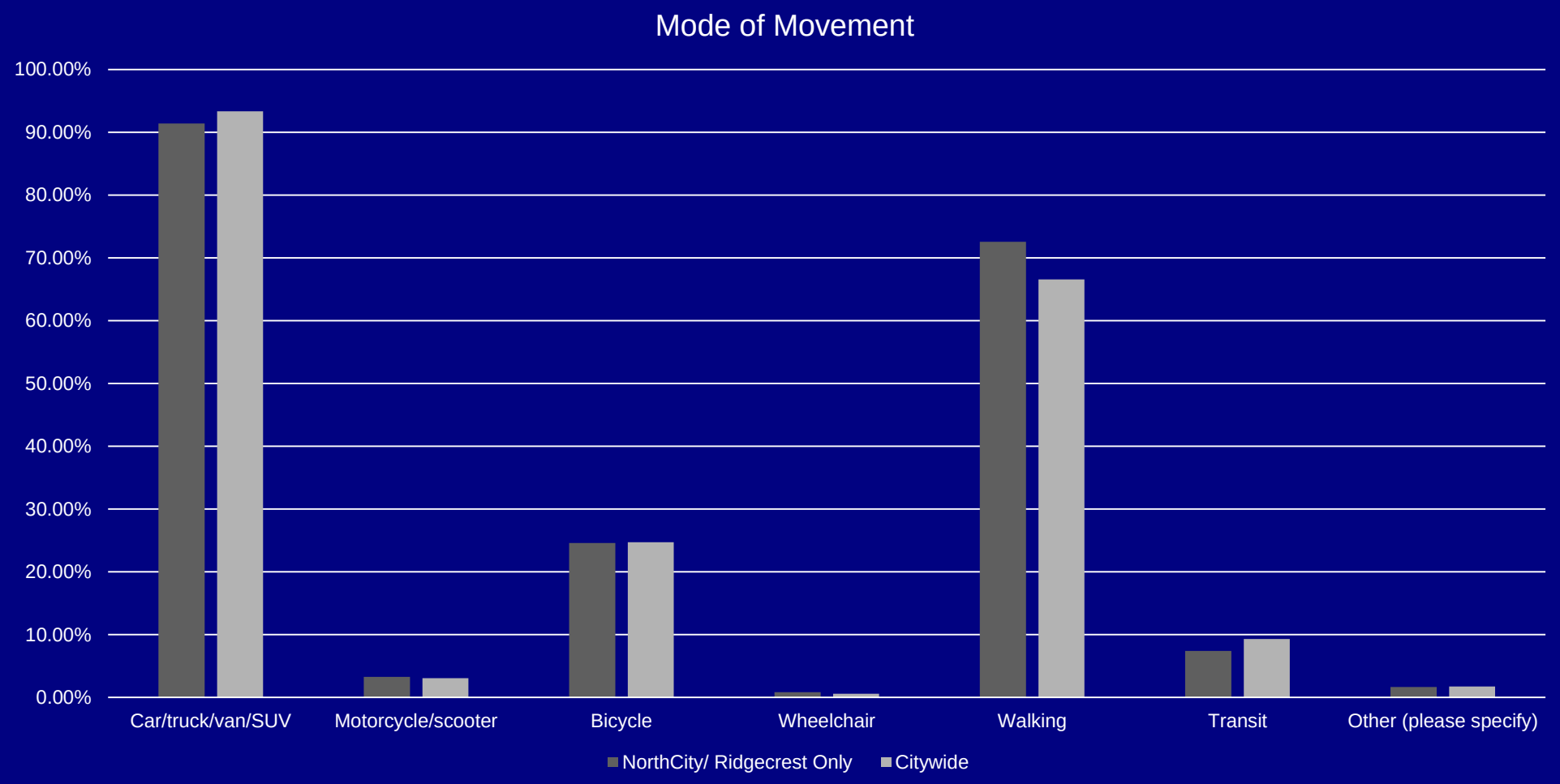


Note: Some respondents rated the intersections and corridors as asked in the question, but most did not. Those that did rate their use rated it as a 4 or 5, indicating they highly valued that intersection or corridor so this chart simply shows desired intersections and corridors. A total of 85 unique intersections/corridors were written in by survey respondents, only intersections/corridors with at least 3 votes appear in this chart.

Attachment C

SURVEY RESULTS – QUESTION 23

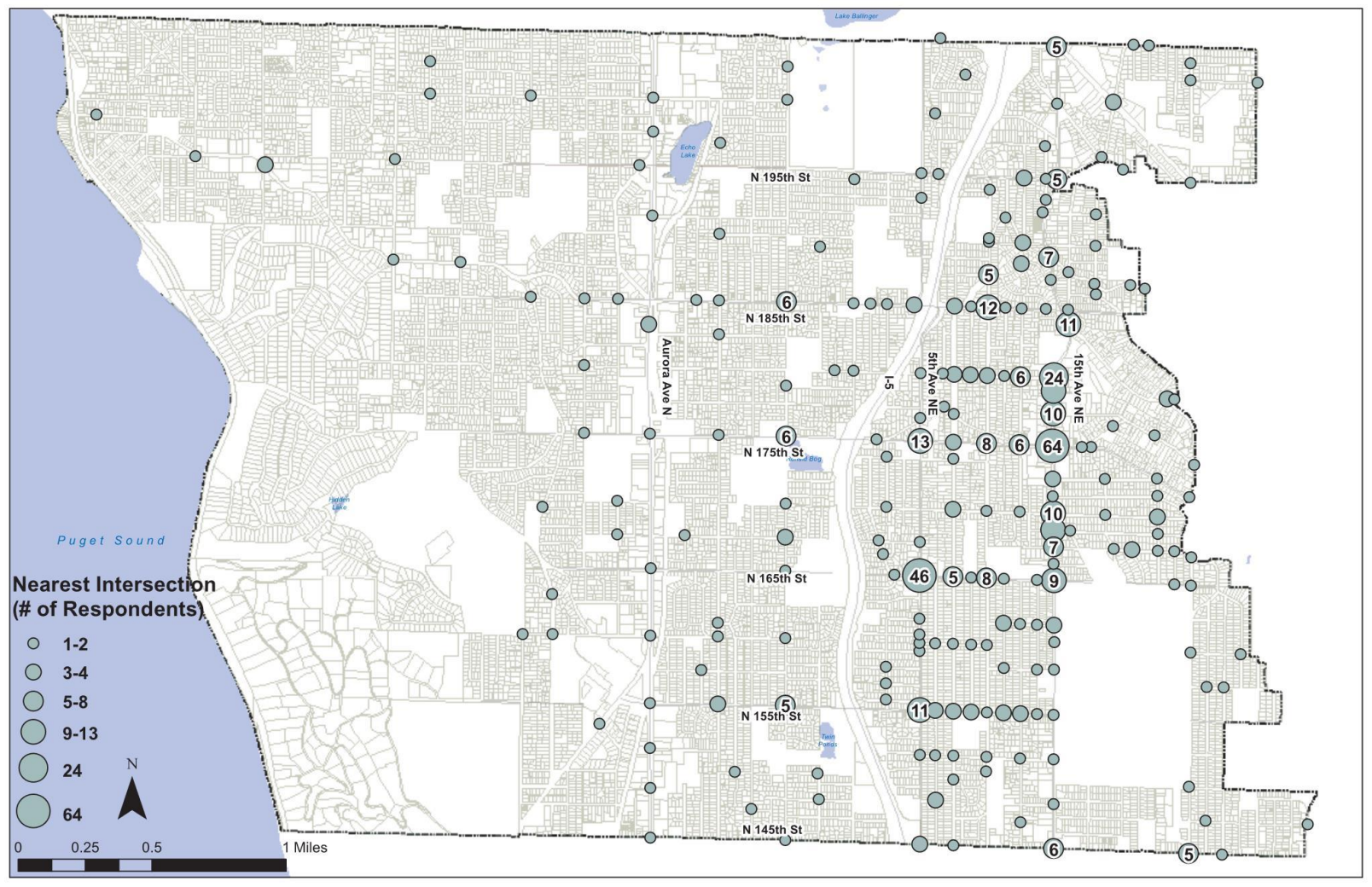
When you travel to businesses in your neighborhood how do you get there? (select all that apply)



Attachment C

SURVEY RESULTS – QUESTION 24

What is the closest intersection to your home?



SURVEY RESULTS – QUESTION 25

Do you have any other thoughts or information that the Council should consider related to requiring, or incentivizing, commercial uses on the ground floor of residential buildings?

General Themes:

- Incentivize small business and local business, not developers or national chains
- Should be required, no exemptions
- Should be required for existing apartment buildings as well
- Don’t allow parking reduction, should be ample parking, current parking is already inadequate for apartments
- More options/variety in restaurants to chose from (e.g., family friendly, variety in cuisine)
- Spaces should be small so local business can afford them
- Make the area more walkable
- Require in traditional business district areas like North City but not the light rail station upzones that are residential
- No more cannabis shops in North City

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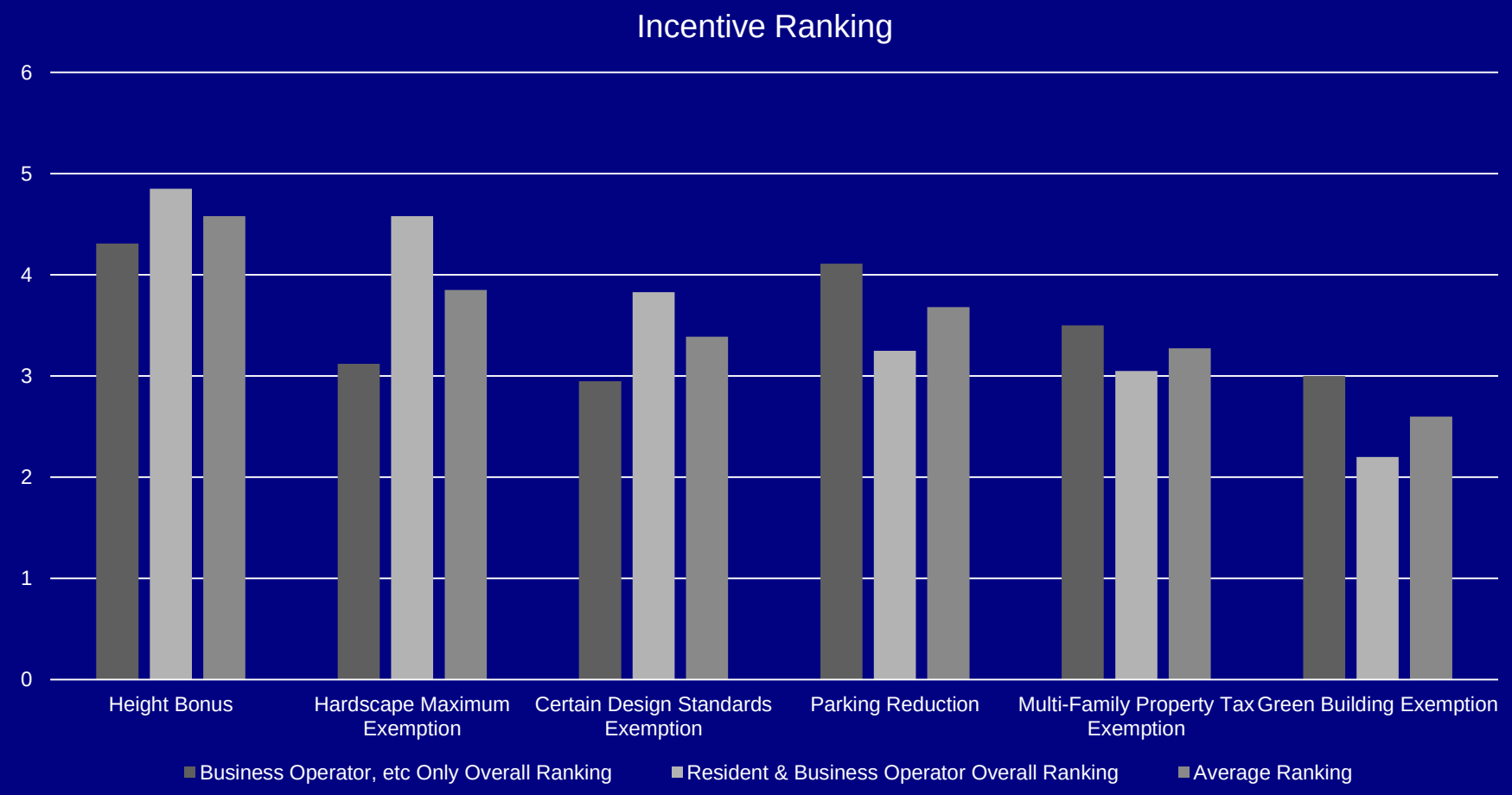
SURVEY RESULTS – QUESTION 1 FOR BUSINESS OPERATORS, ETC

Attachment C

How much value do you place on the following potential incentives for mixed use buildings? Rank the potential incentives from 1 to 6, with 1 having the most value to you.

Note: For ranking questions like this one, Survey Monkey calculates the average ranking for each answer choice so you can determine which answer choice was most preferred overall. The answer choice with the largest average ranking is the most preferred choice.

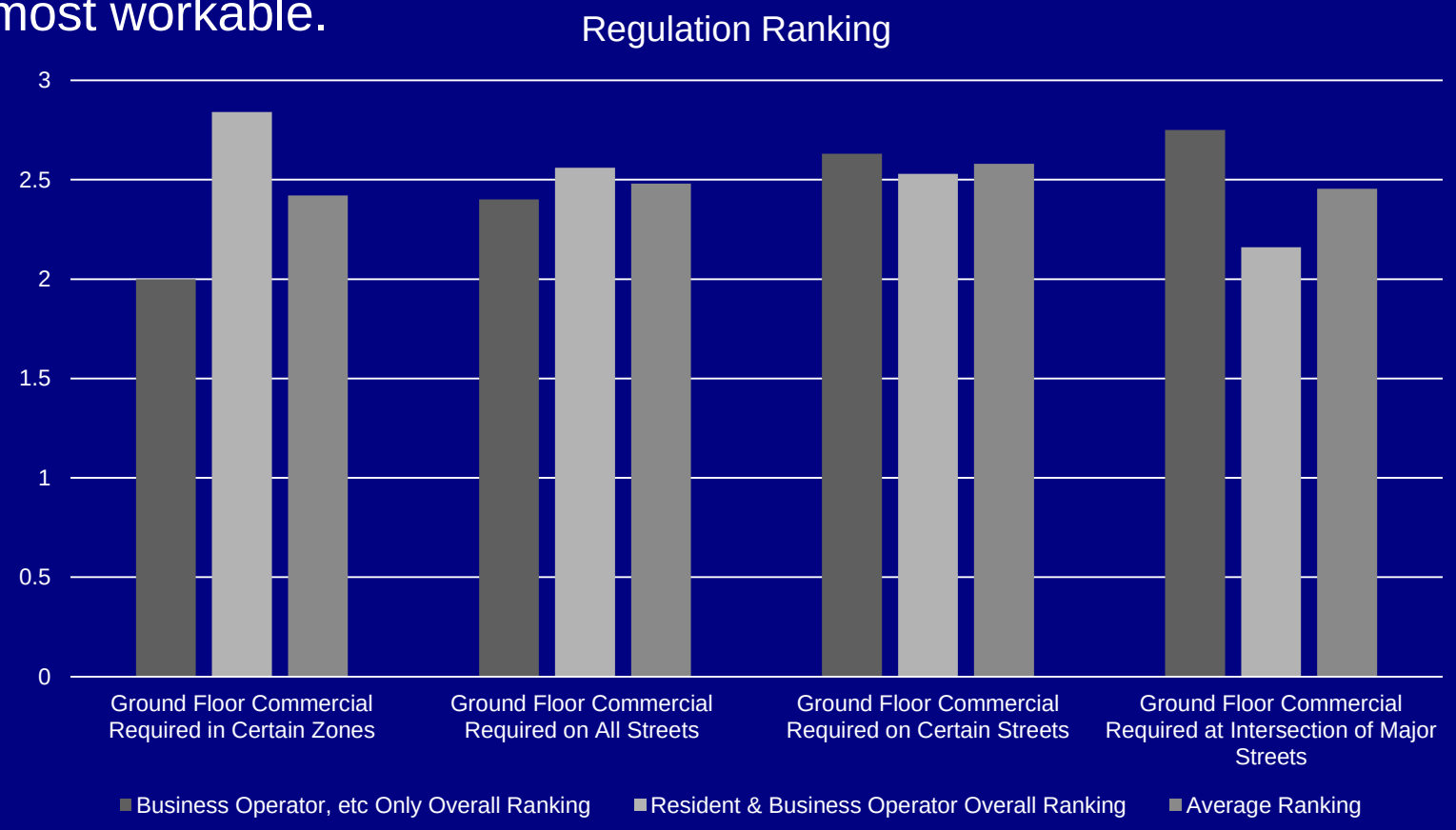


SURVEY RESULTS – QUESTION 2 FOR BUSINESS OPERATORS, ETC

Attachment C

Which of the following potential regulations would be the most workable and have the least impact on your decision to invest in/reinvest in/develop/sell commercial property within North City and Ridgecrest? Rank the list of potential regulations from 1 to 4, with 1 being the most workable.

Note: For ranking questions like this one, Survey Monkey calculates the average ranking for each answer choice so you can determine which answer choice was most preferred overall. The answer choice with the largest average ranking is the most preferred choice.

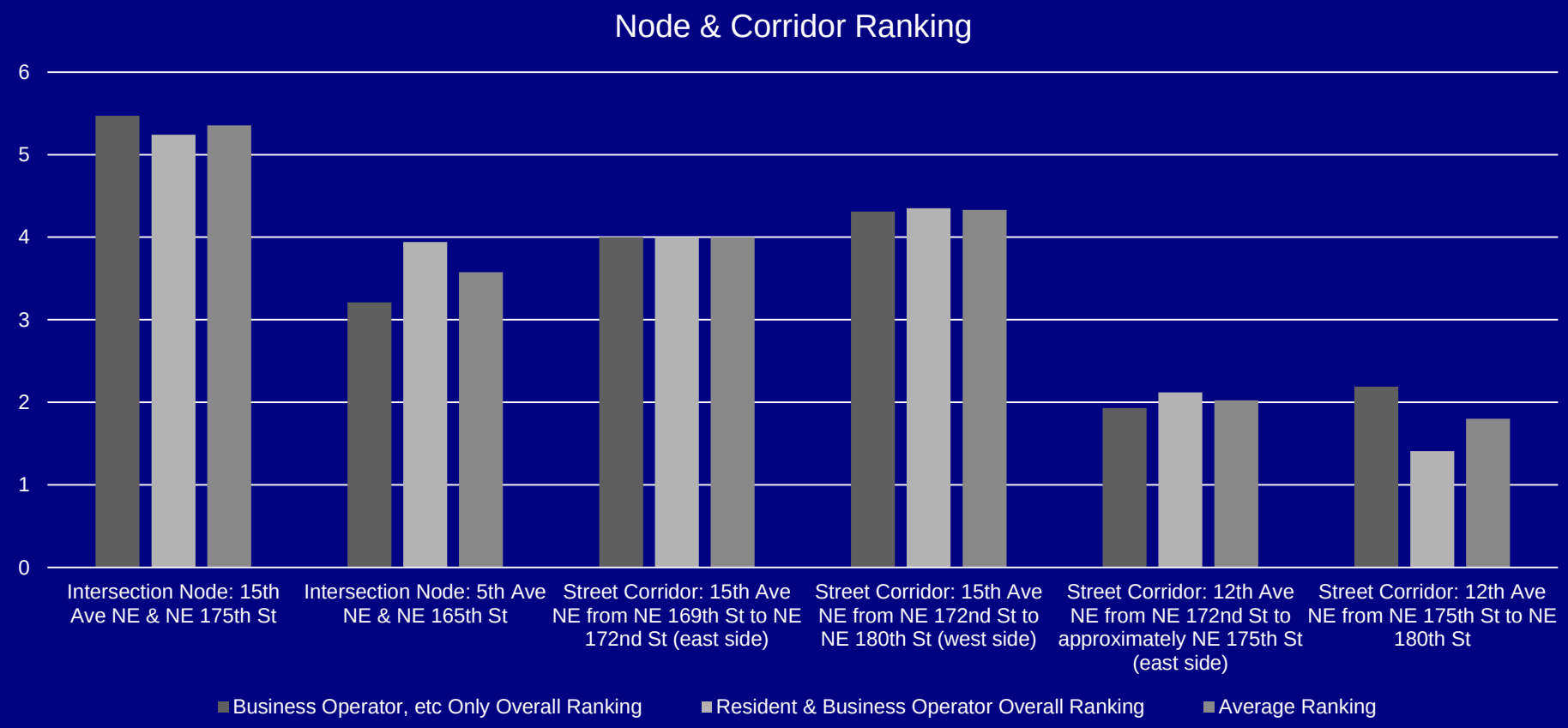


SURVEY RESULTS – QUESTION 3 FOR BUSINESS OPERATORS, ETC

Attachment C

Where do you think retail is most viable? Rank the list of street corridors and intersection nodes on a scale of 1 to 6, with 1 being most viable. Rank the list of potential regulations from 1 to 4, with 1 being the most workable.

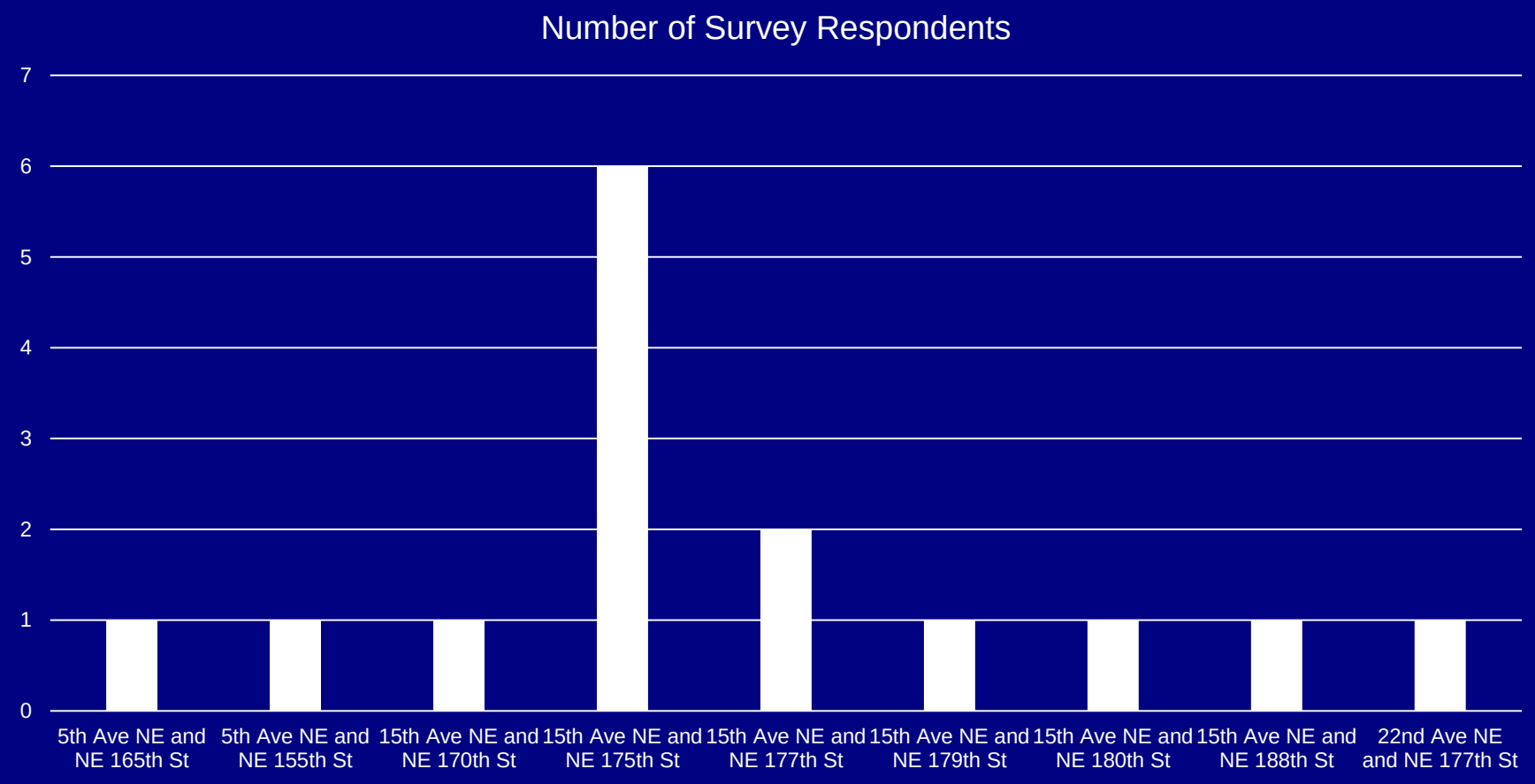
Note: For ranking questions like this one, Survey Monkey calculates the average ranking for each answer choice so you can determine which answer choice was most preferred overall. The answer choice with the largest average ranking is the most preferred choice.



SURVEY RESULTS – QUESTION 4 FOR BUSINESS OPERATORS, ETC

Attachment C

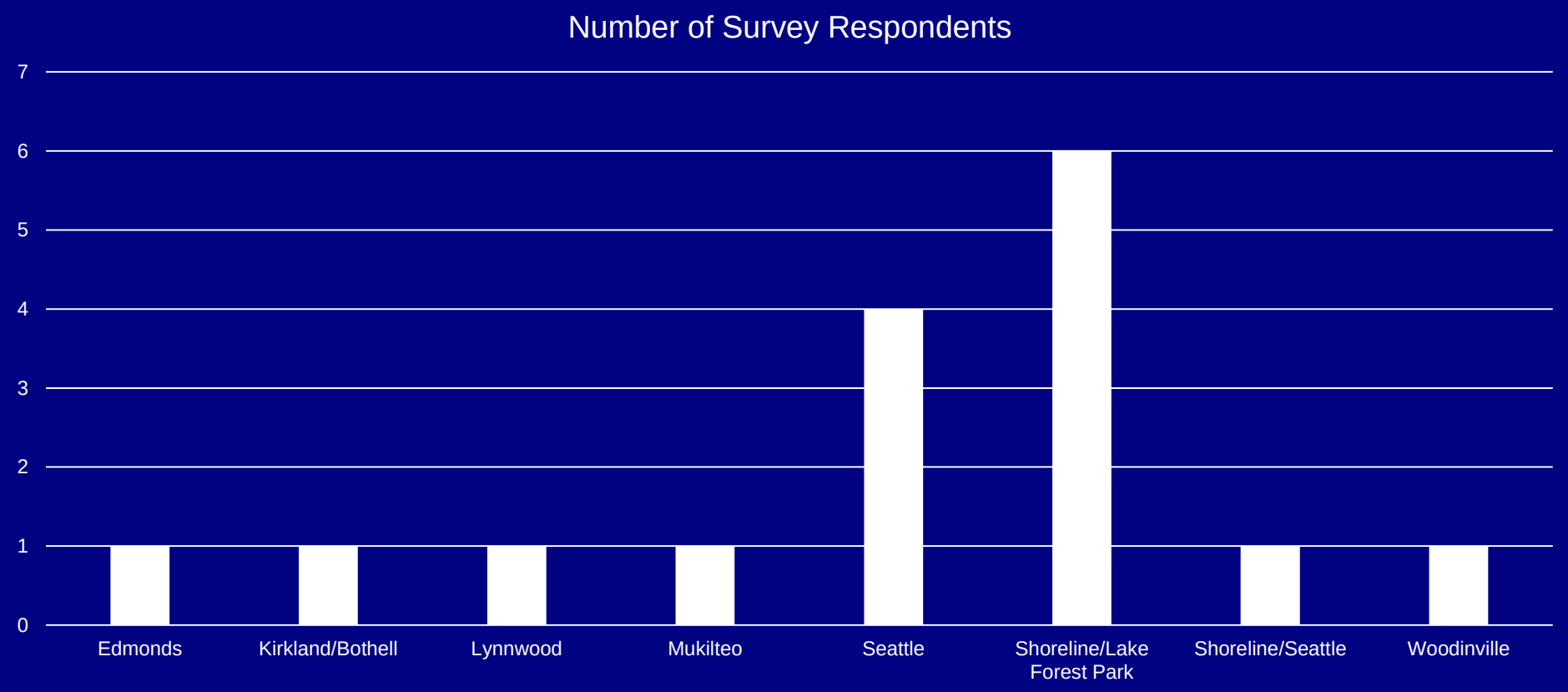
If you operate a business in North City or Ridgecrest, what is the closest intersection to your business?



SURVEY RESULTS – QUESTION 5 FOR BUSINESS OPERATORS, ETC

Attachment C

What is the zip code of your home residence?



SURVEY RESULTS – QUESTION 6 FOR BUSINESS OPERATORS, ETC

Attachment C

Do you have any other thoughts or information that the Council should consider related to requiring, or incentivizing, commercial uses on the ground floor of residential buildings?

General Themes:

- Need short term parking for customers for ground floor commercial to be successful
- Be flexible, don't drive away development
- Incentivize small business and local business, not developers
- Prioritize affordable housing – if ground floor commercial is required, exempt projects that provide affordable housing
- Requiring ground floor commercial will lead to vacant commercial space
- Ground floor commercial should be incentivized not required
- Incentivize by reducing permit fees and tax incentives

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Attachment C

Ground Floor Commercial in North City & Ridgecrest Survey Results

Full survey results are available on the project website: shorelinewa.gov/groundfloor

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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT