

ORIGINAL

ORDINANCE NO. 654

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE MUNICIPAL CODE TITLE 20, INCLUDING CHAPTERS 20.20 DEFINITIONS; 20.30 PROCEDURES AND ADMINISTRATION; 20.40 ZONING AND USE PROVISIONS; 20.50 GENERAL DEVELOPMENT STANDARDS, 20.70 ENGINEERING AND UTILITIES DEVELOPMENT STANDARDS; REPEALING CHAPTERS 20.90, 20.91, AND 20.92; AND AMENDING THE ZONING MAP.

WHEREAS, the City adopted Shoreline Municipal Code Title 20, the Development Code, on June 12, 2000; and

WHEREAS, the Shoreline Municipal Code Chapter 20.30.100 states “Any person may request that the City Council, Planning Commission, or Director initiate amendments to the text of the Development Code”; and

WHEREAS, City staff drafted amendments to the Development Code; and

WHEREAS, the Planning Commission held a Public Hearing and formulated its recommendation to Council on the proposed amendments on January 17, 2013; and

WHEREAS, a SEPA Determination of Nonsignificance was issued on October 3, 2012, in reference to the proposed amendments to the Development Code; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development on October 1, 2012 for comment pursuant WAC 365-195-820; and

WHEREAS, no comments were received from the State Department of Community Development; and

WHEREAS, the Council finds that the amendments adopted by this ordinance are consistent with and implement the Shoreline Comprehensive Plan and comply with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW; and

WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20 for adoption of amendments to the Development Code;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Amendment. Shoreline Municipal Code Chapters 20.30, 20.40, 20.50, and 20.70 are amended as set forth in Exhibit 1, which is attached hereto and incorporated herein.

Section 2. Repeal. Shoreline Municipal Code Chapters 20.90, 20.91 and 20.92 are repealed.

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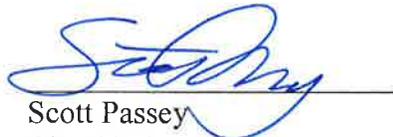
Section 3. Amendment to the Zoning Map. The official zoning map is amended to adopt the Mixed Business Zone and remove the Office and Industrial Zones, the Special Overlay Districts and North City Business District, and is filed with the City Clerk under Clerk's Receiving No. 7186.

Section 4. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

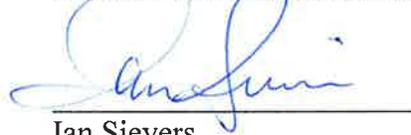
PASSED BY THE CITY COUNCIL ON MARCH 18, 2013.


Keith A. McGlashan, Mayor

ATTEST:


Scott Passey
City Clerk

APPROVED AS TO FORM:


Ian Sievers
City Attorney

Date of Publication: March 21, 2013
Effective Date: March 26, 2013

20.20 Definitions

20.20.040 P definitions.

Public Places Outdoor spaces on private property that facilitate only pedestrians to gather.

20.20.046 S definitions.

Sign, Building-Mounted A sign permanently attached to a building, including flush-mounted, projecting, awning, canopy, or marquee signs. Underawning or blade signs are regulated separately.

Sign, Monument A freestanding sign that has integrated the structural component of the sign into the design of the sign and sign base. Monument signs may also consist of painted text, cabinet, or channel letters mounted on a fence, freestanding wall, or retaining wall where the total height of the structure meets the limitations of this code.

Sign, Portable A sign that is readily capable of being moved or removed, whether attached or affixed to the ground or any structure that is typically intended for temporary display.

Sign, Temporary A sign that is only permitted to be displayed for a limited period of time, after which it must be removed.

Sign, Under-Awning A sign suspended below a canopy, awning or other overhanging feature of a building.

Sign, Window A sign applied to a window or mounted or suspended directly behind a window.

20.20.052 V definitions.

Vehicle Display Areas Outdoor areas where vehicles for sale or lease are displayed.

20.30 Procedures and Administration

Table 20.30.040 – Summary of Type A Actions and Target Time Limits for Decision, and Appeal Authority

Action Type	Target Time Limits for Decision (Calendar Days)	Section	Formatted Table

Exhibit 1, Ordinance No. 654

Type A:		
1. Accessory Dwelling Unit	30 days	20.40.120, 20.40.210
2. Lot Line Adjustment including Lot Merger	30 days	20.30.400
3. Building Permit	120 days	All applicable standards
4. Final Short Plat	30 days	20.30.450
5. Home Occupation, Bed and Breakfast, Boarding House	120 days	20.40.120, 20.40.250, 20.40.260, 20.40.400
6. Interpretation of Development Code	15 days	20.10.050, 20.10.060, 20.30.020
7. Right-of-Way Use	30 days	12.15.010 – 12.15.180
8. Shoreline Exemption Permit	15 days	Shoreline Master Program
9. Sign Permit	30 days	20.50.530 – 20.50.610
10. Site Development Permit	60 days	20.20.046, 20.30.315, 20.30.430
11. Deviation from Engineering Standards	30 days	20.30.290
12. Temporary Use Permit	15 days	20.40.100
13. Clearing and Grading Permit	60 days	20.50.290 – 20.50.370
14. Planned Action Determination	28 days	20.90.025
15. Administrative Design Review	28 days	20.30.297
16. Floodplain Development Permit	30 days	13.12.700
17. Floodplain Variance	30 days	13.12.800

20.30.297 Administrative Design Review (Type A).

Administrative Design Review approval of departures from the design standards in SMC 20.50.220-.280 and SMC 20.50.530-610 shall be granted by the Director upon his/her/their finding that the departure is:

1. ~~The design meets the requirements of the applicable code subsections.~~
1. 2. Departures from the design standards in the applicable chapter shall be consistent with the purposes or intent of the applicable each subsections; or be justified
2. Justified due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.
 - a. ~~Dimensional standards in Table 20.92.020(B) regarding setbacks and building envelope cannot be departed from in the town center district.~~
 - b. ~~No departure from standards is allowed in transition overlays and the TC 4 zone.~~

20.30.565 Planned Action Approval SEPA Exemptions.

Development approvals in Planned Action districts identified on the City zoning map are designated Planned Action Approvals pursuant to WAC 197-11-164. The environmental impacts of development in these districts consistent with the applicable code provisions have been addressed in a Planned Action EIS and do not require additional SEPA review.

20.40 Zoning and Use Provisions

20.40.020 Zones and map designations.

A. The locations and boundaries of the zoning districts shall be shown on the map accompanying the ordinance codified in this section and entitled, "Official Zoning Map, Shoreline, Washington". The Official Zoning Map and all notations, references, and amendments thereto are hereby adopted by this section.

Table 20.40.020 Zones and map designations.

B. The following zoning and map symbols are established as shown in the following table:

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ZONING	MAP SYMBOL
RESIDENTIAL	
(Low, Medium, and High Density)	R-4 through 48 (Numerical designator relating to base density in dwelling units per acre)
NONRESIDENTIAL	
Neighborhood Business	NB
Office	O
Community Business	CB
Mixed-Use Zone Mixed Business	MUZMB
Industrial	I
Campus	CCZ, FCZ, PHZ, SCZ ¹
Special Overlay Districts	SO
North City Business District	NCBD
Town Center District	TC-1, TC-2, TC-3, TC-4
Planned Area	PA

¹ CCZ refers to the CRISTA Campus; FCZ refers to the Fircrest Campus; PHZ refers to the Public Health Laboratory Campus; and SCZ refers to the Shoreline Community College Campus.

20.40.040 Nonresidential zones.

A. The purpose of the Neighborhood Business (NB) and the office (O)-zones is to allow for low intensity office, business and service uses located on or with convenient access to arterial streets. In addition, these zones serve to accommodate medium and higher density residential, townhouses, and mixed use types of development, while serving as a buffer between higher intensity uses and residential zones.

B. The purpose of the Community Business zone (CB) is to provide location for a wide variety of business activities, such as convenience stores, and comparison-retail, personal services for the local servicecommunity, and to allow for apartments and higher intensity mixed use developments.

C. The purpose of the mixed-use Mixed Business zone (MUZMB) is to encourage the development of vertical and/or horizontal mixed-use buildings or developments primarily along the Aurora Avenue and Ballinger Way corridors. The MUZ uses unique standards to encourage amenities such as public gathering spaces, sustainable buildings, electric vehicle recharging stations, affordable housing, and parking management plans as a trade-off for increased building height and residential density.

D. The purpose of the industrial (I) zone is to provide for the location of integrated complexes made up of business and office uses serving regional market areas with significant employment opportunities. ~~Such zones require accessibility to regional transportation corridors. Development of higher buildings and mixed uses that are supportive of transit are encouraged in these zones.~~

D. The purpose of the Town Center zones (TC) is to provide for a central location that connects the major east-west and north-south connections in the city with a district that has the highest intensity of land uses, civic developments, and transportation-oriented design.

20.40.050 Special districts.

A. ~~**Special Overlay District.** The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district (Chapter 20.100 SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations.~~

B. ~~**Subarea Plan District.** The purpose of a subarea plan district is to implement an adopted subarea plan using regulations tailored to meet the specific goals and policies established in the Comprehensive Plan for the subarea.~~

~~1. **North City Business District (NCBD).** The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must comply with the standards specified in Chapter 20.90 SMC.~~

~~2. **Town Center District (TCD).** The purpose of the TCD is to implement the vision and policies contained in the Town Center Subarea Plan. Any development in the TCD must comply with the standards specified in Chapter 20.92 SMC.~~

C. ~~**Planned Area (PA).** The purpose of the PA is to allow unique zones with regulations tailored to the specific circumstances, public priorities, or opportunities of a particular area that may not be appropriate in a City-wide land use district.~~

~~1. **Planned Area 2: Ridgecrest (PA 2).** Any development in PA 2 must comply with the standards specified in Chapter 20.91 SMC.~~

~~12. **Planned Area 3: Aldercrest (PA 3).** Any development in PA 3 must comply with the standards specified in Chapter 20.93 SMC.~~

Table 20.40.120 Residential type uses.

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	TC-4	NB-& O	CB-& NCBD	MBMU Z-& I	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-j	P-j
	Apartment		C	P	P	P	P	P	P
	Duplex	P-i	P-i	P-i	P-i	P-i			
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-j	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Single-Family Attached	P-i	P	P	P	P			P
	Single-Family Detached	P	P	CP	P	C			
GROUP RESIDENCES									
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i	P-i	P-i
	Community Residential Facility-I (Less than 11 residents and staff)	C	C	P	P	P	P	P	P
	Community Residential Facility-II			P-i	P-i	P-i	P-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
72111	Hotel/Motel						P	P	P
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
	Tent City	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
MISCELLANEOUS									
	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									

Table 20.40.130 Nonresidential uses.

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	<u>TC-4</u>	NB & O	CB & NCBD	MEMU Z-& I	<u>TC-1, 2 & 3</u>
RETAIL/SERVICE TYPE									
532	Automotive Rental and Leasing						P	P	<u>P only in TC-1</u>
81111	Automotive Repair and Service					P	P	P	<u>P only in TC-1</u>
451	Book and Video Stores/Rental (excludes Adult Use Facilities)			C	<u>C</u>	P	P	P	<u>P</u>
513	Broadcasting and Telecommunications							P	<u>P</u>
812220	Cemetery, Columbarium	C-i	C-i	C-i	<u>C-i</u>	P-i	P-i	P-i	<u>P-i</u>
	<u>Churches, Synagogues, Temples Houses of Worship</u>	C	C	P	<u>P</u>	P	P	P	<u>P</u>
	Collective Gardens					P-i	P-i	P-i	
	Construction Retail, Freight, Cargo Service							P	
	Daycare I Facilities	P-i	P-i	P	<u>P</u>	P	P	P	<u>P</u>
	Daycare II Facilities		C	P	<u>P</u>	P	P	P	<u>P</u>
722	Eating and Drinking Establishments (Excluding Gambling Uses)	C-i	C-i	C-i	<u>C-i</u>	P-i	P-i	P-i	<u>P-i</u>
812210	Funeral Home/Crematory	C-i	C-i	C-i	<u>C-i</u>		P-i	P-i	<u>P-i</u>
447	<u>Fuel and Gasoline Service Stations</u>					P	P	P	<u>P</u>
	General Retail Trade/Services					P	P	P	<u>P</u>
811310	Heavy Equipment and Truck Repair							CP	
481	Helistop			S	<u>S</u>	S	S	C	<u>C</u>
485	Individual Transportation and Taxi						C	SP	<u>P only in TC-1</u>

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812910	Kennel or Cattery						C-i	P-i	<u>P-i</u>
	Library Adaptive Reuse	P-i	P-i	P-i	<u>P-i</u>	P-i	P-i	P-i	<u>P-i</u>
31	Light Manufacturing							S	<u>P</u>
441	Motor Vehicle and Boat Sales							P	<u>P only in TC-1</u>
	Professional Office			C	<u>C</u>	P	P	P	<u>P</u>
5417	Research, Development and Testing							P	<u>P</u>
	Shipping Containers						C	C	
484	Trucking and Courier Service						P-i	P-i	<u>P-i</u>
541940	Veterinary Clinics and Hospitals					P-i	P-i	P-i	<u>P-i</u>
	Warehousing and Wholesale Trade							P	
	Wireless Telecommunication Facility	P-i	P-i	P-i	<u>P-i</u>	P-i	P-i	P-i	<u>P-i</u>
<p>P = Permitted Use S = Special Use C = Conditional Use -i = Indexed Supplemental Criteria</p>									

Table 20.40.140 Other uses.

NAICS #	SPECIFIC USE	R4-R6	R8-R12	R18-R48	<u>TC-4</u>	NB-&O	CB-&NCBD	MBMU Z-&I	<u>TC-1, 2 & 3</u>
EDUCATION, ENTERTAINMENT, CULTURE, AND RECREATION									
	Adult Use Facilities						P-i	P-i	
71312	Amusement Arcade							P	<u>P</u>
71395	Bowling Center					C	P	P	<u>P</u>
6113	College and University					S	P	P	<u>P</u>
56192	Conference Center	C-i	C-i	C-i	<u>C-i</u>	P-i	P-i	P-i	<u>P-i</u>
6111	Elementary School, Middle/Junior High School	C	C	C	<u>C</u>				
	Gambling Uses (expansion or intensification of existing nonconforming use only)					S-i	S-i	S-i	<u>S-i</u>

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71391	Golf Facility	P-i	P-j	P-i	<u>P-j</u>				
514120	Library	C	C	C	<u>C</u>	P	P	P	<u>P</u>
71211	Museum	C	C	C	<u>C</u>	P	P	P	<u>P</u>
	Nightclubs (excludes Adult Use Facilities)						C	P	<u>P</u>
7111	Outdoor Performance Center							S	<u>P</u>
	Parks and Trails	P	P	P	<u>P</u>	P	P	P	<u>P</u>
	Performing Arts Companies/Theater (excludes Adult Use Facilities)						P-i	P-i	<u>P-j</u>
6111	School District Support Facility	C	C	C	<u>C</u>	C	P	P	<u>P</u>
6111	Secondary or High School	C	C	C	<u>C</u>	C	P	P	<u>P</u>
6116	Specialized Instruction School	C-i	C-i	C-i	<u>C-i</u>	P	P	P	<u>P</u>
71399	Sports/Social Club	C	C	C	<u>C</u>	C	P	P	<u>P</u>
6114 (5)	Vocational School	C	C	C	<u>C</u>	C	P	P	<u>P</u>
GOVERNMENT									
9221	Court						P-i	P-i	<u>P-j</u>
92216	Fire Facility	C-i	C-i	C-i	<u>C-i</u>	P-i	P-i	P-i	<u>P-j</u>
	Interim Recycling Facility	P-i	P-i	P-i	<u>P-i</u>	P-i	P-i	P-i	
92212	Police Facility					S	P	P	<u>P</u>
92	Public Agency or Utility Office	S-i	S-i	S	<u>S</u>	S	P	P	
92	Public Agency or Utility Yard	P-i	P-i	P-i	<u>P-i</u>			P-i	
221	Utility Facility	C	C	C	<u>C</u>	P	P	P	<u>P</u>
	Utility Facility, Regional Stormwater Management	C	C	C	<u>C</u>	P	P	P	<u>P</u>
HEALTH									
622	Hospital	C-i	C-i	C-i	<u>C-i</u>	C-i	P-i	P-i	<u>P-j</u>
6215	Medical Lab						P	P	<u>P</u>
6211	Medical Office/Outpatient Clinic	C-i	C-i	C-i	<u>C-i</u>	P	P	P	<u>P</u>
623	Nursing and Personal Care Facilities			C	<u>C</u>	<u>CP</u>	P	P	<u>P</u>
REGIONAL									
	School Bus Base	S-i	S-i	S-i	<u>S-i</u>	S-i	S-i	S-i	

Secure Community Transitional Facility								SCTFS -i	
Transfer Station	S	S	S	S	S	S	S	S	
Transit Bus Base	S	S	S	S	S	S	S	S	
Transit Park and Ride Lot	S-i	S-i	S-i	S-i	P	P	P	P	
Work Release Facility								S-i	
P = Permitted Use S = Special Use C = Conditional Use -i = Indexed Supplemental Criteria SCTFS = Secure Community Transitional Facility Special Use									

20.40.275 Collective gardens.

- A. There shall be no more than one collective garden permitted on a property-tax parcel.
- B. Collective gardens may only be located in the NB, ~~Q-CB~~, ~~NCBD~~, ~~MUZ~~, and ~~MB~~ zones.
- C. A collective garden or facility for delivery of cannabis produced by the garden may not be located within 1,000 feet of schools and not within 1,000 feet of any other collective garden or delivery site.
- D. Any transportation or delivery of cannabis from a collective garden shall be conducted by the garden members or designated provider so that quantities of medical cannabis allowed by RCW 69.51A.040 are never exceeded.

20.40.350 Eating and drinking establishments.

Eating and drinking establishments are permitted in residential zones R-4 through R-48 and ~~TC-4~~ only by approval of a ~~C~~ conditional Use permit. These establishments are ~~and~~ permitted in NB, ~~Q-CB~~, and ~~MUZ~~ ~~MB~~ and ~~TC-1, 2, and 3~~ zones, provided gambling uses as defined in this Code are not permitted.

20.40.420 Interim recycling facility.

- A. Interim recycling facilities in the residential zones shall be limited to drop box facilities that are accessory to a public or community use such as a school, fire station, or community center.
- B. In NB, ~~Q~~, and CB zones all processing and storage of material shall be within enclosed buildings, except of drop box facilities for the collection and temporary storage of recyclable materials. Yard waste processing is not permitted.

20.40.505 Secure community transitional facility.

- A. Permitted as an SCTF Special Use-Type C action, granted by the City Council in the ~~mixed-use and industrial~~ Mixed Business zones provided:

20.40.600 Wireless telecommunication facilities/satellite dish and antennas.

A. **Exemptions.** The following are exemptions from the provisions of this chapter and shall be permitted in all zones:

1. Industrial processing equipment and scientific or medical equipment using frequencies regulated by the Federal Communications Commission (FCC).
2. Machines and equipment that are designed and marketed as consumer products, such as microwave ovens and remote control toys.
3. The storage, shipment or display for sale of antenna(s) and related equipment.
4. Radar systems for military and civilian communication and navigation.
5. Handheld, mobile, marine and portable radio transmitters and/or receivers.
6. Wireless radio utilized for temporary emergency communications in the event of a disaster.
7. Licensed amateur (ham) radio stations and citizen band stations.
8. Earth station antenna(s) one meter or less in diameter and located in any zone.
9. Earth station antenna(s) two meters or less in diameter and located in the NB, CB, MUZ, O, MB or I-TC-1, 2, or 3 zones.
10. Satellite dish antennas less than two meters in diameter, including direct to home satellite services, when an accessory use of a property.
11. Maintenance or repair of a communication facility, antenna and related equipment, transmission structure, or transmission equipment enclosures; provided, that compliance with the standards of this chapter is maintained.
12. Subject to compliance with all other applicable standards of this chapter, a building permit application need not be filed for emergency repair or maintenance of a facility until 30 days after the completion of such emergency activity.

B. **Prohibitions.** The following wireless telecommunication facilities are prohibited:

1. Guyed towers.
2. Roof-mounted lattice towers.

C. **Permit Requirements.**

Table 20.40.600(1) — Types of Permits Required for the Various Types of Wireless Telecommunication Facilities

Type of WTF	Type of Permit			
	Building	Conditional Use (CUP)	Special Use (SUP)	Rights-of-Way Use
Building-mounted and structure-mounted wireless telecommunication facilities and facilities co-located onto existing tower	X	-	-	X (if applicable)
Ground-mounted camouflaged lattice towers and monopoles	X	X	-	X (if applicable)
Ground-mounted uncamouflaged lattice towers and monopoles	X	-	X	X (if applicable)

D.—Building-Mounted Wireless Telecommunication Facilities Standards.

1. Wireless telecommunication facilities located on the roof or on the side of the building shall be grouped together, integrated to the maximum possible degree with the building design, placed to the center of the roof and/or thoroughly screened from residential building views and from public views. (Figures 1 and 2.)

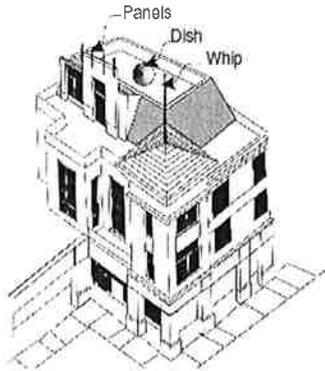


Figure 1 – Wireless facilities integrated into the roof design.

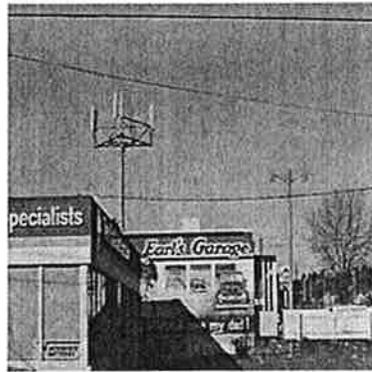


Figure 2 – Unintegrated roof-mounted facilities are not permitted.

2.—The maximum height of roof-mounted facilities and equipment shall not exceed 15 feet above the top of the roof on which the facility is located. This standard shall apply to all buildings, including those built at the maximum height allowed in a specific zone.

3.—Equipment for building-mounted wireless telecommunication facilities shall be located within the building in which the facility is placed or shall be incorporated into the roof design.

4.—Building-mounted wireless telecommunication facilities shall be painted with nonreflective colors. Colors of these facilities and equipment enclosures shall blend in with the building colors.

EB. Ground-Mounted ~~w~~ireless ~~t~~elecommunication ~~f~~acilities Standards.

1. All ground-mounted wireless telecommunication facilities shall conform to the height and setbacks requirements specified in Table 21.

Table 20.40.600(21) – Height and Setback Standards for Ground-Mounted Wireless Telecommunication Facilities

Zone	Maximum Height	Setbacks
All Residential Zones: R-4 – R-48 <u>and TC-4</u>	Maximum height specified for each zone.	Minimum 50 feet from all adjacent residentially zoned properties. Minimum of 30 feet from any public right-of-way.
All Commercial Zones: (NB, CB, MUZ- MB and OTC-1, 2, and 3)	Maximum height specified for each zone.	Minimum 30 feet from all adjacent commercially zoned properties and 50 feet from all adjacent residentially zoned properties. Minimum of 30 feet from any public right-of-way.
Industrial- MB Zone (I)	Maximum height specified for the zone.	Minimum 20 feet from all adjacent industrially zoned properties, 30 feet from all adjacent commercially zoned properties and 50 feet from all adjacent residentially zoned properties. Minimum of 30 feet from any public right-of-way.

Chapter 20.50 General Development Standards

Subchapter 1. Dimensional and Density Standards for Residential Development

- 20.50.010 Purpose.
- 20.50.020 Standards – Dimensional requirements.
- 20.50.021 Development in the mixed-use zone (MUZ) Transition Areas Standards.

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Subchapter 3. ~~Multifamily and Single-Family Attached Residential Design Standards~~

- 20.50.120 Purpose.
- 20.50.125 Thresholds – Required site improvements.

Subchapter 4. ~~Commercial Zone Design Standards~~ Mixed-Use, Commercial and Other Nonresidential Development Design Standards

- 20.50.220 Purpose.
- 20.50.225 ~~Administrative Design Review~~ Thresholds – Required site improvements.
- 20.50.230 ~~Thresholds – Required s~~ Site i Improvements Site planning – Setbacks and height – Standards.
- 20.50.240 Site d Design planning – Street frontage – Standards.
- 20.50.250 Building d Design Pedestrian and bicycle circulation – Standards.
- 20.50.260 – Lighting – Standards.
- 20.50.270 – Service areas and mechanical equipment – Standards.
- 20.50.280 – Building design – Features – Standards.

Subchapter 6. Parking, Access and Circulation

- 20.50.385 – Thresholds – Required site improvements.
- 20.50.390 Minimum off-street parking requirements – Standards.
- 20.50.400 Reductions to minimum parking requirements – Standards.

Subchapter 7. Landscaping Standards

- 20.50.455 – Thresholds – Required site improvements.
- 20.50.470 Street frontage landscaping – Standards.
- 20.50.500 Internal L Landscaping of surface for parking area – Standards.

Subchapter 8. Signs

- 20.50.530 Purpose.

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- ~~20.50.532~~ Permit Required.
- ~~20.50.535~~ Thresholds — Required site improvements.
- 20.50.540 Sign standards~~design.~~
- 20.50.550 Prohibited signs.
- 20.50.560 Site-specific sign standards — Monument signs.
- 20.50.570 Site-specific sign standards — Shopping center/mall type signs in CB, MUZ, and I Zones~~Building-mounted signs.~~
- 20.50.580 Multi-tenant sign bonus and guidelines~~Under-Awning signs.~~
- 20.50.590 Nonconforming signs.
- 20.50.600 Temporary signs.
- 20.50.610 Exempt signs.

Subchapter 1. Dimensional and Density Standards for Residential Development

20.50.010 Purpose.

The purpose of this subchapter is to establish basic dimensional standards for residential development at a range of densities consistent with public health and safety and the adopted Comprehensive Plan.

~~Residential development is permitted in the seven residential (R) zones (R-4, R-6, R-8, R-12, R-18, R-24, and R-48) and in all nonresidential zones.~~

The basic standards for residential development shall be implemented in conjunction with all applicable Code provisions.

20.50.020 Standards—Dimensional requirements.

~~A.—Table 20.50.020(1) specifies densities and dimensional standards for permitted development applicable in residential zones.~~

~~Table 20.50.020(2) specifies densities and dimensional standards for residential development in other zones.~~

A. Table 20.50.020(1) – Densities and dDimensions in rResidential zZones.

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

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	Based on bldg. bulk limits
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	Based on bldg. bulk limits
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
Min. Lot Area (2)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	N/A
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	105 ft				

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Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	<u>5 ft</u>
Min. Side Yard Setback (2) (4) (5)	5 ft min. and 15 ft total sum of two	5 ft min. and 15 ft total sum of two	5 ft	5 ft	5 ft	5 ft	5 ft	<u>5 ft</u>
Base Height (9)	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (8)	<u>35 ft</u>
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	<u>N/A</u>
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	<u>75-90%</u>

Exceptions to Table 20.50.020(1):

(1) Repealed by Ord. 462.

(2) These standards may be modified to allow zero lot line developments. Setback variations apply to internal lot lines only. Overall site must comply with setbacks, building coverage and hardscape limitations; limitations for individual lots may be modified.

(3) For single family detached development exceptions to front yard setback requirements, please see SMC 20.50.070.

(4) For single family detached development exceptions to rear and side yard setbacks, please see SMC 20.50.080.

(5) For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see SMC 20.50.130.

(6) The maximum building coverage shall be 35 percent and the maximum hardscape area shall be 50 percent for single-family detached development located in the R-12 zone.

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(7) The base density for single-family detached dwellings on a single lot that is less than 14,400 square feet shall be calculated using a whole number, without rounding up.

(8) For development on R-48 lots abutting R-12, R-24, R-48, O, NB, CB, NCBD, MUZ, I, and CZ zoned lots the maximum height allowed is 50 feet and may be increased to a maximum of 60 feet with the approval of a conditional use permit.

(9) Base height for high schools in all zoning districts except R-4 is 50 feet. Base height may be exceeded by gymnasiums to 55 feet and by theater fly spaces to 72 feet.

Table 20.50.020(2) — Densities and Dimensions for Residential Development in Nonresidential Zones

STANDARDS	Neighborhood Business (NB) and Office (O) Zones	Community Business (CB) Zone (2)	Mixed-Use (MUZ) and Industrial (I) Zones (2)
Maximum Density: Dwelling Units/Acre	24 du/ac	48 du/ac	See SMC 20.50.024
Minimum Front Yard Setback	10 ft	10 ft	10 ft
Minimum Side Yard Setback from Nonresidential Zones	5 ft	5 ft	5 ft
Minimum Rear Yard Setback from Nonresidential Zones	15 ft	15 ft	15 ft
Minimum Side and Rear Yard (Interior) Setback from R-4 and R-6	20 ft	20 ft	20 ft
Minimum Side and Rear Yard Setback from R-8 through R-48	40 ft	40 ft	15 ft
Base Height (1)	35 ft	60 ft	See SMC 20.50.024
Maximum Hardscape Area	85%	85%	95%

Exceptions to Table 20.50.020(2):

(1) — Please see Exception 20.50.230(3) for an explanation of height bonus for mixed-use development in NB and O zones.

(2) — Development in CB or I zones abutting or across street rights-of-way from R-4, R-6, or R-8 zones shall meet the following transition-area requirements:

(a) — A 35-foot maximum building height at the required setback and a building envelope within a two horizontal to one vertical slope. However, safety railings with thin or transparent components and whip antennas are allowed above this building envelope. Structures allowed above the maximum height of the zone under Exception 20.50.230(5) may not exceed the building envelope slope, or exceed the maximum building height by more than 10 feet, or four feet for parapet walls.

(b) — Property abutting R-4, R-6, or R-8 zones must have a 20-foot setback. No more than 50 feet of building facade abutting this 20-foot setback shall occur without an abutting open space of 800 square feet with a minimum 20-foot dimension. However, the additional open space may be adjusted or combined to preserve significant trees.

(c) — Type I landscaping, significant tree preservation, and a solid, eight-foot property-line fence shall be required for transition-area setbacks abutting R-4, R-6, or R-8 zones. Type II landscaping shall be required for transition area setbacks abutting rights-of-way across from R-4, R-6 or R-8 zones. Patio or outdoor recreation areas may replace up to 20 percent of the landscape area that is required in the transition area setback so long as Type I landscaping can be effectively grown. No patio or outdoor recreation areas in the transition area setback may be situated closer than 10 feet from abutting property lines. Required tree species shall be selected to grow a minimum height of 50 feet. A developer shall provide a Type I landscaping plan for distribution with the notice of application. Based on comments at a public meeting held by staff, the City may approve an alternative landscaping buffer with substitute tree species, spacing and size, provided, that the alternative will provide equal value and achieve equal tree canopy. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping. Utility easements parallel to the required landscape area shall not encroach into the landscape area.

(d) — All vehicular access to proposed development in MUZ, CB, or I zones shall be from arterial classified streets unless determined by the Director to be technically not feasible. If determined to be technically not feasible, the developer shall implement traffic mitigation measures, approved by the City Traffic Engineer, which mitigate potential cut-through traffic impacts to single-family neighborhoods.

B. Table 20.50.230-020(2) — Dimensions for Commercial dDevelopment in cCommercial zZones

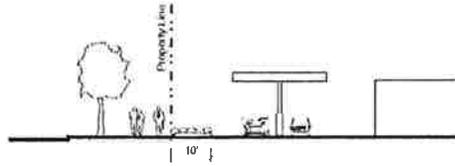
Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

<u>Commercial Zones</u>				
STANDARDS	Neighborhood Business (NB) and Office (O) Zones	Community Business (CB)	Mixed Business (MB) Mixed-Use (MUZ) and Industrial (I) Zones	Town Center (TC-1, 2 & 3)
Min. Front Yard Setback (Street) (1)-(2) (see Transition Area setback 20.50.021)	<u>0 ft</u> 40 ft	<u>0 ft</u> 40 ft	<u>0 ft</u> 40 ft	<u>0 ft</u>
Min. Side and Rear Yard (Interior) Setback from NB, O, CB, MUZ, and Commercial Zones (2)	0 ft	0 ft	0 ft	<u>0 ft</u>
Min. Side and Rear Yard (Interior) Setback from R-4 and R-6 and R-8 Zones (see Transition Area 20.50.021) (2)	20 ft	20 ft	20 ft	<u>20 ft</u>
Min. Side and Rear Yard (Interior) Setback from TC-4, R-12 R-8 through R-48 Zones (2)	<u>15 ft</u> 40 ft	<u>15 ft</u> 40 ft	15 ft	<u>15 ft</u>
Base Height (26)	<u>50 ft</u> 35 ft (3)	60 ft	65 ft (4) (5)	<u>70 ft</u>
Max. Impervious Surface Hardscape	85%	85%	90% 95%	<u>95%</u>

Exceptions to Table 20.50.230020(2):

(1) ~~Front yards may be used for outdoor display of vehicles to be sold or leased setback may be reduced to zero feet if adequate street improvements are available or room for street improvements is available in the street right-of-way.~~

Front Yard (Street) Setback: Residential developments (excluding mixed-use developments), parking structures, surface parking areas, service areas, gas station islands, and similar paved surfaces shall have a minimum 10-foot-wide, fully landscaped separation measured from the back of the sidewalk.



Example of landscaped setback between the sidewalk and a gas station.

(2)—Underground parking may extend into any required setbacks, provided it is landscaped at the ground level.

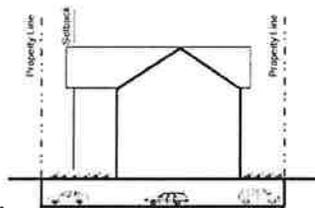
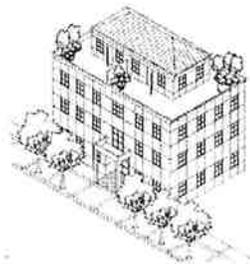


Diagram of multifamily structure with underground parking within a required setback.

(3) — Bonus for mixed-use development in NB and O zones: In order to provide flexibility in types of housing and to meet the policies of the Comprehensive Plan, the base height may be increased for mixed-use development to four stories or up to 50 feet, if the added story is stepped back from the third story walls at least eight feet, and subject to the following requirement:

Residential dwelling units shall occupy a minimum of 25 percent to a maximum of 90 percent of the total floor area of the building.



Example of bonus floor for mixed-use development.

(4) — See SMC Table 20.50.020(2), Exception (2), for transition area requirements for CB or I development abutting R-4, R-6, or R-8 zones or across the street rights-of-way from R-4, R-6, or R-8 zones.

(5) — See SMC 20.50.021 for transition area requirements for MUZ development.

(26) Except as further restricted by SMC Table 20.50.020(2), Exception (2), the following structures may be erected above the height limits in all zones commercial zones:

a. ~~Roof structures housing or screening elevators, stairways, tanks, ventilating fans, or similar equipment~~ mechanical equipment required for building operation and maintenance, fire or parapet walls, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 45-10 feet above the height limit of the district, whether such structure is attached or freestanding; WTF provisions (20.40.600) are not included in this exception;

b. Parapets, firewalls, and railings shall be limited to 4 feet in height.

cb. 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;

dc. ~~Base height for high schools in all zoning districts except R-4 is 50 feet. 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.

20.50.021 Transition Areas StandardsDevelopment in the mixed-use zone (MUZ).

Development in ~~commercial GB or I zones; NB, CB, MB and TC1, 2 & 3,~~ abutting or directly across street rights-of-way from R-4, R-6, or R-8 zones shall minimally meet the following transition area requirements:

1. ~~(a) From abutting property, A 35-foot maximum building height for 25 feet horizontally from at the required setback, and then an additional ten feet in height for the next ten feet horizontally, and an additional ten feet in height for each additional ten horizontal feet up to the a building envelope a two horizontal to one horizontal to vertical slope up to the maximum height of the zone. From across street rights-of-way, a 35-foot maximum building height for ten feet horizontally from the required building setback, then an additional ten feet of height for the next ten feet horizontally, and an additional ten feet in height for each additional ten horizontal feet, up to the maximum height allowed in the zone. at the required 15-foot setback a building envelope under 35 feet of height for an additional 10 feet of property depth, and a one to one horizontal to vertical slope up to the maximum height of the zone. Parking garages facing Transition Areas with abutting property shall be entirely walled without openings. However, safety railings with thin or transparent components and whip antennas are allowed above this building envelope. Structures allowed above the maximum height of the zone under Exception 20.50.230(5) may not exceed the building envelope slope, or exceed the maximum building height by more than 10 feet, or four feet for parapet walls.~~

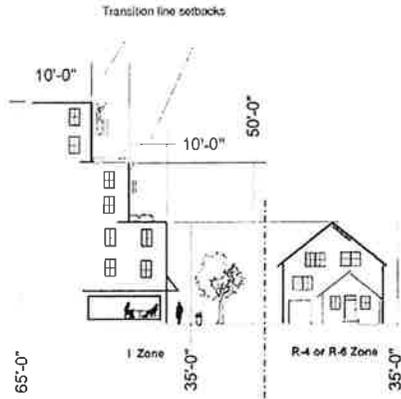
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~~(b) Property abutting R-4, R-6, or R-8 zones must have a 20-foot setback. No more than 50 feet of building facade abutting this 20-foot setback shall occur without an abutting~~

open space of 300 square feet with a minimum 20-foot dimension. However, the additional open space may be adjusted or combined to preserve significant trees.

2. ~~(c)~~ Type I landscaping (SMC 20.50.460), significant tree preservation, and a solid, eight-foot, property line fence shall be required for transition area setbacks abutting R-4, R-6, or R-8 zones. 20% of significant trees that are healthy without increasing the building setback shall be protected per SMC 20.50.370. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping and required significant trees. Utility easements parallel to the required landscape area shall not encroach into the landscape area. Type II landscaping shall be required for transition area setbacks abutting rights-of-way directly across from R-4, R-6 or R-8 zones. ~~Patio or outdoor recreation areas may replace up to 20 percent of the landscape area that is required in the transition area setback so long as Type I landscaping can be effectively grown. No patio or outdoor recreation areas in the transition area setback may be situated closer than 10 feet from abutting property lines. Required tree species shall be selected to grow a minimum height of 50 feet. A developer shall provide a Type I landscaping plan for distribution with the notice of application. Based on comments at a public meeting held by staff, the City may approve an alternative landscaping buffer with substitute tree species, spacing and size; provided, that the alternative will provide equal value and achieve equal tree canopy. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping. Utility easements parallel to the required landscape area shall not encroach into the landscape area.~~

3. ~~(d)~~ All vehicular access to proposed development in commercial MUZ, CB, or I zones shall be from arterial classified streets, unless determined by the Director to be technically not feasible or in conflict with state law addressing access to state highways. All developments in commercial zones shall conduct a transportation impact analysis per the Engineering Development Manual. Developments that creates additional traffic and that is projected to use Local streets may be required to install appropriate traffic-calming measures. These additional measures will be identified and if determined to be technically not feasible, the developer shall implement traffic mitigation measures, approved by the City's Traffic Engineer, which mitigate potential cut-through traffic impacts to single-family neighborhoods.



Subchapter 3. Multifamily and Single-Family Attached Residential Design Standards

20.50.120 Purpose.

The purpose of this subchapter is to establish standards for multifamily and single-family attached residential development in TC-4, PA3, and R-8 through R-48 zones as follows:

20.50.125 Thresholds – Required site improvements.

The purpose of this section is to determine how and when the provisions for full site improvement standards apply to a development application in TC-4, PA3, and R-8 through R-48 zones. Site improvement standards of signs, parking, lighting and landscaping shall be required:

1. 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
2. When aggregate building construction valuations for issued permits, within any 5-year period after March 30, 2013, 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.

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multifamily, nonresidential, and mixed-use construction and uses.

Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and freestanding signs if a development proposal is:

- ▲ ----- Completely new development;

- ~~Expanding the square footage of an existing structure by 20 percent, as long as the original building footprint is a minimum size of 4,000 square feet; or~~
- ~~The construction valuation is 50 percent of the existing site and building valuation.~~

Note: For thresholds related to off-site improvements, see Chapter 20.70 SMC.

Subchapter 4. Commercial Zone Design Standards ~~Multifamily and Single-Family Attached Residential Design Standards~~

Sections:

- 20.50.220 Purpose.
- 20.50.225 Administrative Design Review.
- 20.50.230 Thresholds – Required Site Improvements.
- 20.50.240 Site Design.
- 20.50.250 Building Design.

- ~~20.92.010 Purpose.~~
- ~~20.92.012 Planned action.~~
- ~~20.92.014 Administrative Design Review.~~
- ~~20.92.015 Threshold – Required for site improvements.~~
- ~~20.92.020 Zones, land use, and form.~~
- ~~20.92.030 Street types and pedestrian circulation.~~
- ~~20.92.040 Neighborhood protection standards.~~
- ~~20.92.050 Street frontage design standards.~~
- ~~20.92.060 Site design standards.~~
- ~~20.92.070 Building design standards.~~
- ~~20.92.080 Sign design standards.~~

20.50.220~~**20.92.010 Purpose.**~~

The purpose of this chapter is to establish design standards for the town center district all commercial zones – Neighborhood Business (NB), Community Business (CB), Mixed Business (MB and Town Center (TC-1, 2 & 3). These standards implement the policies of City of Shoreline Comprehensive Plan and Town Center Subarea Plan through code requirements for use, form, design, and process. Some standards within this chapter apply only to specific types of development and zones as noted. Standards that are not addressed in this chapter will be supplemented by the standards in the remainder of Chapter 20.50 SMC. In the event of a conflict, the standards of this chapter will prevail.

20.50.220 Purpose.

The purpose of this subchapter is to establish standards as follows:

A. ~~To encourage design of commercial, office, mixed-use, and institutional developments that will enhance the area with a greater sense of quality.~~

B. ~~To protect residential neighborhoods adjacent to commercial zones from intrusion in their privacy, character, and quality of life.~~

C. ~~To provide a pedestrian environment with amenities, visual interest, and safety features which encourage more people to use these areas.~~

20.92.012 Planned action.

~~Projects that are within the scope of the planned action EIS for this chapter are planned actions and shall not require a SEPA threshold determination as provided under RCW 43.21C.031, WAC 197-11-164 through 197-11-172 and SMC 20.30.640. These projects shall be reviewed as ministerial decisions by applying the provisions of the Development Code. Proposed projects that are not within the scope of the planned action EIS shall require environmental review under SEPA.~~

20.50.22592.014 Administrative Design Review.

~~Administrative Design Review approval under SMC 20.30.297 is required for all development applications that proposeals prior to approval of any construction permit. A permit applicant wishing to modify any of the standards in this chapter may apply for a design departures from the design standards in this chapter or sign standards in SMC 20.50, Subchapter 8 under SMC 20.30.297.~~

20.50.23092.015 Threshold – Required for site improvements.

~~The purpose of this section is to determine how and when the provisions for site improvements cited in the General Development town-center-district development sStandards apply to development proposals. Full site improvements standards apply to a development application in commercial zones NB, CB, MB, TC-1, 2 and 3. Site improvements standards of signs, parking, lighting, and landscaping shall be are required if the development is:~~

- ~~• Completely new development; or~~
- ~~• The construction valuation exceeds 50 percent of the existing site and building valuation.~~

~~A development proposal shall not, however, be required to comply with the town-center district development standards if and to the extent such development proposal is a repair or reconstruction for purposes of SMC 20.30.280(C)(3).~~

1. 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

2. When aggregate building construction valuations for issued permits, within any 5-year period after March 30, 2013, 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.

1. 20.02.020 Zones, land use, and form.

A. Town Center District. In order to implement the vision of the Comprehensive Plan's Town Center Subarea Plan, there are town center (TC) zones established as shown in Figure 20.02.020.

1. Four zones are delineated within the town center that have general and specific design standards:

a. TC-1. This zone allows the broadest range of uses, including vehicle sales, leasing, and servicing, in addition to all the uses allowed in the TC-2 zone.

b. TC-2. This zone includes property fronting on Aurora Avenue and N. 175th and N. 185th Streets, and provides for development potential with pedestrian activity primarily internal to the sites.

c. TC-3. This zone is oriented toward smaller arterials with a wide range of uses that focus pedestrian activity primarily along street frontages.

d. TC-4. This zone is oriented around Stone Avenue and limits the residential heights, uses, and vehicle circulation to protect the adjacent single-family neighborhoods.

2. Transition Overlays 1 and 2. These overlays provide transitions from higher intensity development to lower intensity uses, and protect single-family neighborhoods from large building heights.

3. Some standards within this chapter apply only to specific types of development and zones as noted. Standards that are not addressed in this chapter will be supplemented by the development standards in Chapter 20.50 SMC. In the event of a conflict between standards, the standards of this chapter shall prevail.

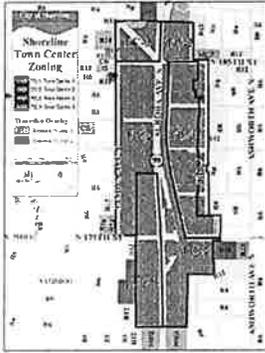


Figure 20.92.020

B. Table 20.92.020(A) lists general categories of permitted land uses for each of the town-center zones. The general categories for permitted uses include all of the specific uses listed in the corresponding tables cited, except for those listed in this table as “prohibited uses.” Permitted uses do not include the approval processes in the general categories, such as special use or conditional use permits. If further clarification is required, the Director shall issue an administrative determination consistent with the provisions of this chapter and the policy guidance of the Town Center Subarea Plan.

Table 20.92.020(A) – Land Use Chart

General Land Use Category	Specific Uses Listed in Table	TC-1 Aurora-SW	TC-2 Aurora	TC-3 Midvale/ Firlands	TC-4-Stone Ave.-Resid.
Duplex and Detached Single Family	20.40.120	PROHIBITED USES			-
Apartment and Single Family Attached	20.40.120	-	-	-	-
Group Residence	20.40.120	-	-	-	-
Lodging	20.40.120	PERMITTED USES			-
Health Facility	20.40.140				-
Government Facility	20.40.140				-
Automotive Fueling and Service Stations	20.40.130				-

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Retail/Service other than for Automotive or Boat	<u>20.40.130</u>	-	-	-	-
Light Manufacturing – Non-Polluting and No Outside Storage	<u>20.40.130</u>	-	-	-	-
Personal and Business Services	<u>20.40.130</u>	-	-	-	-
Motor Vehicle and Boat Sales, Automotive Rental and Leasing, and Automotive Repair and Services (1)	<u>20.40.130</u>	-	-	-	-
Gambling Use					
Wrecking Yard					
General Manufacturing					
Adult Use Facility					

PROHIBITED USES

(1) ~~Outdoor vehicle display is permitted in support of vehicle sales, leasing, and service land uses.~~

Table 20.92.020(B) — Form

	TC-4 Aurora SW	TC-2 Aurora	TC-3 Midvale/ Firlands	TC-4 Stone Ave. Resid.	Transition Overlays-1 and-2
Minimum Front Yard Setback (1)(2)(3)	0—10 ft (6)	0—10 ft	0—10 ft	15 ft	15 ft
Minimum Side Yard Setback from Nonresidential Zones (4)	0 ft	0 ft	0 ft	5 ft (5)	5 ft (5)
Minimum Rear Yard Setback from Nonresidential Zones	0 ft	0 ft	0 ft	5 ft	0 ft
Minimum Side & Rear Yard (Interior) Setback from R-4 & R-6	15 ft	15 ft	15 ft	5 ft	20 ft
Minimum Side & Rear Yard Set back from R-8 through R-48 and TC-4	15 ft	15 ft	15 ft	5 ft	15 ft
Maximum Height (6)	70 ft	70 ft	70 ft	35 ft	35 ft
Maximum Hardscape Area	95%	95%	95%	75%	(7)

Exceptions to Table 20.92.020(B):

- (1) Unenclosed porches and covered entry features may project into the front yard setback by up to six feet. Balconies may project into the front yard setback by up to two feet.
- (2) Additional building setbacks may be required to provide rights-of-way and utility improvements.
- (3) Front yard setbacks are based on the applicable street designation. See Figure 20.92.030 for the street designation and SMC 20.92.060(B) for applicable front yard setback provisions.
- (4) These may be modified to allow zero-lot-line developments for internal lot lines only.
- (5) See SMC 20.92.040(C) for height step-back standards.
- (6) Front yards may be used for outdoor display of vehicles to be sold or leased in the TC-1 zone.
- (7) Hardscape requirement for underlying zone is applicable.

20.92.030 Street types and pedestrian circulation.

This map illustrates site-specific design elements to be implemented by code for street types and Through-Connections.

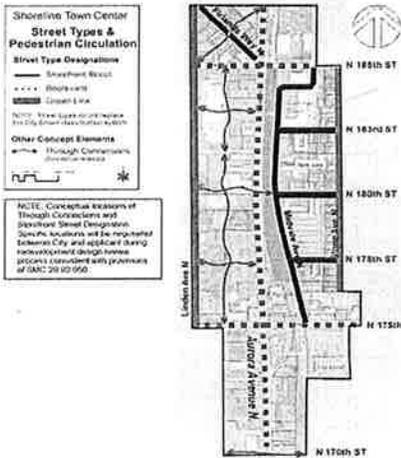


Figure 20.92.030

20.92.040 Neighborhood protection standards.

A. Purpose.

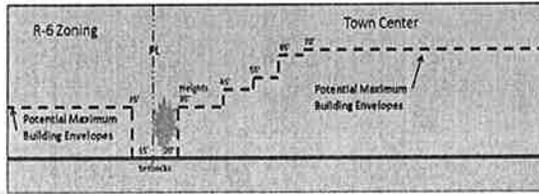
- Minimize negative impacts of town center development on adjacent single-family neighborhoods.
- Enhance residential neighborhoods on both sides of Linden and Stone Avenue North.

B. Applicability. Unless specifically noted, the standards herein apply to properties within Zone TC-4, the transition overlays identified in the Town-Center Zoning Map (Figure 20.92.020), and other town center properties that are directly adjacent to those zones.

C. Building Heights.

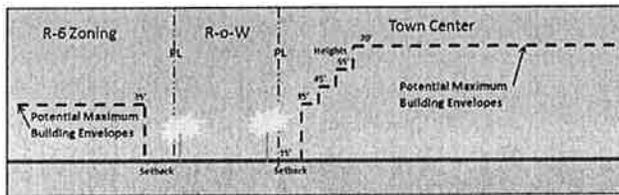
1. TC-4 zone maximum building heights are 35 feet.
2. Transition Overlay 1 is 100 feet in depth adjoining R-4 or R-6 zoned property lines. From the adjoining property line, development requires 20 feet of Type I landscaping/building setback, limits building height to 35 feet for 30 more feet of setback, and then each additional 10 feet of building height requires 20 more feet of setback until the maximum building height of the underlying zone is

obtained:



Transition Overlay-1

3. Transition Overlay-2 is 50 feet in depth adjoining rights-of-way across from R-4 or R-6 zoned property lines. From the right of way line, development requires 15 feet of Type II landscaping/building setback, limits building height to 35 feet for 10 more feet of setback, and then each additional 10 feet of building height requires 10 more feet of setback until the maximum building height of the underlying zone is obtained.



Transition Overlay-2

D. **Site Access.** Direct commercial vehicular and service access to a parcel shall not be from Stone or Linden Avenues unless no other access is available or practical as determined by the City.

E. **Traffic Impacts.** All development in the town center shall conduct a traffic impact study per City guidelines. Any additional traffic that is projected to use non-arterial streets shall implement traffic mitigation measures which are approved by the City's Traffic Engineer. Such measures shall be developed through the City's Neighborhood Traffic Safety Program in collaboration with the abutting neighborhoods that are directly impacted by the development.

F. **Setbacks and Buffers.** Buildings in Zones TC-2 and TC-3 shall have a 20-foot-wide, Type I landscape with an eight-foot solid fence or wall adjacent to Zone TC-4 and R-6 parcels in addition to any required open space.

G. **Tree Preservation.** Twenty percent of all healthy, significant trees for each parcel must be preserved in TC-4 and transition overlay portions of private property per SMC 20.50.290.

20.92.050 Street frontage design standards.

A. **Purpose.**

Exhibit 1, Ordinance No. 654

~~• Enhance the appeal of street frontages to encourage people to walk and gather.~~

~~• Establish frontage standards for different streets to:~~

~~° Reinforce site and building design standards in each zone.~~

~~° Provide safe and direct pedestrian access within the town center and from adjacent neighborhoods.~~

~~° Minimize conflicts between pedestrians, bicyclists, and vehicular traffic and parking.~~

~~B. **Applicability.** The standards in this section apply only to the sidewalks and the amenity zone in the public rights-of-way. These standards shall meet the City's Engineering Development Guide design criteria. Where there is a conflict, the Director shall determine which applies.~~

~~C. **Design.**~~

~~1. In accordance with the Master Street Plan of the Transportation Master Plan, Storefront and Greenlink Street frontages, as depicted on Figure 20.92.030, shall have:~~

~~a. Street frontage dimensions for the following streets are:~~

~~i. Midvale Ave. N.— eastside: 10-foot sidewalks and five-foot amenity zone. Westside: 17-foot back-in parking (Seattle City Light) with 30-foot street cross-section.~~

~~ii. N. 178th, N. 180th, N. 183rd Streets on both sides: eight-foot sidewalks and five-foot amenity zones with a 36-foot street cross-section.~~

~~iii. Stone Ave. on both sides: eight-foot sidewalks and five-foot amenity zones with a 32-foot street cross-section.~~

~~iv. Linden Ave. N.— eastside: eight-foot sidewalks and five-foot amenity zone. Westside: five-foot sidewalks and five-foot amenity zone with a 38-foot street cross-section.~~

~~v. Firlands Way on both sides: 10-foot sidewalk, five-foot amenity zone, and 17-foot back-in parking with 24-foot street cross-section.~~

~~vi. All frontage dimensions shall include six-inch curbs and minimum six-inch separation between buildings and sidewalks.~~

~~vii. All street sections include on-street, parallel parking except where back-in parking is designated.~~

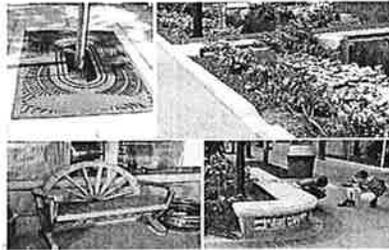
viii. ~~The configuration and dimensions of street frontage improvements may be modified by the Director if such modifications will better implement the policy direction of the Town Center Subarea Plan.~~

b. ~~Storefront, Boulevard, and Greenlink Streets shall have street trees spaced on average 30 feet either in tree pits and grates, or an amenity zone. Breaks in the amenity zone and tree distribution may exist to allow for driveways, sight distancing, ADA access, utilities, crosswalks, bike racks, on-street parking, benches, and sitting walls.~~

c. ~~Each development on a Storefront Street shall provide a minimum eight feet of bench or sitting wall.~~

d. ~~Both sides of Storefront and Greenlink Streets shall have on-street parking. Midvale will have back-in parking on its west side and Firlands Way will have back-in parking on both sides.~~

e. ~~Utility appurtenances such as signal boxes, hydrants, poles, or other obstructions shall not be placed in the public sidewalk.~~



Street frontage design

20.50.24092.060 Site dDesign standards.

A. Purpose.

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

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

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

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

B. Overlapping Standards Site Frontage.

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

A-C. Site Frontage.

1. Development abutting NB, CB, MB, TC-1, 2 and 3 street frontages as designated within the town center per Figure 20.92.030 shall meet the following standards.

1. Storefront Streets.

a. Buildings shall be placed at the property line or abutting public planned sidewalks if on private property. However, buildings may be set back farther if public places, landscaping and vehicle display areas (as specified in subsection F of this section) are included or a utility easement is required between the sidewalk and the building;

b. 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 standards. These spaces may be used for any permitted land use.

c. b. Minimum transparent window area shall be 60-50 percent of the ground floor facade and located placed between the heights of 30 inches and eight-ten feet above the ground for each front facade;

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

e. d. Minimum weather protection shall be provided at least five feet in depth, 9-foot height clearance, and along at least 80 percent of the facade width where over pedestrian facilities, including building entries. Awnings may project into public rights-of-way, subject to City approval; and

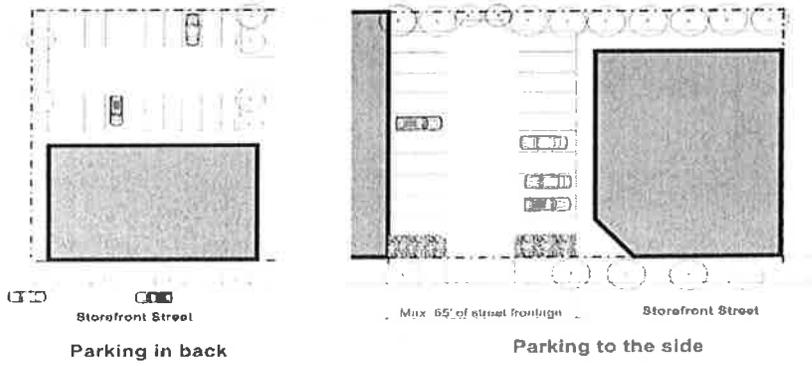
f. Streets with on-street parking shall have sidewalks to back of the curb and street trees in pits under grates or at least a 2-foot wide walkway between the back of curb and an amenity strip if space is available. Streets without on-street parking shall have landscaped amenity strips with street trees; and

g. e. Surface parking along Storefront Streets frontages in commercial zones shall not occupy is not more than 65 lineal feet of the site frontage. Parking lots shall are not be located allowed at street corners. No parking or vehicle circulation is allowed between the rights-of-way and the building front facade. See Subsection 20.50.470(E)(2) of this section for parking lot landscape standards.

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Storefront and boulevard buildings



Parking lot locations along Storefront Streets

2. Rights-of-Way Lighting.

a. Pedestrian lighting standards shall meet the standards for Aurora Avenue pedestrian lighting standards One to two footcandles and between 10 feet and must be apositioned 15 feet above in height for sidewalks areas. Lighting may be located within the public rights-of-way, on private property, or mounted on building facades.

b. Street light standards shall be a maximum 25-foot height for street light standards, designed using the Aurora Avenue model and color, modified to meet the 25-foot maximum height, and spaced to meet City illumination requirements standards.

e. ~~Lights shall be shielded to prevent direct light from entering adjoining property. (Ord. 609 § 12 (Exh. B), 2011).~~

2. ~~Greenlink Streets.~~

a. ~~Minimum front yard setback is 15 feet. Porches and entry covers may project six feet into the front yard setbacks;~~

b. ~~Transparent window area is 15 percent of the entire facade;~~

c. ~~Building entries shall be visible and accessible from a streetfront sidewalk. An entrance may be located on the building side if visible;~~

d. ~~Minimum weather protection is five feet deep over building entries;~~

e. ~~Landscaped front yards may be sloped or terraced with maximum three foot high retaining walls; and~~

f. ~~Surface parking is no more than 65 lineal feet of the site frontage and set back 10 feet from property line. Parking lots are not allowed at street corners. No parking or vehicle circulation is allowed between the rights-of-way and the building front facade. See subsection (E)(2) of this section for parking lot landscape standards.~~

3. ~~Boulevard Streets.~~

a. ~~Minimum transparent window area is 60 percent of the ground floor facade placed between the heights of 30 inches and eight feet above the ground for each front facade;~~

b. ~~Minimum weather protection at least five feet in depth, along at least 80 percent of the facade width, including building entries; and~~

c. ~~Maximum front yard setback is 15 feet. Outdoor vehicle display areas are considered an extension of the building facade and if located within 15 feet of the front property line the front setback requirement is met.~~

d. ~~Surface parking along Boulevard Streets shall not be more than 50 percent of the site frontage. Parking lots are not allowed at street corners. No parking or vehicle circulation is allowed between the rights of way and the building front facade, except as otherwise provided in SMC 20.92.020(B)(6). See subsection (E)(2) of this section for parking lot landscape standards.~~



Landscaped yards

CD. Corner Sites.

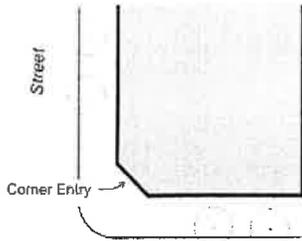
1. All development proposals located on street corners and ~~Through Connection sites~~ shall include at least one of the following three design treatments on both sides of the corner.

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

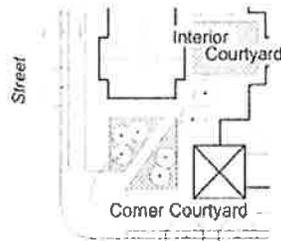
b. Provide a public places, ~~as set forth in subsection F of this section~~, at the corner leading directly to building entries; or

c. ~~Install Landscape~~ 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 (SMC 20.92.080).



Building placed up to the street corner with entry



Public place adjacent to the corner

Street Corner Sitesdevelopments

2. Corner buildings on Boulevard and Storefront Streets using the option in subsection (C)(1)(a) of this section shall provide at least one of the elements listed below ~~to~~for 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 transparent glass (included within the 80 lineal feet of corner treatment).
- b. Distinctive facade (i.e., awnings, materials, offsets) and roofline designs beyondabove the minimum standards identified for these items in other code sections 20.50.250for town center.
- c. Balconies for residential units on all floors above the ground floor.
- d. ~~Other unique treatment as determined by the Director.~~

3. ~~Corner sites with two different street types or connections shall meet the following provisions:~~

- a. ~~Corner buildings on Greenlink Streets and Through Connections using the option in subsection (C)(1)(a) of this section shall minimally provide 10-foot beveled building corners.~~
- b. ~~Corner buildings with a combination of Greenlink Streets or Through Connections and Boulevard or Storefront Streets shall meet the applicable Boulevard or Storefront Street~~

requirement on both sides of the corner.



Building cornersCorners

DE. Through-Connections andSite w**Walkways.**

1. Developments shall include internal walkways that connect building entries, public places, and parking areas with the adjacent street sidewalks and Interurban Trail where adjacent. A public easement for pedestrian access through properties and City blocks between streets shall be provided for Through-Connections, as generally illustrated in the Street Types and Pedestrian Circulation Map (SMC 20.92.030).

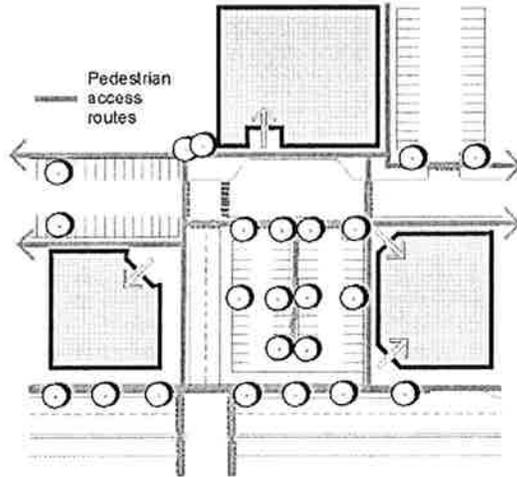
Walkways and Through-Connections shall be connected, and may be combined as long as standards of both can be met. The east-west connection aligned with N. 180th may be a combination of vehicle access or street and a pedestrian Through-Connection. North-south connections can be used as alley access or as a Storefront Street.



Through-Connections

- a. All buildings shall provide have visible, clear, and illuminated, and 6-inch raised and at least an 8-foot wide walkways between the main building entrance and a public sidewalk. The walkway shall be at least eight feet wide;
- b. Continuous pedestrian walkways shall be provided along the front of all to the entries of all businesses and the entries of multiple commercial buildings;

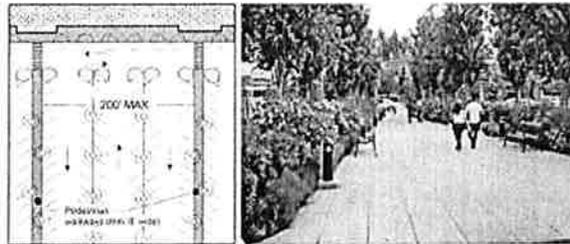
c. For sites abutting underdeveloped land, the Director may require walkways and Through-Connection stub-outs at property lines so that future, adjoining development can connect with the pedestrian system;



Well-connected Walkways network

dc. Raised walkways at least eight feet wide in width 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 drives surfaces;

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



Parking Lot Walkway

f. Internal walkways along the front facade of buildings 100 feet or more in length must meet Storefront or Boulevard Street standards set forth in subsection B of this section; and



Internal walkways adjacent to storefronts should be designed to look and function like public sidewalks, including walkway widths and amenity areas.

gg. ~~Deciduous, street-rated trees, as required by from 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).

~~E.—Vehicle Parking and Landscaping.~~

~~1. —Minimum Off-Street Parking. Parking shall be provided at the following rate:~~

~~a. —Residential—0.75 spaces/bedroom or studio, and up to 2.0 for three-bedroom-plus units.~~

~~b. —Retail—one space/400 net square feet.~~

~~c. —Civic/Office—one space/500 net square feet.~~

~~d. —Reductions up to 25 percent may be approved by Director using combinations of the following criteria:~~

~~i. —On-street parking along the parcel's street frontage.~~

~~ii. —Shared parking agreement with adjoining parcels and land uses that do not have conflicting parking demand.~~

~~iii. —Commuter trip reduction program per State law.~~

~~iv. —High-occupancy vehicle (HOV) parking.~~

~~v. —Conduit for future electric vehicle charging spaces equivalent to the number of required handicapped parking spaces.~~

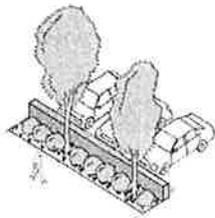
~~vi. —A light rail stop within one-half-mile radius.~~

vii.—In the event that the Director approves reductions in the parking requirement, the basis for the determination shall be articulated in writing.

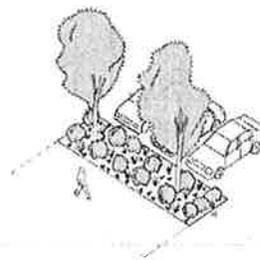
viii.—The Director may impose performance standards and conditions of approval on a project including a financial guarantee or participation in a future public or private parking facility within walking distance, a parking enforcement program, or other programs named above.

2.—**Parking Lot Landscaping.** The following provisions shall supplement the landscaping standards set forth in Subchapter 7 of SMC 20.50.450. Where there is a conflict, the standards herein shall apply. All parking lots and loading areas shall meet the following requirements:

- a.—Provide a five-foot-wide, Type II landscape that incorporates a continuous masonry wall between three and four feet in height. The landscape shall be between the public sidewalk or residential units and the wall (see SMC 20.50.460 for details); or
- b.—Provide at least 10-foot wide, Type II landscaping.
- c.—Trees shall be placed interior to parking lots at a ratio of one every 10 parking spaces in curbed planters with a minimum dimension of five feet.
- d.—All parking lots shall be separated from residential development by the required setback and planted with Type I landscaping.



2a. Parking lot planting buffer with low wall



2b. 10-foot parking lot buffer with Type II landscaping

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3.—**Vehicle Display Areas Landscaping.** Landscape requirements for vehicle display areas as authorized in SMC 20.92.020(B)(6) shall be determined by the Director through Administrative Design Review under SMC 20.30.297. Subject to the Director's discretion to reduce or vary the depth, landscaped areas shall be at least 10 feet deep relative to the front property line. Vehicle display areas shall be framed by appropriate landscape construction materials along the front property line. While allowing that the vehicles on display remain plainly visible from the public rights-of-way, these materials shall be configured to create a clear visual break between the

hardscape in the public rights-of-way and the hardscape of the vehicle display area. Appropriate landscape construction materials shall include any combination of low (three feet or less in height) walls or earthen berms with ground cover, shrubs, trees, trellises, or arbors.

F. **Public pPlaces.**

1. Public places are required on parcels greater than one-half acre with commercial or mixed use development at a rate of 1,000 square feet per acre up to a maximum of 5,000 square feet. This requirement may be divided into public places with a minimum 400 square feet each.

2. Public places may be covered but not enclosed unless by 3. below. This standard can also be used to meet the standards of walkways as long as the function and minimum dimensions of the public place are met.

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

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

5. No lineal dimension is less than 6 feet.

2. On parcels greater than five acres:

- a. Buildings border at least two sides of the public place;
- b. The public place shall be at least 5,000 square feet with no dimension less than 40 feet; and
- c. Eighty percent of the area shall be with surfaces for people to stand or sit on.

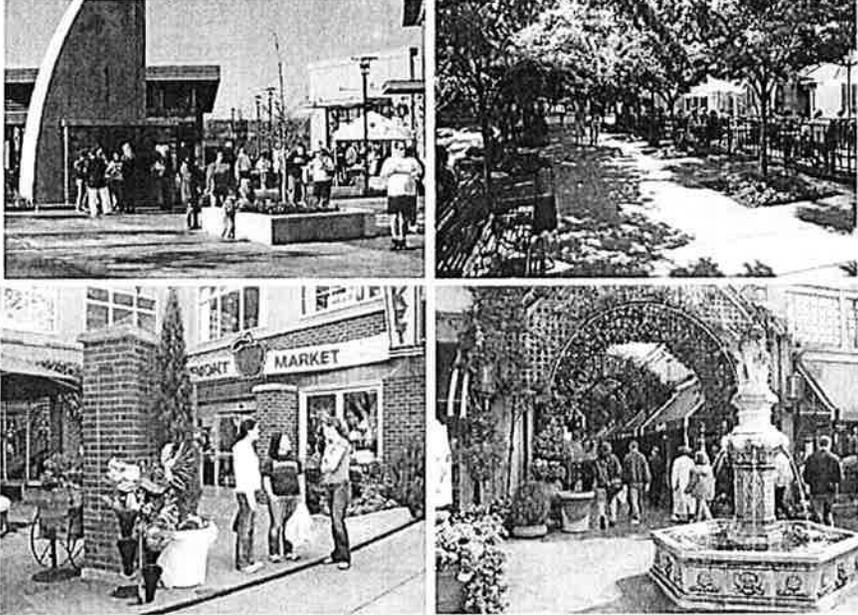
3. On parcels between one-half and five acres:

- a. The public place shall be at least 2,500 square feet with a minimum dimension of 20 feet; and
- b. Eighty percent of the area shall have surfaces for people to sit and stand on.

64. 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 (HG) of this section);

- d. Seating and landscaping with solar access at least a portion of the day; and
- e. Not located adjacent to dumpsters or loading areas.

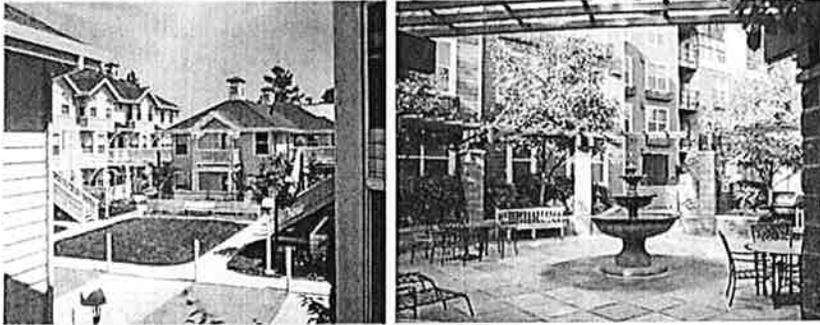


Public Places

G. Multifamily Open Space.

- 1. All multifamily development shall provide open space;
 - a. Provide 800 square feet per development or 50 square feet per dwelling unit 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 linear dimension of 6 feet. These standards apply to all open spaces including parks, playgrounds, rooftop decks and ground-floor courtyards; and may also be used to meet the 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 parking lots and service areas without screening; and

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



Multifamily eOpen sSpaces

H. Outdoor ILighting.

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; and
2. d.—All private fixtures shall be full-cut-off, dark sky-rated and shielded to prevent direct light from entering neighboring property.
- 2.3. Mercury vapor luminaries are prohibited.

I. Service aAreas.

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; and

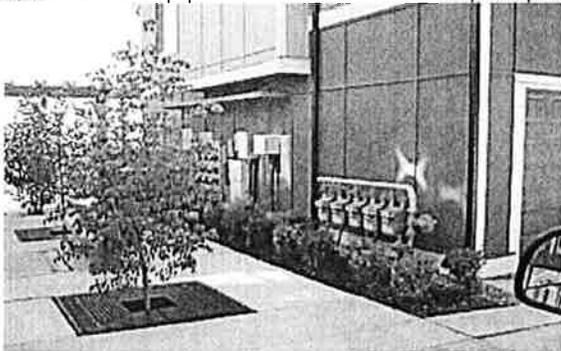
- c. Located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, nor require that a hauling truck to project into any public rights-of-ways.



Trash/recycling closure with consistent use of materials and landscape screening.

J. 2.—Utility and mMechanical eEquipment.

- a₁. 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.

- b₂. All exterior mechanical 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 as a means of screening is not permitted.

20.50.25092.070 Building dDesign-sStandards.

A. Purpose.

- Emphasize quality building articulation, detailing, and durable materials.
- Reduce the apparent scale of buildings and add visual interest for the pedestrian experience.
- Facilitate design that is responsive to the commercial and retail attributes of existing and permitted uses within the respective town-center zone.

B. Building Façade aArticulation.

1. All-Commercial buildings fronting-facing-Storefront Streets per Figure 20.92.030 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 no more than every 40 lineal feet facing a street, parking lot, or public place. Building facades less than 60 feet wide are exempt from this standard.



Building Façade Storefront aArticulation

2. All-Commercial buildings fronting facing streets that are State Routes Boulevard Streets per Figure 20.92.030 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.

- 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. All ~~m~~Multifamily buildings or residential portions of a mixed-use ~~commercial~~ building shall provide the following articulation features at least every 35 feet of facade facing a street, park, public place, or open space:

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.

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Multifamily building articulation



Multifamily building articulation

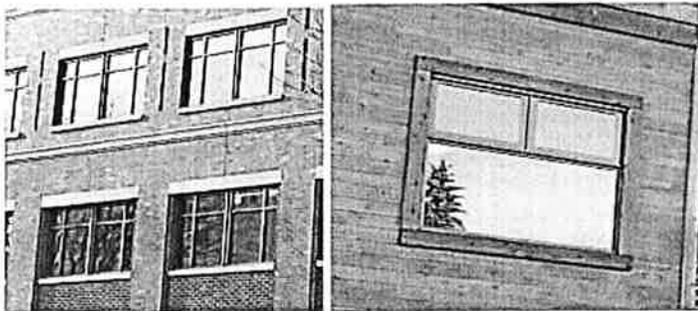
4. ~~Roofline Modulation.~~ Rooflines shall be modulated at least every 120 feet by emphasizing dormers, chimneys, stepped roofs, gables, or prominent cornices or walls. Rooftop appurtenances may be considered ~~are included~~ as modulation. Modulation shall consist of a roofline elevation change of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

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



Facade widths using a combination of facade modulation, articulation, and window design.

6. **Windows.** 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. **Secondary Entry.** Weather protection of at least three feet deep by and four feet wide is required over each secondary entry.



Covered secondary public access

8. Facade Materials.

- a. Metal siding shall have visible corner moldings ~~and~~ 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, non-reflective surface.



Masonry or concrete near the ground and proper trimming around windows and corners.

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



The left image uses smooth gray blocks on the vertical columns and beige split-faced blocks above the awnings. The storefront in the right image uses gray split face and some lighter, square, smooth-faced blocks below the storefront windows.

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



~~Concrete near the ground level and a variety of other surface materials on the facade.~~

9d. ~~Prohibited Exterior Materials~~ The following exterior materials are prohibited:

a. ~~Mirrored glass, where used for more than 10 percent of the facade area:~~

~~i. Chain-link fencing that is not, unless screened from public view and within limited areas approved by the Director under SMC 20.30.297. No razor or, barbed, or cyclone material shall be allowed;~~

~~ii. Corrugated, fiberglass sheet products; and~~

~~iii. Plywood siding.~~

~~C. Minimum space dimension for building interiors that are ground level and fronting on streets is 12-foot height and 20-foot depth.~~

20.92.080 Sign design standards.

A. **Purpose.**

Exhibit 1, Ordinance No. 654

- Require signage that is both clear and of appropriate scale for the project.
- Enhance the visual qualities of signage through the use of complementary sizes, materials, and methods of illumination.
- Require signage that contributes to the character of Shoreline's town center.

B.—Applicability. The sign standards herein shall supplement the provisions of SMC 20.50.540. Where there is a conflict, the provisions herein shall apply.

C.—Permitted Illumination.

- 1.—Channel lettering or individual backlit letters mounted on a wall, or individual letters placed on a raceway, where only light shines through the letters.
- 2.—Opaque cabinet signs where light only shines through letter openings.
- 3.—Shadow lighting, where letters are backlit, but light only shines through the edges of the letters.
- 4.—Neon signs.
- 5.—Externally lit signs.



Individual backlit letters (left image), opaque signs where only the light shines through the letters (center image), and neon signs (right image).

D.—Monument Signs.

- 1.—One sign is permitted per frontage, per property, regardless of the number of tenants. An additional monument sign is permitted on a property if the frontage length is greater than 250 feet and the signs are at least 150 feet apart.
- 2.—Use materials and architectural design elements that are consistent with the architecture of the buildings.

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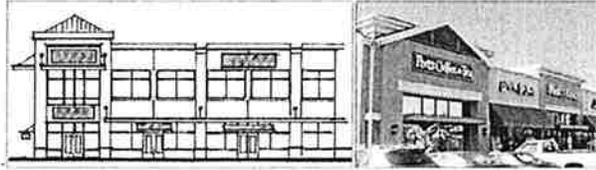
- 3— Signs in Zone TC-3 when placed along Storefront Streets shall have a maximum height of six feet and a maximum area of 50 square feet per sign face.
- 4— Signs in Zones TC-1 and TC-2 when placed along Boulevard Streets shall have a maximum height of 12 feet and a maximum area of 100 square feet per sign.
- 5— Signs may be placed up to the front property line if sight distancing and public safety standards are met.
- 6— Signs shall be set back from the side property lines at least 20 feet.



Monument sign

E.—Building Signs.

- 1.—Each tenant or commercial establishment is allowed one building sign — wall, projecting, marquee, awning, or banner sign per facade that faces the adjacent streets or customer parking lot.
- 2.—Building signs shall not cover windows, building trim, edges, or ornamentation.
- 3.—Building signs may not extend above the parapet, soffit, the eave line, or on the roof of the building.
- 4.—Each sign area shall not exceed 25 square feet for Zone TC-3 and 50 square feet for Zones TC-1 and TC-2.
- 5.—The sign frame shall be concealed or integrated into the building's form, color, and material.



Signs are centered on architectural features of the building

- 6.—Projecting, banner, and marquee signs (above awnings) shall clear sidewalk by nine feet and not project beyond the awning extension or eight feet, whichever is less. These signs may project into public rights-of-way for storefront buildings, subject to City approval.



Projecting sign

F.—Under-Awning Signs.

- 1.—Not extend within one foot of the awning outer edge and the building facade;
- 2.—Minimum clearance of nine feet between the walkway and the bottom of the sign;

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3.— Not exceed two feet in height; and

4.— One sign per business.

G.— Window signs are exempt from permits but cannot exceed 25 percent of the window area.



Under-awning signs

H.— **A-Frame or Standing Signs.**

1.— One sign per business;

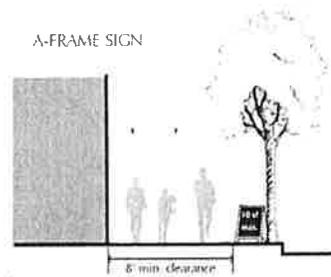
2.— Must be directly in front of the business;

3.— Cannot be located within the eight-foot sidewalk clearance on designated Storefront Street and five feet on all other sidewalks and internal walkways;

4.— Shall not be placed in landscaping, within two feet of the street curb where there is on-street parking, public walkways, or crosswalk ramps;

5.— Shall not exceed six square feet per side; and

6.— No lighting of signs is permitted.



A-frame sign

~~I.—Transition Overlay and Zone TC-4 Signs.~~ All signs in the transition overlay and Zone TC-4 shall meet residential sign standards of SMC ~~20.50.540(B)~~.

~~J.—Prohibited Signs.~~

- ~~1.—Pole signs.~~
- ~~2.—Billboards.~~
- ~~3.—Electronic changing message or flashing signs.~~
- ~~4.—Backlit awnings used as signs.~~
- ~~5.—Other signs set forth in SMC 20.50.550.~~

Subchapter 6. Parking, Access and Circulation

~~20.50.385 Thresholds — Required site improvements.~~

~~The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multifamily, nonresidential, and mixed-use construction and uses.~~

~~Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and freestanding signs if a development proposal is:~~

- ~~▪ Completely new development;~~
- ~~▪ Expanding the square footage of an existing structure by 20 percent, as long as the original building footprint is a minimum size of 4,000 square feet; or~~
- ~~▪ The construction valuation is 50 percent of the existing site and building valuation.~~

~~Note: For thresholds related to off-site improvements, see Chapter 20.70 SMC.~~

~~20.50.390 Minimum off-street parking requirements — Standards.~~

~~A. Off-street parking areas shall contain at a minimum the number of parking spaces stipulated in Tables 20.50.390A through 20.50.390D.~~

Table 20.50.390A – General Residential Parking Standards

RESIDENTIAL USE	MINIMUM SPACES REQUIRED
Single detached/townhouse:	2.0 per dwelling unit
Apartment:	
Studio units:	1.2-1.75 per dwelling unit
One-bedroom units:	1.5-1.75 per dwelling unit
Two-bedroom <u>plus</u> units:	1.8-1.5 per dwelling unit
Three-bedroom units:	2.0 per dwelling unit
Accessory dwelling units:	1.0 per dwelling unit
Mobile home park:	2.0 per dwelling unit

Table 20.50.390B – Special Residential Parking Standards

RESIDENTIAL USE	MINIMUM SPACES REQUIRED
Bed and breakfast guesthouse:	1 per guest room, plus 2 per facility
Community residential facilities:	1 per 2 units
Dormitory, including religious:	1 per 2 units
Hotel/motel, including organizational hotel/lodging:	1 per unit
Senior citizen assisted:	1 per 3 dwelling or sleeping units

Table 20.50.390C – General Nonresidential Parking Standards

Note: Square footage in this subchapter refers to net usable area and excludes walls, corridors, lobbies, bathrooms, etc.

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
General services uses:	1 per 300 square feet
Government/business services uses:	1 per 300-500 square feet
Manufacturing uses:	.9 per 1,000 square feet
Recreation/culture uses:	1 per 300 square feet
Regional uses:	(Director)
Retail trade uses:	1 per 300-400 square feet

Note: Square footage in this subchapter refers to net usable area and excludes walls, corridors, lobbies, bathrooms, etc.

Table 20.50.390D – Special Nonresidential Standards

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
Bowling center:	2 per lane
Houses of Worship Churches, synagogues, temples:	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Conference center:	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces
Construction and trade:	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area
Courts:	3 per courtroom, plus 1 per 50 square feet of fixed-seat or assembly area

Exhibit 1, Ordinance No. 654

Daycare I:	2 per facility, above those required for the baseline of that residential area
Daycare II:	2 per facility, plus 1 for each 20 clients
Elementary schools:	1.5 per classroom
Fire facility:	(Director)
Food stores less than 15,000 square feet:	1 per 350 square feet
Funeral home/crematory:	1 per 50 square feet of chapel area
Fuel Gasoline-service stations with grocery, no service bays:	1 per facility, plus 1 per 300 square feet of store
Fuel Gasoline-service stations without grocery:	3 per facility, plus 1 per service bay
Golf course:	3 per hole, plus 1 per 300 square feet of clubhouse facilities
Golf driving range:	1 per tee
Heavy equipment repair:	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of indoor repair area

Table 20.50.390D – Special Nonresidential Standards (Continued)

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
High schools with stadium:	Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
High schools without stadium:	1 per classroom, plus 1 per 10 students
Home occupation:	In addition to required parking for the dwelling unit, 1 for any nonresident employed by the home occupation and 1 for patrons when services are rendered on-site.
Hospital:	1 per bed

Exhibit 1, Ordinance No. 654

Middle/junior high schools:	1 per classroom, plus 1 per 50 students
Nursing and personal care facilities:	1 per 4 beds
Outdoor advertising services:	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Outpatient and veterinary clinic offices:	1 per 300 square feet of office, labs, and examination rooms
Park/playfield:	(Director)
Police facility:	(Director)
Public agency archives:	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing area
Public agency yard:	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair area
Restaurants:	1 per 75 square feet in dining or lounge area
Retail and mixed trade:	1 per 300 400 square feet
Self-service storage:	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Specialized instruction schools:	1 per classroom, plus 1 per 2 students
Theater:	1 per 3 fixed seats
Vocational schools:	1 per classroom, plus 1 per 5 students
Warehousing and storage:	1 per 300 square feet of office, plus 0.5 per 1,000 square feet of storage area
Wholesale trade uses:	0.9 per 1,000 square feet
Winery/brewery:	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area

Exception 20.50.390(A)(1): If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

Exception 20.50.390(A)(2): When the City of Shoreline has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitations of the shell permit. When the range of possible uses results in different parking requirements, the Director will establish the amount of parking based on a likely range of uses.

Exception 20.50.390(A)(3): Where other provisions of this Code stipulate higher maximum parking or reduced minimum parking requirements, those provisions shall apply.

Exception 20.50.390(A)(4): Minimum parking requirements may be reduced through provisions in SMC 20.50.400.

B. Off-street parking ratios expressed as number of spaces per square feet shall be based on the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include, but are not limited to, building maintenance areas, storage areas, closets, or restrooms.

C. For all nonresidential uses, the maximum amount of allowed parking shall not exceed 50 percent over the minimum required number of stalls. Any proposal for parking that exceeds 10 percent over the minimum required number of stalls must be approved by the Director.

20.50.400 Reductions to minimum parking requirements—Standards.

A. ~~Required parking may be reduced by 20 percent with coordinated design and shared access to consolidated parking areas linked by pedestrian walkways.~~

- ~~• Multiple parcels may be treated as a single development site if all owners sign a binding and recorded agreement.~~
- ~~• The requirement for primarily nighttime uses, such as theaters, bowling alleys and restaurants, may be supplied in part by parking serving primarily daytime uses, such as banks, offices and retail stores.~~

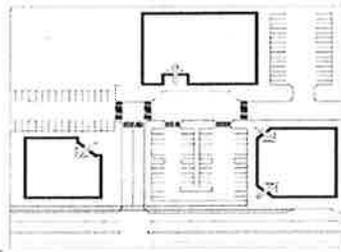


Figure 20.50.400(A): Example showing how shared driveways and consolidated parking lots can

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~~reduce parking requirement while also creating more pedestrian friendly environments by reducing curb along streets.~~

~~B. The Director may approve a reduction of up to 50 percent of the minimum required number of spaces if:~~

- ~~1. The applicant can prove that parking demand can be adequately met with a reduced parking requirement through measures such as proximity to transit routes, commuter trip reduction programs, supplementary on-site nonmotorized and high occupancy vehicle facilities, or~~
- ~~2. The applicant can prove that parking demand can be adequately met through a shared parking agreement.~~

A. Reductions of up to 25 percent may be approved by the Director using a combinations of the following criteria:

1. On-street parking along the parcel's street frontage.
2. Shared parking agreement with adjoining parcels and land uses that do not have conflicting parking demands.
3. High-occupancy vehicle (HOV) and hybrid or electric vehicle (EV) parking.
4. Conduit for future electric vehicle charging spaces, per National Electrical Code, equivalent to the number of required disabled parking spaces.
5. High-capacity transit service available within a one-half mile walk shed.
6. A pedestrian public access easement that is 8 feet wide, safely lit and connects through a parcel between minimally two different rights-of-way. This easement may include other pedestrian facilities such as walkways and plazas.
7. Concurrence with King County Right-sized Parking data, census tract data, and other parking demand study results.

B. In the event that the Director approves reductions in the parking requirement, the basis for the determination shall be articulated in writing.

C. The Director may impose performance standards and conditions of approval on a project including a financial guarantee.

D. Reductions of up to 50 percent may be approved by Director for the portion of housing providing low-income housing units that are 60% of AMI or less as defined by the U.S. Department of Housing and Urban Development.

20.50.410 Parking design standards.

~~B. All vehicle parking and storage for multifamily and commercial uses must be on a paved surface, pervious concrete or pavers. All vehicle parking in the MUZ zone shall be located on the same parcel or~~

same development area that parking is required to serve. Parking for residential units shall be assigned a specific stall until a parking management plan is submitted and approved by the Director.

Subchapter 7. Landscaping Standards

20.50.455 Thresholds – Required site improvements.

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multifamily, nonresidential, and mixed-use construction and uses.

Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and freestanding signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20 percent, as long as the original building footprint is a minimum size of 4,000 square feet; or
- The construction valuation is 50 percent of the existing site and building valuation.

Note: For thresholds related to off-site improvements, see Chapter 20.70 SMC.

20.50.470 Street frontage landscaping – Standards.

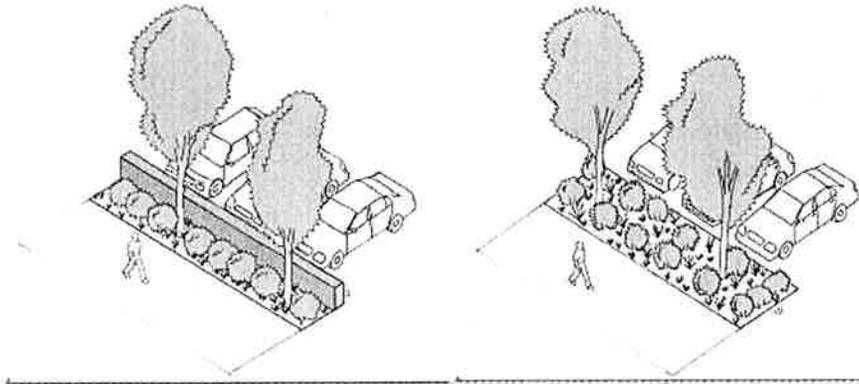
A. A 10-foot width of Type II landscaping located on-site along the front property line is required for all development including parking structures, surface parking areas, service areas, gas station islands, and similar paved surfaces. See SMC 20.50.470(D) for street frontage screening standards in the MUZ zone.

A. Provide a five-foot wide, Type II landscaping that incorporates a continuous masonry wall between three and four feet in height. The landscape shall be located between the public sidewalk or residential units and the wall (see SMC 20.50.460 for details); or

B. Provide at least 10-foot wide, Type II landscaping.

C. Trees shall be placed interior to parking lots at a ratio of one every 10 parking spaces in curbed planters with a minimum dimension of five feet.

D. All parking lots shall be separated from ground-level, residential development by the required setback and planted with Type I landscaping.



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20.50.470.A. Parking lot planting buffer with low wall

20.50.470.B. 10-foot parking lot buffer with Type II landscaping

D. E. Vehicle display areas landscaping. Shall be determined by the Director through Administrative Design Review under SMC 20.30.297. Subject to the Director's discretion to reduce or vary the depth, landscaped areas shall be at least 10 feet deep relative to the front property line. Vehicle display areas shall be framed by appropriate landscape construction materials along the front property line. While allowing that the vehicles on display to remain plainly visible from the public rights-of-way, these materials shall be configured to create a clear visual break between the hardscape in the public rights-of-way and the hardscape of the vehicle display area. Appropriate landscape construction materials shall include any combination of low (three feet or less in height) walls or earthen berms with ground cover, shrubs, trees, trellises, or arbors.

FB. — A 20-foot width of Type II landscaping located on site along the property line is required for nonresidential development including institutional and public facilities in residential zones.

C. — For buildings located consistent with the provisions of SMC 20.50.230, Exceptions to Table 20.50.230(1), the width of frontage landscaping between the building and the property line may be reduced in commercial zones if two-inch caliper street trees are provided. The maximum spacing shall be 40 feet on center. Institutional and public facilities may substitute 10 feet of the required 20 feet with street trees.

D. — All parking, outdoor storage, and equipment storage areas serving new development in the MUZ shall be screened from the public right-of-way. These uses shall be located behind buildings, within underground or structured parking, or behind a four-foot masonry wall with a 10-foot Type II landscape buffer between the wall and the property line.

20.50.500 Internal Landscaping for of surface parking area — Standards.

Exhibit 1, Ordinance No. 654

Required parking area landscaping shall include landscape areas that are located in areas within or adjacent to parking areas. However, landscaping designed to meet perimeter landscaping requirements cannot also be used to meet parking lot landscaping requirements.

A. Multifamily developments with common parking areas shall provide planting areas in parking lots at the rate of 20 square feet per parking stall.

B. Commercial, office, industrial, or institutional developments shall provide landscaping at a rate of:

1. Twenty square feet per parking stall when 10 to 30 parking stalls are provided or;
2. Twenty-five square feet per parking stall when 31 or more parking stalls are provided.

C. Trees shall be provided and distributed throughout the parking area ~~on average either uniformly, irregularly, or in groupings~~ at a rate of one tree for every 10 parking stalls.

1. ~~One tree for every five parking stalls for a commercial, office, or industrial development.~~
2. ~~One tree for every 10 parking stalls for residential or institutional development.~~

D. Permanent curbs or structural barriers shall be provided to protect shrub and trees from vehicle bumpers. Landscaping under vehicle overhang shall not be included in required landscape area calculations.

E. Parking area landscaping shall ~~require~~ consist of:

1. At least 60 ~~200~~-square feet with a lineal dimension of no less than ~~eight~~ four feet;
2. Shrubs planted from five-gallon containers or at 24 inches in height and spaced no more than four feet apart on center;
3. Ground covers planted from minimally four-inch pots and spaced no more than 18 inches apart; and
4. Trees planted at least 1.5 inches caliper in size.

Subchapter 8. Signs

20.50.530 Purpose.

The purposes of this subchapter are:

A. To provide standards for the effective use of signs as a means of identification that enhances the aesthetics of business properties, and economic viability, ~~and safety of the commercial districts.~~

B. To protect the public interest and safety by minimizing the possible adverse effects of signs on nearby properties, and traffic safety, and aesthetic welfare of the City.

C. To establish regulations for the type, number, location, size, and lighting of signs which are complementary with the building use and compatible ~~harmonious~~ with their surroundings.

20.50.532 Permit required.

A. Except as provided in this chapter, no temporary or permanent sign may be constructed, installed, posted, displayed or modified without first obtaining a sign permit approving the proposed sign's size, design, location, and display.

B. No permit is required for normal and ordinary maintenance and repair, and changes to the graphics, symbols, or copy of a sign, without affecting the size, structural design or height. Exempt changes to the graphics, symbols or copy of a sign must meet the standards for permitted illumination.

C. Sign applications that propose to depart from the standards of this subchapter must receive an Administrative Design Review approval under SMC 20.30.297 for all signs on the property as a comprehensive signage package.

20.50.535 Thresholds — Required site improvements.

~~The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multifamily, nonresidential, and mixed-use construction and uses.~~

~~Full-site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and freestanding signs if a development proposal is:~~

- ~~• Completely new development;~~
- ~~• Expanding the square footage of an existing structure by 20 percent, as long as the original building footprint is a minimum size of 4,000 square feet; or~~
- ~~• The construction valuation is 50 percent of the existing site and building valuation.~~

~~Note: For thresholds related to off-site improvements, see Chapter 20.70 SMC.~~

20.50.540 Sign design standards.

A. Sight distance.

A.—No sign shall be located or designed to interfere with visibility required by the City of Shoreline for the safe movement of pedestrians, bicycles, and vehicles.

B.—Table.

B. Private signs on city right-of-way.

No private signs shall be located partially or completely in a public right-of-way unless a Right-of-Way permit has been approved consistent with SMC Chapter 12.15 and is allowed under 20.50.540 through 20.50.610.

C. Sign copy area.

Calculation of sign area shall use rectangular areas that enclose each portion of the signage such as words, logos, graphics, and symbols other than non-illuminated background. Sign area for signs that project out from a building or are perpendicular to street frontage are measured on one side even though both sides can have copy.

D. Building addresses.

Building addresses should be installed on all buildings consistent with 20.70.250(C) and will not be counted as sign copy area.

E. Materials and design.

All signs, except temporary signs, must be constructed of durable, maintainable materials. Signs that are made of materials that deteriorate quickly or that feature impermanent construction are not permitted for permanent signage. For example, plywood or plastic sheets without a sign face overlay or without a frame to protect exposed edges are not permitted for permanent signage.

F. Illumination.

Where illumination is permitted per Table 20.50.540(F) the following standards must be met:

1. Channel lettering or individual backlit letters mounted on a wall, or individual letters placed on a raceway, where only light shines through the copy.
2. Opaque cabinet signs where light only shines through copy openings.
3. Shadow lighting, where letters are backlit, but light only shines through the edges of the copy.
4. Neon signs.
5. All externally illuminated signs shall be less than 6 feet from sign and shield adjacent properties from direct lighting.



Individual backlit letters (left image), opaque signs where only the light shines through the copy (center image), and neon signs (right image).

C. All signs, except temporary signs, must be constructed of durable, maintainable materials. Signs that are made of materials that deteriorate quickly or that feature impermanent construction are not permitted. For example, plywood or plastic sheets without a sign face overlay or without a frame to protect exposed edges are not permitted.

D. Window signs are permitted to occupy maximum 25 percent of the total window area.

E. Street numbers should be installed on all buildings and will not be counted towards the permitted sign area.

F. Freestanding signs under six feet in height can be at the property line without overhanging sidewalks or blocking sight distance requirements. All other signs must meet building setback requirements.

G. All externally illuminated signs shall shield adjacent properties from direct lighting.

Table 20.50.540B(G) – Sign Dimensions, Standards for Signs

A property may use a combination of the four types of signs listed below.

	All Residential (R) Zones, Campus, PA3 and TC-4	NB, CB and TC-3 (1) and O	MB, TC-1 and TC-2 CB, MUZ, and I
Freestanding Signs MONUMENT SIGNS:			
Maximum Area Per Sign Face	4 sq. ft. monument sign (home-occupation, day care, adult family home, bed and breakfast) 25 sq. ft. (nonresidential use, residential subdivision or multifamily development) 32 sq. ft. (schools and parks)	Only Monument Signs are Permitted: 25 sq. ft. 50 sq. ft.	Monument Signs: 50 sq. ft. Shopping Center/Mall Signs: Malls must have more than 4 business, max. 100 sq. ft. 100 sq. ft.
Maximum Height	42 inches	6 feet	20-12 feet Shopping Center/Mall: 20 feet

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			Monument: 8-feet
Maximum Number Permitted	1 per street frontage	1 per street frontage and 150 ft. apart. Two per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs <u>on same property.</u>	1 per street frontage per property and 150 ft. apart.
Illumination	Permitted External-only: Maximum 6 feet from the sign display	Permitted	
BUILDING-MOUNTED SIGNS:			
Maximum Sign Area	Same as for Freestanding Monument Signs	25 sq. ft. (each tenant) Building Directory 10 sq. ft. <u>Building Name Sign 25 sq. ft.</u> for building name sign. See Figure 20.50.580.	25-50 sq. ft. (each tenant) Building Directory 10 sq. ft. <u>Building Name Sign 25 sq. ft.</u> for building name sign. See Figure 20.50.580.
Canopy or Awning	Sign shall be maximum 25% of the canopy vertical surface Note: Counts toward total allowable signage.		
Maximum Height (ft.)	Not to extend above the building parapet, <u>soffit, or eave line of the roof, or the windowsill of the second floor, whichever is less. If perpendicular to building then 9-foot clearance above walkway.</u>		
Number Permitted	1 per street frontage	1 per business located on street frontage Note: One building-mounted sign per facade facing street frontage or parking lot.	
Illumination	Permitted External illumination only	Permitted	Permitted
PROJECTING SIGNS FROM A BUILDING UNDER-AWNING SIGNS:			
Maximum Sign Area	6 sq. ft. (Nonresidential uses, schools, residential subdivision or multifamily development)	12 sq. ft.	
Minimum Clearance from Grade	9 feet		
Maximum Height (ft.)	Not to extend above <u>or beyond the awning, canopy, or other overhanging feature of a building under which the sign is suspended</u> the building parapet, eave line of the roof, or the windowsill of the second floor, whichever is less.		
Number Permitted	1 per business	1 per business per facade facing street frontage or parking lot.	

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Exhibit 1, Ordinance No. 654

illumination	Prohibited	Permitted
DRIVEWAY ENTRANCE/EXIT:		
Maximum Sign Area	4 sq. ft. Nonresidential uses, schools, residential subdivision or multifamily development	4-8 sq. ft.
Maximum Height	42 inches	48 inches
Number Permitted	1 per driveway	
illumination	Permitted	Permitted

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Exception 20.50.540(B)(1): If the applicant demonstrates that signs are an integral part of the architecture and site design, the Director may waive the above restrictions.

Exceptions to Table 20.50.540(G):

- (1) The monument sign standards for MB, TC-1, and TC-2 apply on properties zoned NB, CB, and TC-3 where the parcel has frontage on a State Route, including SR 99, 104, 522, and 523.
- (2) Signs mounted on fences or retaining wall may be substituted for building-mounted or monument signs so long as it meets the standards for that sign type and does not increase the total amount of allowable signage for the property.

H. Window signs.

Window signs are permitted to occupy maximum 25 percent of the total window area in zones NB, CB, MB, TC-1, TC-2, and TC-3. Window signs are exempt from permit if non-illuminated and do not require a permit under the building code.

I. H. A-Frame or Standing Signs.

A-frame, or sandwich board, signs are exempt from permit but allowed only in the NB, CB, MB, and TC-1, TC-2, and TC-3 zones subject to the following standards:

- 1. Maximum One sign per business;
- 2. Must be directly in front of the business with the business' name and may be located on the City Right-of-Way where the property on which the business is located has street frontage;

3. Cannot be located within the required clearance for eight-foot sidewalks clearance on designated Storefront Street and five feet on all other sidewalks and internal walkways as defined for the specific street classification or internal circulation requirements;
4. Shall not be placed in landscaping, within two feet of the street curb where there is on-street parking, public walkways, or crosswalk ramps;
5. Maximum two feet wide and three feet tall, not to Shall not exceed six square feet per side; and in area;
6. No lighting of signs is permitted.
7. All signs shall be removed from display when the business closes each day; and
8. A-frame/sandwich board signs are not considered structures.

J. **Other Residential Signs.**

One sign maximum for home occupations, day cares, adult family homes and bed and breakfasts which are located in residential (R) zones or TC-4 not exceeding four (4) square feet in area is exempt from permit. It may be mounted on the residence, fence or freestanding on the property, but must be located on the subject property and not on the City Right-of-Way or adjacent parcels

20.50.550 Prohibited signs.

- A. Spinning devices; flashing lights; pennants; searchlights; electronic changing messages or reader board signs.

Exception 20.50.550(A)(1): Traditional barber pole signs allowed only in NB, O, CB, MBMUZ and I and TC-1 and 3 zones.

Exception 20.50.550(A)(2): Electronic changing message or reader boards are permitted in CB and MB zones if they do not have moving messages or messages that change or animate at intervals less than 20 seconds, which will be considered blinking or flashing and are not allowed.

- B. Portable signs, except A-frame signs as allowed by 20.50.540(l) above.

Exception 20.50.550(B)(1): One sidewalk sandwich board sign per business allowed only in NB, O, CB, NCBD, MUZ and I zones and must be located next to the curb edge of a sidewalk in such manner so as not to interfere with the opening of parking car doors. An unobstructed passage of 48 inches shall be maintained for wheelchair travel on a sidewalk.

- C. Off-site identification and signs advertising products not sold on premises.

~~Exception 20.50.550(C)(1): Off-site signage shall be allowed in commercial zones as part of a joint sign package between the owners of two or more adjoining properties. In determining the total allowable size for all of the signs in the joint sign package, the total area of signs shall not exceed the area that would be allowed for all of the participating properties as if they were one property. The proposed signs must meet all applicable development standards of this Code.~~

~~C. D.— Outdoor off-premise advertising signs (billboards).~~

~~D. E.— Signs mounted on the roof.~~

~~E. Pole signs.~~

~~F. Backlit awnings used as signs.~~

~~G. Pennants; swooper flags; feather flags; pole banners; inflatables; and signs mounted on vehicles.~~

20.50.560 Site-specific sign standards — Monument signs.

- ~~•— Minimum Distance From Existing or Planned Public Sidewalk or Public Right of Way, Whichever is Closest to the Sign: zero feet if under six feet in height, five feet if over six feet in height.~~
- ~~•— Distance from Interior Property Line: 20 feet. If this setback not feasible, the Director may modify the requirement, subject to the approval of a signage plan.~~

~~1. A solid, appearing base is required under at least 75 percent of sign width from the ground to the base of the sign or the sign itself may start at grade.~~

~~2. Monument signs must be double-sided if the back is visible from the street.~~

~~3. Use materials and architectural design elements that are consistent with the architecture of the buildings.~~

~~B.— **Mounting.** Solid base under at least 75 percent of sign width. Must be double-sided if the back is visible from the street.~~

~~C.— **Landscaping.** Low shrubs or floral displays. Provide a perimeter strip at least two feet wide around the base of the sign or a four-foot-wide strip of lawn or an alternate landscaping scheme as approved.~~

20.50.570 Building-mounted signs. Site-specific sign standards — Shopping center/mall type signs in CB, MUZ, and I Zones.

~~A. Building signs shall not cover building trim or ornamentation.~~

B. Projecting awning, canopy, and marquee signs (above awnings) shall clear sidewalk by nine feet and not project beyond the awning extension or eight feet, whichever is less. These signs may project into public rights-of-way, subject to City approval.

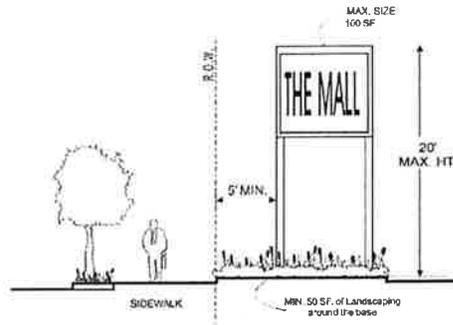


Figure 20.50.570: Mall Sign.

20.50.580 Under-Awning signs.

These signs may project into public rights-of-way, subject to City approval.

20.50.580 Multi-tenant sign bonus and guidelines.

Tenant signs in multiple tenant buildings must be similar in mounting location, configuration, materials, and construction.

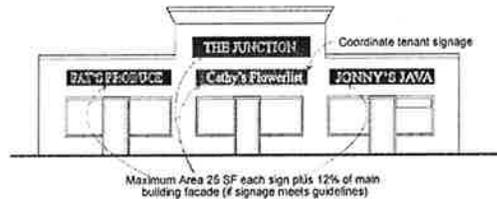


Figure 20.50.580: Building-Mounted Sign.

20.50.590 Nonconforming signs.

A. Nonconforming signs shall not be altered in size, shape, height, location, or structural components without structurally altered without being brought to compliance with the requirements of this Code. Repair and maintenance are allowable, but may require a sign permit if structural components require repair or replacement.

B. Outdoor advertising signs (billboards) now in existence are declared nonconforming and may remain subject to the following restrictions:

1. Shall not be increased in size or elevation, nor shall be relocated to another location.
2. Shall be kept in good repair and maintained in a neat, clean, attractive, and safe condition. Grounds surrounding a billboard shall be kept free of debris, litter, and unsightly vegetation.
3. Removal: Any outdoor advertising sign not meeting these restrictions this Code shall be removed within 30 days of the date when an order by the City to remove such sign is given.

20.50.600 Temporary signs.

~~Temporary signs are allowed subject to a temporary use permit; and provided, that no more than one such permit shall be issued at any time per business occupancy, nor shall more than four such permits be issued to any one business during any 12-month period.~~

A. General Requirements. Certain temporary signs not exempted by 20.50.610 shall be allowable under the conditions listed below. All signs shall be non-illuminated. Any of the signs or objects included in this section are illegal if they are not securely attached, create a traffic hazard, or are not maintained in good condition. No temporary signs shall be posted or placed upon public property unless explicitly allowed or approved by the City through the applicable Right-of-Way Permit. Except as otherwise described under this section, no permit is necessary for allowed temporary signs.

B. Temporary On-Premises Business Signs. Temporary banners are permitted in zones NB, CB, MB, TC-1, TC-2, and TC-3 to announce sales or special events such as grand openings, or prior to the installation of permanent business signs. Such temporary business signs shall:

1. Be limited to not more than one sign per business;
2. Be limited to 32 square feet in area;
3. Not be displayed for a period to exceed a total of 60 calendar days effective from the date of installation and not more than four such 60 day periods are allowed in any 12-month period; and
4. Be removed immediately upon conclusion of the sale, event or installation of the permanent business signage.

C. Construction Signs. Banner or rigid signs (such as plywood or plastic) identifying the architects, engineers, contractors or other individuals or firms involved with the construction of a building or announcing purpose for which the building is intended. Total signage area for both new construction and remodeling shall be a maximum of 32 square feet. Signs shall be installed only upon City approval of the development permit, new construction or tenant improvement permit and shall be

removed within seven days of final inspection or expiration of the building permit.

D. Temporary signs in commercial zones not allowed under this section and which are not explicitly prohibited may be considered for approval under a Temporary Use Permit under 20.30.295 or as part of Administrative Design Review for a comprehensive signage plan for the site.

20.50.610 Exempt signs.

The following are exempt from the provisions of this chapter, except that all exempt signs must comply with 20.50.540(A) Sight distance and .540(B) Private signs on city right-of-way:

- A. Historic site markers or plaques, ~~and gravestones, and address numbers.~~
- B. Signs required by law, including but not limited to:
 - 1. Official or legal notices issued and posted by any public agency or court; or
 - 2. Traffic directional or warning signs.
- C. Plaques, tablets or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, ~~which are nonilluminated~~not illuminated, and ~~which do not exceed~~ four square feet in surface area.
- D. Incidental signs, which shall not exceed two square feet in surface area; provided, that said size limitation shall not apply to signs providing directions, warnings or information when established and maintained by a public agency.
- E. State or Federal flags.
- F. Religious symbols.
- G. The flag of a commercial institution, provided no more than one flag is permitted per business premises; and further provided, the flag does not exceed 20 square feet in surface area.
- H. Neighborhood identification signs with approved placement and design by the City.
- I. Neighborhood and business block watch signs with approved placement of standardized signs acquired through the City of Shoreline Police Department.
- J. Plaques, signs or markers for landmark tree designation with approved placement and design by the City.

K.—Existing signs that only replace the copy face and do not alter the size or structure of the existing sign.

K. L.—Real estate signs not exceeding four (4) square feet and five (5) feet in height in residential zones and 24 square feet and seven (7) feet in height in commercial zones located on subject parcel(s), not on City Right-of-Way. A single fixed sign may be located on the property to be sold, rented or leased, and shall be removed within seven days from the completion of the sale, lease or rental transaction for single-family residences.

L. M.—City-sponsored event signs up for no more than two weeks.

M. N.—Gateway signs constructed in compliance with the Gateway Policy and Guideline Manual.

N. Parks signs constructed in compliance with the Parks Sign Design Guidelines and Installation Details as approved by the Parks Board and Planning & Community Development Director. Departures from these approved guidelines may be reviewed as departures through the Administrative Design Review process and may require a sign permit for installation.

O. Garage sale signs not exceeding four square feet per sign face and not advertising for a period longer than 48 hours.

P. City land-use public notification signs.

Q. Menu signs used only in conjunction with drive-through windows, and which contains a price list of items for sale at that drive-through establishment. Menu signs cannot be used to advertise the business to passersby; text and logos must be of a size that can only be read by drive-through customers. A building permit may be required for menu signs based on the size of the structure proposed.

R. Campaign signs that comply with size, location and duration limits provided in Shoreline Administrative Rules.

20.70 Engineering and Utilities Development Standards

Subchapter 4. Required Improvements

20.70.320 Frontage improvements.

~~A. Standard Frontage improvements shall be upgraded or installed pursuant to standards set forth in the Transportation Master Plan Street Classification Map, the Master Street Plan adopted in Chapter 12.10 SMC, and the Engineering Development Manual for the specific street which is substandard to satisfy adequate public roadways required for subdivisions by Chapter 58.17 RCW and Chapter 20.30 SMC, Subchapter 7, and to mitigate direct impacts of land use approvals. Deviations from the Engineering Development Manual may be considered through a deviation from the engineering standards as set forth in SMC 20.30.290.~~

~~B. A-Standard frontage improvements consist of right-of-way dedication, curb, gutter, sidewalk, amenity zone and landscaping, drainage improvements, and pavement overlays up to one-half of each right-of-way abutting a property as defined in the Master Street Plan for the specific street classification. Additional improvements may be required to ensure safe movement of traffic, including pedestrians, bicycles, transit, and non-motorized vehicles. The improvements can include transit bus shelters, bus pullouts, utility undergrounding, street lighting, signage, and channelization.~~

~~C. B-Frontage improvements are required for:~~

~~1. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or~~

~~2. When aggregate building construction valuations for issued permits, within any 5-year period after March 30, 2013, exceed 50 percent of the County assessed or an appraised value of the existing structure(s) at the time of the first issued permit.~~

~~3. For subdivisions; or~~

~~4. For development consisting of more than one dwelling unit on a single parcel.~~

~~1.—All new multifamily, nonresidential, and mixed-use construction;~~

~~2.—Remodeling or additions to multifamily, nonresidential, and mixed-use buildings or conversions to these uses that increase floor area by 20 percent or greater, as long as the original building footprint is a minimum of 4,000 square feet, or any alterations or repairs which exceed 50 percent of the value of the previously existing structure;~~

~~3.—Subdivisions; or~~

4.—Development consisting of more than one dwelling unit on a single parcel.

D. Exemptions to frontage improvements are limited to:

1. Subdivision, short plats, and binding site plans where all of the lots are fully developed.
2. Instances where the street will be improved as a whole through a Capital Improvement Project or Local Improvement District within 5 years of permit issuance. In such cases, a contribution may be made and calculated based on the improvements that would be required of the development. Contributed funds shall be directed to the City's capital project fund and shall be used for the capital project and offset future assessments on the property resulting from an LID. An LID "no-protest" commitment shall also be recorded. Adequate interim levels of improvements for public safety shall be required.

E. All improvements required under this chapter shall be designed and constructed in accordance with the Engineering Development Manual. Deviation from the Engineering Development Manual may be considered through a deviation process as set forth in SMC 20.30.290.

F. Required improvements shall be installed by the applicant prior to final approval or occupancy.

G. Subdivisions improvements shall be completed prior to the final plat approval. A bond or other surety may be allowed as provided for in SMC 20.30.440 in lieu of completion of all improvements.

Exception:

~~i. Subdivisions, short plats, and binding site plans where all of the lots are fully developed.~~

~~C.—Exemptions to some or all of these requirements may be allowed if the street will be improved as a whole through a Local Improvement District (LID) or Capital Improvement Project scheduled to be completed within five years of permit issuance. In such a case, a contribution may be made and calculated based on the improvements that would be required of the development. Contributed funds shall be directed to the City's capital project fund and shall be used for the capital project and offset future assessments on the property resulting from an LID. An LID "no-protest" commitment shall also be recorded. Adequate interim levels of improvements for public safety shall be required.~~

~~D.—Required improvements shall be installed by the applicant prior to final approval or occupancy.~~

~~E.—For subdivisions the improvements shall be completed prior to final plat approval or post a bond or other surety as provided for in SMC 20.30.440.~~

~~Existing Mixed-Use, Commercial and Other Nonresidential Development Design Standards – Deleted and Replaced~~

~~20.50.220 Purpose.~~

~~The purpose of this subchapter is to establish standards as follows:~~

- ~~A. To encourage design of commercial, office, mixed-use, and institutional developments that will enhance the area with a greater sense of quality.~~
- ~~B. To protect residential neighborhoods adjacent to commercial zones from intrusion in their privacy, character, and quality of life.~~
- ~~C. To provide a pedestrian environment with amenities, visual interest, and safety features which encourage more people to use these areas.~~

~~20.50.225 Thresholds – Required site improvements.~~

~~The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multifamily, nonresidential, and mixed-use construction and uses.~~

~~Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and freestanding signs if a development proposal is:~~

- ~~• Completely new development;~~
- ~~• Expanding the square footage of an existing structure by 20 percent, as long as the original building footprint is a minimum size of 4,000 square feet; or~~
- ~~• The construction valuation is 50 percent of the existing site and building valuation.~~

~~Note: For thresholds related to off-site improvements, see Chapter 20.70 SMC.~~

~~20.50.230 Site planning – Setbacks and height – Standards.~~

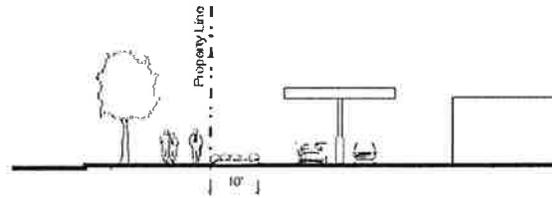
~~Table 20.50.230 — Dimensions for Commercial Development in Commercial Zones~~

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

~~Exceptions to Table 20.50.230:~~

- ~~(1) Front yard setback may be reduced to zero feet if adequate street improvements are available or room for street improvements is available in the street right-of-way.~~

Front Yard (Street) Setback: Residential developments (excluding mixed-use developments), parking structures, surface parking areas, service areas, gas station islands, and similar paved surfaces shall have a minimum 10-foot wide, fully landscaped separation measured from the back of the sidewalk.



Example of landscaped setback between the sidewalk and a gas station.

(2)—Underground parking may extend into any required setbacks, provided it is landscaped at the ground level.

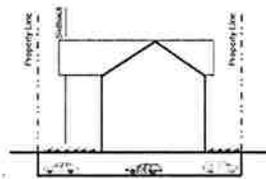
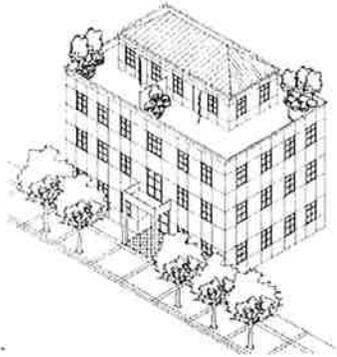


Diagram of multifamily structure with underground parking within a required setback.

(3) — Bonus for mixed-use development in NB and O zones: In order to provide flexibility in types of housing and to meet the policies of the Comprehensive Plan, the base height may be increased for mixed-use development to four stories or up to 50 feet, if the added story is stepped back from the third-story walls at least eight feet, and subject to the following requirement:

Residential dwelling units shall occupy a minimum of 25 percent to a maximum of 90 percent of the total floor area of the building.



Example of bonus floor for mixed-use development.

(4) See SMC Table 20.50.020(2), Exception (2), for transition area requirements for CB or I development abutting R-4, R-6, or R-8 zones or across the street rights-of-way from R-4, R-6, or R-8 zones.

(5) See SMC 20.50.021 for transition area requirements for MUZ development.

(6) Except as further restricted by SMC Table 20.50.020(2), Exception (2), the following structures may be erected above the height limits in all zones:

a. Roof structures housing or screening elevators, stairways, tanks, ventilating fans, or similar equipment required for building operation and maintenance, fire or parapet walls, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 15 feet above the height limit of the district, whether such structure is attached or freestanding;

b. 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;

c. Base height for high schools in all zoning districts except R-4 is 50 feet. Base height may be exceeded by gymnasiums to 55 feet and for theater fly spaces to 72 feet.

20.50.240 Site planning – Street frontage – Standards.

A. At least 50 percent of the commercial, office, institutional, or mixed-use development street frontage shall be occupied by buildings. No more than 65 linear feet of street frontage shall be occupied by parking lot.

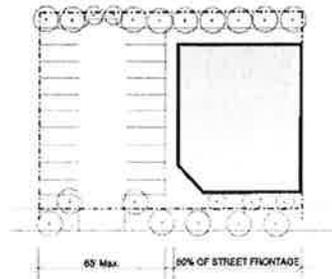


Figure 20.50.240(A): Example of parking width restriction and street frontage requirement.

Exception 20.50.240(A)(1): In order to form an outdoor plaza or courtyard with a clear walkway connecting the sidewalk to the building entry, the 50 percent building street frontage may be reduced.

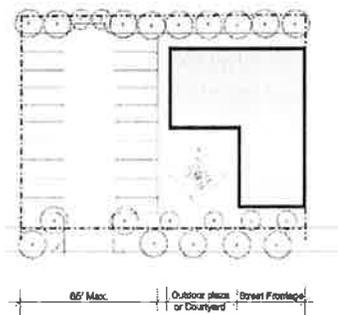


Figure Exception to 20.50.240(A)(1): Example of reduction of the building frontage in order to create an outdoor plaza.

Exception 20.50.240(A)(2): In case of a building that is exclusively either drive-through service, gas station, vehicle repair, vehicle dealership, warehouse or storage, pedestrian access may be created by connecting design elements to the street. Such alternative shall provide pedestrian access through parking areas to building entrances and to adjoining pedestrian ways that are visible and direct, and minimize crossing of traffic lanes. Such pedestrian accesses through parking shall provide the following elements:

- 1.—Vertical plantings, such as trees or shrubs;
- 2.—Texture, pattern, or color to differentiate and maximize the visibility of the pedestrian path;
- 3.—Emphasis on the building entrance by landscaping and/or lighting, and avoiding location of parking spaces directly in front of the entrance.

4.—The pedestrian walkway or path shall be raised three to six inches above grade in a tapered manner similar to a speed table.

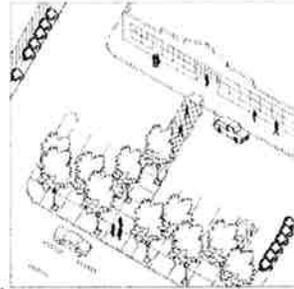


Figure Exception to 20.50.240(A)(2): Example of design elements to connect the building frontage to a street across a parking area.

Exception 20.50.240(A)(3): Properties that have less than 80 feet of street frontage and no other access other than through the street frontage are exempt from the requirements for 50 percent building frontage; however, the building facade shall front on the street.

B.—Facades longer than 50 feet (measured horizontally along the facade) shall incorporate relief to perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief. The doorways on buildings abutting or within three feet of the sidewalk shall be recessed in order to avoid conflicts with pedestrians.

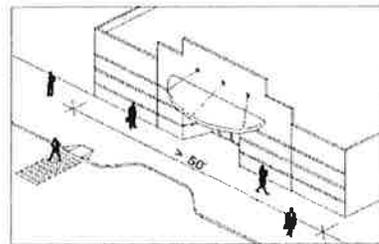


Figure 20.50.240(B): Recessed building entrance provides a relief to a facade.

Exception to 20.50.240(B): Walls that are only visible from service areas and not from abutting properties or public street. (Example: loading dock area which is in back of the building, separated by landscaping from adjacent property.)

C.—Orientation of entrances to a connecting sidewalk: At least one main entrance of any commercial or mixed-use building shall face directly onto a sidewalk along a street. Entrances shall be physically and

visually inviting. They should be emphasized with special landscaping, paving, recessed from the facade surface, or lighting.

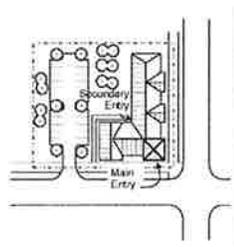


Figure 20.50.240(C): The main building entrance shall face a street.

D.— Parking lots shall not be located on a corner facing an intersection.

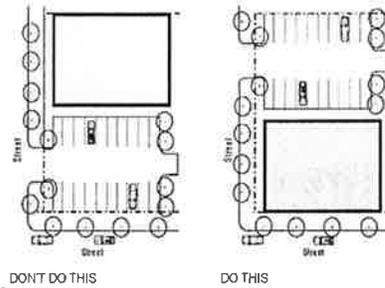


Figure 20.50.240(D): Parking shall not be located on a street corner.

E.— New buildings located within 15 feet of the property line at the intersection of two public streets shall accentuate the building corner facing the intersection by including architectural treatment that emphasizes the corner, such as:

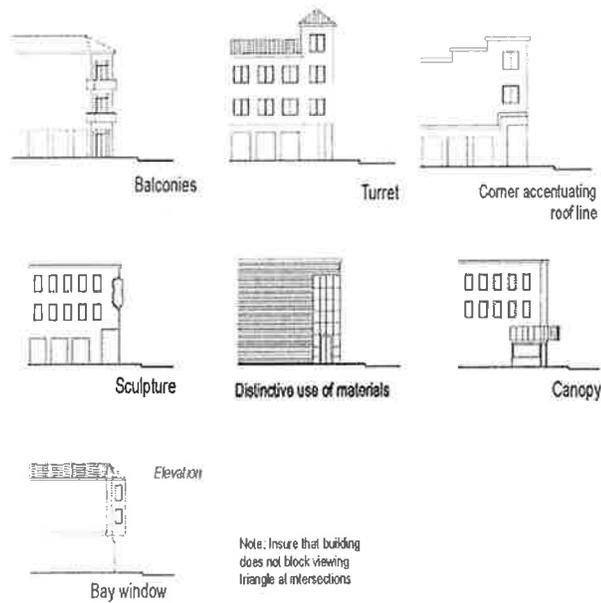


Figure 20.50.240(E): Examples of architectural treatment of corners.

20.50.250 Pedestrian and bicycle circulation — Standards.

A.—Pedestrian and bicycle access shall be incorporated to and through all developments where the total site area exceeds 28,000 square feet (half a City block).

B.—Minimize curb cuts for vehicle access that will disrupt pedestrian and/or bicycle flow, and provide shared driveway for access where possible.

C.—Include bicycle racks into all commercial, office, institutional, and mixed-use developments.

D.—Avoid site configurations with entrapment areas such as dead-end pathways where a pedestrian could be trapped by an aggressor.

E.—Ensure that the site and buildings provide site lines that allow observation of outdoor spaces by building occupants. Site buildings so that windows, balconies and entries overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.

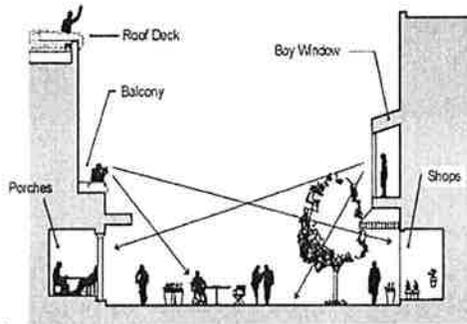


Figure 20.50.250(E): Example of how building facades and the outdoor space complement each other. (The building facade has balconies, bay windows, decks, etc.)

F.—Please see SMC 20.50.430 for additional standards relating to pedestrian access and circulation.

20.50.260 Lighting — Standards.

A.—Accent structures and provide security and visibility through placement and design of lighting.

B.—Parking area light post height shall not exceed 25 feet.

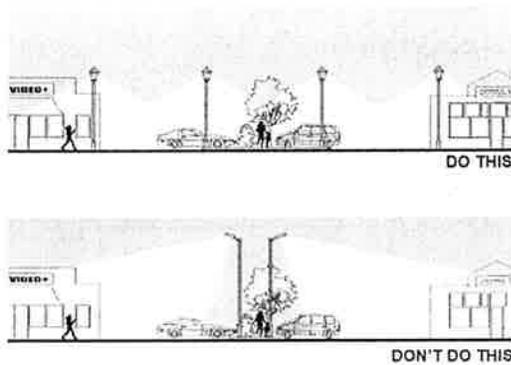


Figure 20.50.260: Locate lighting so it does not have a negative effect on adjacent properties.

C.—All building entrances should be well lit to provide inviting access and safety. Building-mounted lights and display window lights should contribute to lighting of pedestrian walkways.

D.—Lighting shall be provided for safety of traffic and pedestrian circulation on the site, as required by the Engineering Development Manual provisions. It shall be designed to minimize glare on abutting

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properties and adjacent streets. The Director shall have the authority to waive the requirement to provide lighting.

E. Outdoor lighting shall be shielded and downlit from residential land uses.

20.50.270 Service areas and mechanical equipment – Standards.

A. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities shall be located in an area not visible from the public street or fully screened by landscaping:

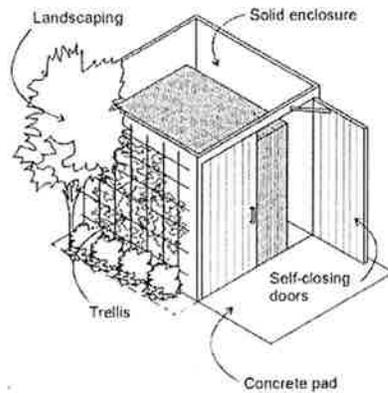


Figure 20.50.270(A): Example of outdoor storage screening.

B. Utility vaults, ground-mounted mechanical units, trash receptacles, satellite dishes, and other similar structures shall be screened from adjacent streets and public view. This does not include pedestrian oriented waste receptacles along walkways.

C. Fences designed for privacy, security, and/or screening shall be made of material that is compatible with the building design. For example, repeat of the building material on fence columns and/or stringers.

D. Fences for screening and security adjacent to sidewalk may be used only in combination with trellis, landscaping, or other design alternatives to separate such fence from pedestrian environment.

E. Mechanical units, utility equipment, elevator equipment, and telecommunication equipment located on the roof shall be grouped together, incorporated into the roof design, and/or thoroughly screened.

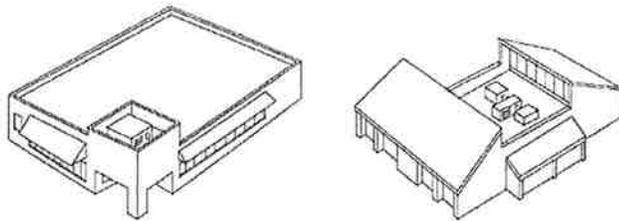


Figure 20.50.270(E): Example of mechanical equipment incorporated into the roof design.

20.50.280 Building design—Features—Standards.

A.—Building design shall reinforce the building's location adjacent to street edge and public space.

B.—All new buildings and additions increasing the square footage by 50 percent, except residential structures, must have a minimum of 50 percent of the first floor-facing the street treated with transparent windows or doors.

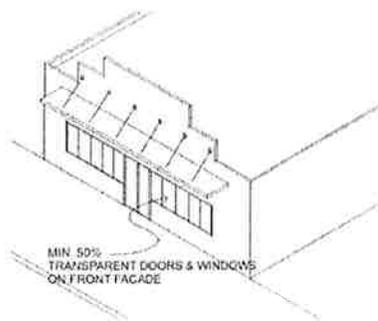


Figure 20.50.280(B): Transparent storefronts create a more pedestrian-friendly facade.

C.—All buildings shall employ at least three of the following features on or along the street facade:

- 1.—At least 100 square feet of outdoor, sheltered building entry which is adjacent or connected to and faces the public sidewalk.

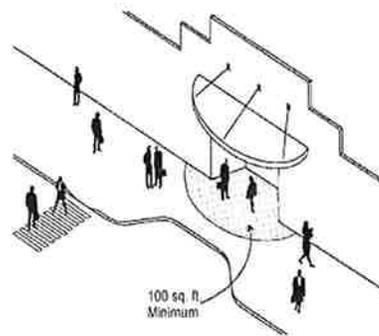


Figure 20.50.280(C)(1): Example of sheltered building entry.

2.—Awning, marquee, or arcade at least four feet and six inches deep, over the full length of sidewalk or walkway adjacent to the building, and minimum eight feet above the walkway level.

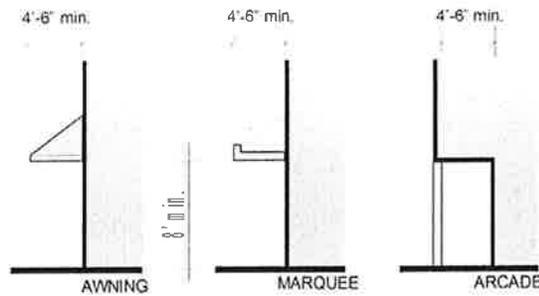


Figure 20.50.280(C)(2): Examples of awning, marquee, and arcade.

3.—Increase required frontage landscaping by 30 percent.

4.—Five hundred square feet of pedestrian plaza with landscaping and benches that are visible and adjacent or connected to public property.

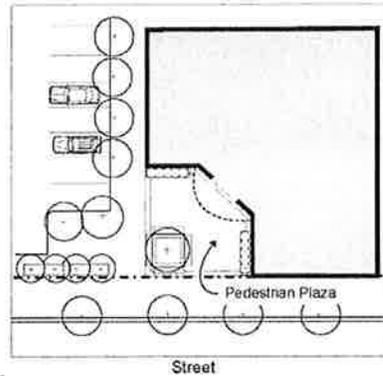


Figure 20.50.280(C)(4): Example of a pedestrian-plaza connection between the street and the building.

5.—Any other pedestrian amenity such as a fountain, decorative clock, art work integrated with the street. Such amenity shall be located to provide for public use or view but not hinder pedestrian traffic.

D.—All "blank" walls within 40 feet of the street shall be treated. A "blank" wall is any portion of a street fronting wall without windows or doors that is at least 30 feet in length.

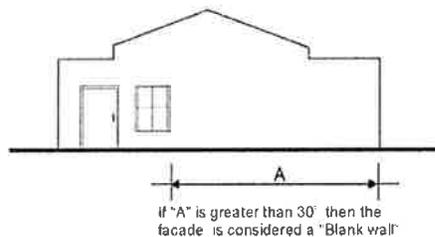


Figure 20.50.280(D): Example of a blank wall that must be modified or otherwise altered under the provisions of this subsection.

E.—The "blank" wall shall be articulated in one or more of the following ways:

- 1.—Installing a vertical trellis in front of the wall with climbing vines or planting materials.
- 2.—Providing a landscaped planting bed at and five feet wide in front of the wall with plant materials that can obscure at least 50 percent of the wall's surface within three years.
- 3.—Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.
- 4.—Other equivalent method that provides for enhancement of the wall.

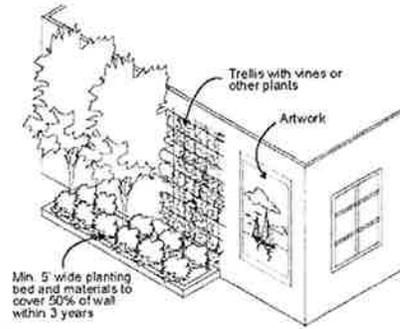


Figure 20.50.280(E)- Examples

~~Delete entire Chapter 20.90 North City Business District~~

Sections:

- ~~20.90.010 Purpose.~~
- ~~20.90.020 North City Business District Zone and permitted uses.~~
- ~~20.90.025 Review and approval of planned action projects.~~
- ~~20.90.030 Density.~~
- ~~20.90.040 Dimensional standards.~~
- ~~20.90.050 Existing structures.~~
- ~~20.90.060 Street frontage standards.~~
- ~~20.90.070 Street corner standards.~~
- ~~20.90.080 Parking, access, and circulation.~~
- ~~20.90.090 Signs.~~
- ~~20.90.100 Landscaping.~~
- ~~20.90.110 Lighting.~~

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15th Avenue SW Looking North

~~20.90.010 Purpose.~~

~~A. The purpose of this chapter is to establish standards for the North City Business District (NCBD) zone. These standards will implement the vision contained in the Comprehensive Plan: North City Subarea and modify and/or supplement the development standards specified in Chapter 20.50 SMC. In the event of a conflict between standards, the standards of this chapter shall prevail. The standards are intended to address the following objectives:~~



NE 177th Street at 15th Avenue SW Looking East

~~1. Visually narrow roadway and calm traffic through streetscape improvements.~~

~~2. Bring buildings up to the street. Create a sense of urban enclosure by placing parking behind buildings.~~



NE 177th Street at 15th Avenue SW Looking East

~~3. Create a pedestrian shopping district with wider, more continuous sidewalks. Buffer pedestrian zone with on-street parking and street trees. Provide more opportunities for pedestrians to cross.~~

~~4. Provide mid-block access to parking. Combine curb cuts.~~



NE 177th Street at 15th Avenue SW Looking West

~~5. Create opportunities for shared parking behind buildings. Reduce duplication of parking requirements.~~

~~6. Encourage redevelopment of the area while preserving the privacy and safety of the abutting existing neighborhoods.~~

~~B. -- Set forth a procedure designating certain land use actions within the boundaries of the geographic area described in the North City Business District Subarea Plan as North City Business District zone as "planned actions" consistent with RCW 43.21.031, WAC 197-11-164 to 197-11-172, and SMC 20.30.640.~~

~~C. -- Streamline and expedite land use permit review process for projects that qualify as "planned actions" within the North City Business District. Qualified "planned action" projects shall not require a SEPA threshold determination and shall be reviewed as ministerial decisions by applying the provisions of the Development Code.~~

~~D. -- Combine environmental analysis with land use planning.~~

~~E. -- Ensure that land use actions designated as "planned actions" are appropriately mitigated and conditioned by the provisions of this chapter and all of the City's development regulations. (Ord. 281 § 7, 2001).~~

20.90.020 North City Business District Zone and permitted uses.

A. -- In order to implement the vision of the Comprehensive Plan: North City Subarea, there is hereby established the North City Business District (NCBD) zone as shown on Map 1 and on the official zoning map.

B. -- To meet the land use objective of the North City Subarea Plan for creation of a walkable main street, specific focus areas have been established (see Map 2).

Focus Areas

1. -- Main Street 1

The purpose of Main Street 1 is to create a focused commercial core with residential or office uses located on the upper stories. Commercial uses are required at the street level fronting on 15th Avenue N.E. The minimum depth of street level commercial uses shall be 20 feet from the frontage line of the structure on 15th Avenue N.E.

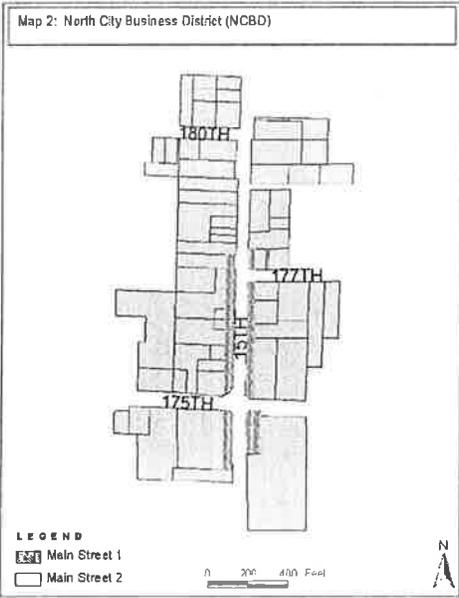
2. -- Main Street 2

The purpose of Main Street 2 is to provide a mix of retail, office, and residential uses. A mix of housing types including townhouses, condominiums, apartments and commercial uses are permitted at the street level.

C. -- Land located within the North City Business District zone is subject to regulations of this chapter and Chapter 20.50 SMC. In the event of a conflict between the provisions of this chapter and Chapter 20.50 SMC, the provisions of this chapter apply.

D. -- Permitted uses for the North City Business District zone are specified in Chapter 20.40 SMC.

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(Ord. 281 § 7, 2001).

~~20.90.025 Review and approval of planned action projects.~~

~~A. The purpose of this section is to streamline and expedite the development permit review for projects that qualify as planned actions and to ensure that development within the North City Business District complies with the design objectives and standards established in this chapter.~~

~~B. Development proposals within the North City Business District are designated to be planned actions if:~~

- ~~1. The development proposal is located within the North City Business District zone; and~~
- ~~2. The significant environmental impacts of the proposal had been adequately addressed in the Supplemental Environmental Impact Statement (hereafter "SEIS") prepared for the North City Subarea Plan; and~~
- ~~3. The development proposal implements the North City Subarea Plan; and~~
- ~~4. The project is not an essential public facility as defined in RCW 36.70A.200; and~~
- ~~5. The thresholds for total development analyzed in the SEIS would not be exceeded.~~

~~C. Development permit applications for a planned action shall be subject to a three-step ministerial review and decision-making process by the Director. The intent of this process is to ensure that the development will be consistent with the North City Subarea Plan, development standards, and the SEIS.~~

~~Step 1. Pre-submittal Concept Review.~~ Applicant presents schematic sketches and general outline of the proposal. This is an opportunity to discuss the design principles that apply to the development proposal. Major problems can be identified before the formal application is made.

~~Step 2. Application Submittal for a Planned Action.~~ Exterior building facades, site plan, landscaping, parking plans, and planned action environmental checklist are required to be submitted for development proposals that wish to qualify as a planned action. The Director shall specify the submittal requirements on a submittal checklist for the planned action development available from the Department. Within the 28 days after the submittal, the Director may administratively approve, approve with conditions, or deny in writing the planned action development. **The proposed project shall require additional environmental review and mitigation in addition to that set forth in this chapter if significant adverse environmental impacts were not adequately addressed in the SEIS.**

Where the Director determines that an application for development permit does qualify as a planned action, ~~the project permit application shall be processed under the administrative procedures set forth in the SMC 20.30.040, Ministerial Decisions – Type A.~~ Where the Director determines that the application does not qualify as a planned action, it may be processed under appropriate provisions of Chapter ~~20.30~~ SMC.

~~Step 3. Building Permit.~~ A building permit is processed as a Type A action.

~~D.— There is no administrative appeal of the administrative determination to approve, conditionally approve, or deny an application for a planned action.~~

~~E.— Application for a planned action development permit shall not require the issuance of a threshold determination under SEPA, as provided by RCW 43.21C.031, WAC 197-11-172(2)(a) and Chapter 20.30 SMC. A planned action approval shall be based upon the environmental analysis contained in the SEIS. The SEIS, mitigation included in this chapter, together with other City codes, ordinances, and standards, shall provide the framework for the decision by the City to impose conditions on a planned action project. Other environmental documents and studies listed in the SEIS may also be used to assist in analyzing impacts and determining appropriate mitigation conditions.~~

~~F.— Planned action development proposals shall implement the following measures:~~

~~1.— Use of shared parking facilities where possible.~~

~~2.— Prepare a parking management plan to ensure efficient and economic use of parking. The parking management plan shall include at a minimum a program for sharing residential and nonresidential spaces, encourage use of transit and other forms of transportation, and provide incentives for commute trip reduction.~~

~~3.— Include in the project design facilities that support bicycle use; provide bike racks, covered and secured bike storage areas for riders employed on site.~~

~~4.— Provide public alley rights-of-way through designated areas identified in Figure 20.90.080.~~

~~5.— In order to enhance security throughout the project, the following will be included as part of the site design of any proposed development:~~

~~a.— Pathway, buildings, and parking structure lighting shall be designed to enhance security.~~

~~b.— During the site plan review, the City's Police Department will be provided with the opportunity to review and comment on the development plans.~~

~~c.— Landscape areas will be designed so as not to conceal potential criminal activity around buildings and parking areas.~~

~~G.— Restricting pedestrian and vehicular access between adjoining parking lots shall be prohibited. (Ord. 352 § 1, 2004; Ord. 281 § 7, 2001).~~

20.90.030 Density.

Calculation. The density in terms of total number of dwelling units shall be calculated on project basis in conformance with the standards of this chapter and all applicable sections of the Development Code. There is no maximum or minimum density required. (Ord. 281 § 7, 2001).

20.90.040-Dimensional standards.

Table 20.90.040 – North City Business District Site Development Standards

Standards	Main Street 1	Main Street 2
Maximum front (street) setback	0 ft. (3) (4)	10 ft. (1) (3) (4)
Minimum side and rear yard setback from nonresidential zones	0 ft. (5)	0 ft. (5)
Minimum side and rear yard setback from residential zones	15 ft.	15 ft.
Base height	60 ft.	60 ft.
Upper floor setback (transition line) for all portions of a building along street and edges along adjacent residential zones	10 ft. (2) (4)	10 ft. (2) (4)
Maximum hardscape area	85%	85%

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

Exceptions to Table 20.90.040:

(1) Residential development (excluding mixed use) shall have a minimum 10-foot-wide, fully landscaped front yard measured from the back of the sidewalk.

(2) Buildings located at corners should serve as gateways to the neighborhood, distinguishable from the rest of the buildings. Sixty foot height shall be allowed without upper floor setbacks on corners. This shall only be done when a corner emphasis is desired. After 50-foot distance from a corner, building shall comply with upper level setbacks as specified in Table 20.90.040.

(3) Corner buildings shall be set back by two feet from the street frontage line.

(4) Unenclosed balconies on sides of the building that are above the 35-foot transition line setback shall be permitted to encroach into the 10-foot setback.

(5) Side and rear setbacks for buildings are not required, unless an adjacent building existing at the time of development has windows facing the side or rear. Then any new building shall provide minimum setback of five feet.

(Ord. 531 § 1 (Exh. 1), 2009; Ord. 281 § 7, 2001).

20.90.050 Existing structures.

A. All structures that existed prior to the effective date of the ordinance codified in this chapter shall be considered conforming. A structure that existed prior to the effective date of the ordinance codified in this chapter, and which is damaged or partially destroyed as a result of a catastrophic loss, may be reconstructed to its previous configuration.

B. Structures that are enlarged, intensified, increased or altered in excess of 50 percent of the value of the existing structure shall comply with the development standards. The value of the structure shall be deemed to be the value at the time a development application is submitted, excluding the value of tenant improvements. (Ord. 281 § 7, 2001).

20.90.060 Street frontage standards.

A. Residential uses shall be allowed at ground level in Main Street 2, subject to the following:

1. Residential buildings must be set back from back of sidewalk 10 feet (front yard setback).
2. The first floor of residential buildings shall be one hour fire rating construction and 12 feet in height from finished floor to finished ceiling.

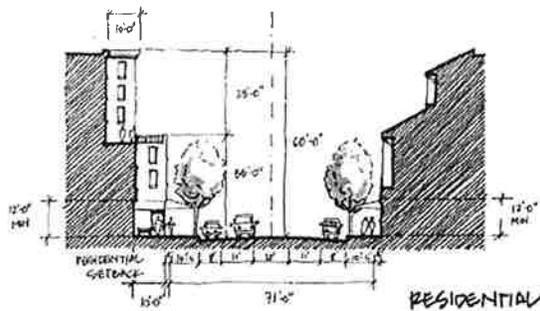


Figure 20.90.060(A): Residential street frontage standards.

B. Building facades shall occupy 100 percent of the street frontage in the North City Business District zone. This street frontage requirement may be reduced to 80 percent if the development creates plazas or courtyards and/or allows for alley access to parking in the rear with a separate pedestrian walkway.

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C— All buildings shall have their principal building pedestrian entrance on the street frontage line. The entrance doors shall be recessed from the facade by a minimum of three feet.

D— Surface parking lots, loading docks and service areas shall not be permitted along the frontage line on 15th Avenue N.E.

E— Encroachments into Sidewalk.

1.— Special features may project up to six feet into the sidewalk, providing that they are a minimum seven feet above the sidewalk and providing that they do not interfere with trees, utilities, transit shelters or other street furnishings. Examples include blade signs and awnings.

2.— Street furniture and similar encroachments are allowed to occupy two feet of the sidewalk providing that they do not interfere with trees, utilities, transit shelters or other street furnishings. Examples include bay windows, planters, trash receptacles, tables, and benches.

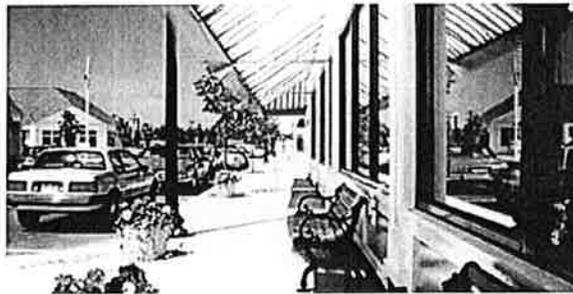
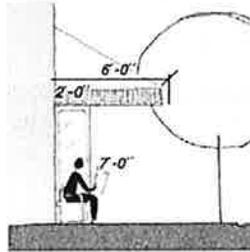


Figure 20.90.060(E): Examples of encroachments into the sidewalk.

(Ord. 281 § 7, 2001).

20.90.070 Street corner standards.

A.— Buildings located at corners shall serve as gateways to the neighborhood distinguishable from the rest of the buildings. Sixty foot height shall be allowed without upper floor setbacks on corners. After 50-

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foot distance from a corner, building shall comply with upper level setbacks as specified in SMC 20.90.060(A)(1).

B. Corner buildings shall be set back by two feet from the street frontage line for a linear distance of 50 feet measured from a corner along the street frontage. After 50-foot distance from a corner, this two-foot setback from the street frontage line may be eliminated. Buildings on corner lots shall be oriented to the corner. Corner entries and/or architectural treatment shall be used to emphasize the corner location.

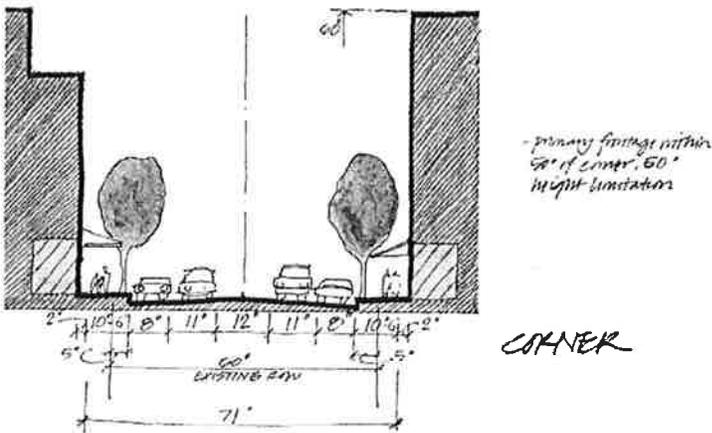


Figure 20.90.070: Corner buildings shall be set back by two feet.



SW corner of 15th Avenue NE and NE 180th Street.

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SE corner of 15th Avenue NE and NE 177th Street.

Figures 20.90.070: Examples of corner treatment.

(Ord. 281 § 7, 2001).

20.90.080 Parking, access, and circulation.

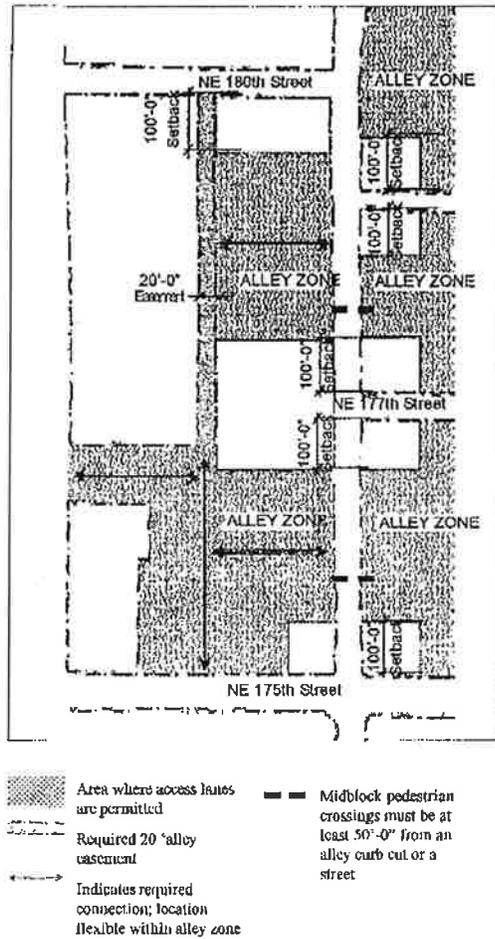


Figure 20.90.080: Schematic design of circulation, access, alleys, and parking along 15th Ave. N.E.

A.— **Alleys.** A system of alleys and access lanes should provide easy access to buildings and parking lots located in the rear of the properties behind the buildings facing 15th Avenue N.E. This alley system is a secondary circulation system that helps avoid too many curb cuts on 15th Avenue N.E. Curb cuts would disrupt the desired pedestrian main street character.

In Figure 20.90.080 only a portion of the alley system is specifically located to allow for maximum flexibility for an alley system within the alley zone.

This system prohibits alleys or access lanes within 100 feet from an intersection and 50 feet from a pedestrian crosswalk.

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Also this alley system should provide pedestrian linkages through midblocks and between properties. Lighting shall be provided for pedestrian safety.

B. ~~Parking Location.~~ All surface parking lots shall be located behind buildings.

C. ~~Required Parking Spaces.~~

Residential: Minimum one space for studio unit, 1.3 spaces for one bedroom unit, and 1.6 spaces for two or more bedroom unit.

Commercial: Minimum one space per 500 square feet gross floor area.

D. ~~Parking Access.~~ The number of parking lot entrances, driveways, and curb cuts shall be minimized.

E. ~~All applicable standards of Chapter 20.50, Subchapter 6 (Sections 20.50.380 through 20.50.440) shall apply. (Ord. 555 § 1 (Exh. 1), 2009; Ord. 281 § 7, 2001).~~

20.90.090 Signs.

A. ~~Table of Dimensional Standards.~~

	Freestanding Signs (Only monument signs permitted)	Building-Mounted Signs	Projecting Signs (Blade)	Entrance and Exit Signs
Maximum Sign Area	25 sq. ft.	25 sq. ft.	42 sq. ft.	4 sq. ft.
Maximum Height	42 inches	Not to extend above the building parapet, eave line or the roof of the building or above the window sill of the second floor, whichever is less.		42 inches

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Maximum Number Permitted	1 per street frontage	1 per each business	1 per street frontage
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B. ~~Prohibited signs (see SMC~~

C. ~~Window signs are permitted to occupy a maximum 25 percent of the total window area.~~

D. ~~Street numbers shall be installed on all buildings and will not be counted towards the permitted sign area.~~

E. ~~Site specific standards, nonconforming temporary and exempt signs (see SMC 20.50.560 through 20.50.610). (Ord. 281 § 7, 2001).~~

20.90.100 Landscaping.

~~All applicable standards of SMC 20.50.450 through 20.50.520 shall apply. (Ord. 281 § 7, 2001).~~

20.90.110 Lighting.

A. ~~Lighting should use minimum wattage metal halide or color-corrected sodium light sources which give more "natural" light. Non-color-corrected low-pressure sodium and mercury vapor light sources are prohibited.~~

B. ~~All building entrances should be well lit to provide inviting access and safety.~~

C. ~~Building mounted lights and display window lights should contribute to lighting of walkways in pedestrian areas.~~

D. ~~Parking area light fixtures should be designed to confine emitted light to the parking area. Post height should not exceed 16 feet.~~

E. ~~Back-lit or internally lit vinyl awnings are prohibited.~~

F. ~~Neon lighting may be used as a lighting element; provided, that the tubes are an integral part of the building design. (Ord. 469 § 1, 2007; Ord. 281 § 7, 2001).~~

~~Chapter 20.91~~
~~Ridgecrest Commercial Planned Area 2*~~

Sections:

- ~~20.91.010 Purpose and scope.~~
- ~~20.91.020 Permitted/prohibited uses.~~
- ~~20.91.030 Density and dimensional standards.~~
- ~~20.91.040 Administrative Design Review.~~
- ~~20.91.050 Design standards.~~
- ~~20.91.060 Height incentives.~~
- ~~20.91.070 Parking.~~
- ~~20.91.080 Signs.~~
- ~~20.91.090 Outside lighting.~~

*Code reviser's note: For provisions relating to the property tax exemption program as regards Ridgecrest Commercial Planned Area 2, see Chapter ~~3.55 SMC~~.

~~20.91.010 Purpose and scope.~~

~~A. The purpose of this chapter is to establish development standards for Ridgecrest Commercial Planned Area 2. These standards are intended to implement a new vision for this area by replacing or modifying the regulations of Chapter 20.50 SMC, General Development Standards, and revising permitted uses. The Ridgecrest Commercial Planned Area 2 standards are designed to:~~

- ~~1. Be a form-based code which provides flexibility, yet ensures the character of a project's building and site design is supportive of the adjacent public spaces and uses.~~
- ~~2. Create lively mixed-use and retail frontage in a safe, walkable, transit-oriented neighborhood environment.~~
- ~~3. Provide for human-scale building design.~~
- ~~4. Contribute to the development of a sustainable neighborhood.~~

~~B. If provisions of this chapter conflict with provisions elsewhere in the Shoreline Municipal Code, the provisions of this chapter will apply. When it is unclear which regulations apply, then the presumption will be that the regulations of this chapter take precedence, with the ultimate determination to be made by the Director. (Ord. 492 § 1, 2008).~~

~~20.91.020 Permitted/prohibited uses.~~

~~A. In order to implement the vision of the comprehensive plan and the neighborhood visioning project, the Ridgecrest Commercial Planned Area 2 is adopted as shown on the official zoning map.~~

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B. ~~NB uses will apply in the Ridgecrest Commercial Planned Area 2 for developments less than 1.5 acres.~~

C. ~~All uses provided for under Chapter 20.40 SMC are permitted for developments 1.5 acres or more in the Ridgecrest Commercial Planned Area 2 except the following:~~

- ~~1. Adult use facilities;~~
- ~~2. Gambling uses;~~
- ~~3. Vehicle repair, service and/or sales unless entirely within an enclosed building;~~
- ~~4. Wastewater treatment facilities;~~
- ~~5. Wrecking yards;~~
- ~~6. Warehousing, self-storage warehouses and wholesale trade;~~
- ~~7. Outdoor material storage, including vehicles. Material storage will be allowed only within a fully enclosed structure;~~
- ~~8. Shipping containers;~~
- ~~9. Other uses the director determines to not comport with the intent of the district as expressed in SMC 20.91.010(A). (Ord. 492 § 1, 2008).~~

20.91.030 Density and dimensional standards.

A. ~~Developments in Ridgecrest Commercial Planned Area 2 that are less than 1.5 acres will apply the density and dimensional standards for NB zones.~~

B. ~~Developments in Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more will apply the following density and dimensional standards:~~

- ~~1. **Setback, Height, and Floor Area Ratio Standards.**~~

~~Table 20.91.030B – Dimensional Standards~~

Standards	Planned Area 2
Setback for Building Base	7.5' adjacent to residential zones, 0' abutting the public right-of-way.
Setback/Stepbacks from Property Line for Buildings	Buildings must be at least 20' from property lines at 35' building height abutting all R-6 zones. Above 35', building to setback ratio will be 2:1.
-	Buildings must be at least 10' from all property lines above the 4th story

	abutting 5th Ave. NE, NE 165th Street and all other MF zones.
	Buildings on NE 163rd, across from R-6 zoning, may be 36' high at the property line; above 36' the building to setback ratio will be 2:1.
Building Height, Minimum	2 stories
Building Height, Maximum	Planned Area 2a: Up to 6 stories or 65' if public bonus features are provided Planned Area 2b, 2c, and 2d: NB standards apply
Maximum Floor Area Ratio (FAR)	For six stories: Up to 4.75 For five stories: Up to 3.875 For four stories: Up to 3.0
Density	Unit total shall be limited by FAR and the following absolute maxima: a. Planned Area 2a: Limited to a density of 110 units per acre. b. Planned Area 2b, 2c, and 2d: Limited to a density of 24 units per acre.
See SMC 20.91.060 for building height incentives.	

2. **Impervious Area.** Impervious area is 100 percent.

3. **Additional Height Provisions.**

a. Mechanical penthouses, stair/elevator overruns and antennas (not including WTFs) may be excluded from building height calculation, provided they are no more than 15 feet above the roof deck and satisfy the criteria in SMC 20.91.050(B)(2)(g).

b. Wireless telecommunication facilities ("WTF") may be excluded from building height calculation, provided they are no more than 15 feet above the roof deck, are entirely shrouded and satisfy the criteria in SMC 20.91.050(B)(2)(g).

c. Roof elements such as pitched roofs, gables and dormers may be excluded from building height calculations.

d. Features providing environmental sustainability such as solar panels, wind turbines, and associated equipment are excluded from height standards, provided they are no more than 10 feet above the roof deck. (Ord. 492 § 1, 2008).

20.91.040 Administrative Design Review.

A. **Applicability.** Administrative Design Review will be required for developments in Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more and that meet one of the thresholds in SMC 20.50.125.

B. **Standards for Approval.** When Administrative Design Review is required, the applicant will demonstrate that plans satisfy the criteria in SMC 20.30.297.

C.—~~Design Departures.~~ A permit applicant wishing to modify any of the standards in this chapter may apply for a design departure under SMC ~~20.30.297~~. A design departure will be approved if it is consistent with the intent of each subsection and it meets or exceeds the standard design objective. (~~Ord. 609 § 11, 2011; Ord. 492 § 1, 2008~~).

~~20.04.050 Design standards.~~

A.—~~Developments in the Ridgecrest Commercial Planned Area 2 that are less than 1.5 acres will apply the design standards for NB zones.~~

B.—~~Developments in the Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more will apply the following design standards:~~

1.—~~Site Design.~~

a.—~~Accommodation of Street Level Commercial.~~

i.—~~Intent:~~ To provide commercial services to the residents of the Ridgecrest Neighborhood by requiring first floors adjacent to the street be constructed to accommodate commercial services.

ii.—~~Buildings fronting 5th Avenue NE and NE 165th Street within 100 feet of 5th Avenue NE are required to build to the specifications for ground level commercial. Ground level commercial may include live/work units that satisfy the criteria in subsection (B)(2)(j) of this section. There may be noncommercial occupation of the ground level.~~

iii.—~~Commercial uses will occupy a minimum of 50 percent of the available street frontage on 5th Avenue NE and 20 percent of the available street frontage on NE 165th Street within 100 feet of 5th Avenue NE.~~

b.—~~Facades – 5th Avenue NE, NE 165th Street.~~

i.—~~Intent:~~ To create frontage which encourages pedestrian use, promotes a sense of security by providing “eyes on the street” and creates visual connections between activities inside and outside of buildings.

ii.—~~Facades fronting on 5th Avenue NE and NE 165th will include a minimum of 50 percent of the facade area two feet to 12 feet above grade, comprised of windows with clear nonreflective glass allowing visual penetration of at least two feet into the building if used for commercial uses.~~

c.—~~Buffering.~~

i.—~~Intent:~~ To soften the visual impact of multi-use buildings adjacent to single family homes.

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ii.—Decorative features such as plantings and/or trellises are to cover at least 50 percent of the building base on the side at the time of construction.

iii.—Stamped and painted concrete (decorative treatments to the building base) will be used on building facades not covered by plantings to provide a visual relief to single-family residences.

iv.—Mature trees and shrubs will be used on portions of the property abutting the right-of-way to soften the appearance of the building.

v.—Retaining existing vegetation is encouraged to create a visual buffer to existing single-family residential.



d.—**Driveway Access.**

i.—**Intent:** To ensure development reduces potential automobile conflicts on adjacent residential properties. Design ingress and egress points in a manner to reduce automobile impacts to adjacent residential uses.

ii.—Limit egress to NE 165th and 5th Avenue NE.

e.—**Transit Stops.**

i.—**Intent:** To ensure development of sites adjacent to transit stops is designed to support, complement and accommodate the stop and promote use of the stop.

ii.—Development on parcels that front locations on 5th Avenue NE designated for a public transportation stop will be designed and furnished to accommodate the intent in a manner approved by the director. Weather protection will be included in the design.

f.—**Entry Courtyard.**

i.—~~Intent:~~ To provide a distinctive, safe and readily identifiable main pedestrian entry for the complex with a public right-of-way frontage.

ii.—~~Entry courtyards will:~~

(A)—~~Abut and be visibly prominent from a public sidewalk by including at least two of the following design elements:~~

- —~~Recess;~~
- —~~Overhang;~~
- —~~Portico/porch;~~
- —~~Stone, masonry or patterned tile paving in entry;~~
- —~~Ornamental building name or address;~~
- —~~Landscape pots or boxes;~~
- —~~Fixed seating.~~

(B)—~~Be at least 100 square feet in area with dimensions no less than 10 feet.~~

(C)—~~Provide weather protection on at least two sides or overhead with walls, canopies, awnings, or landscaping.~~

2.—**Building Design.** All of the following elements of building design will be approved through the administrative design review process under SMC 20.91.040.

a.—**Pedestrian Enhancements and Transparency.**

i.—~~Intent:~~ To provide pedestrians with protection from the elements, visual connections between activities inside and outside of buildings, and visual interest.

ii.—~~All street fronting buildings will provide overhead weather protection for pedestrians with a marquee, awning, building projection or other permanent structural element, over approximately 80 percent of the frontage of the subject property. The weather protection must cover at least six feet of the width of the sidewalk and be located a minimum of 10~~

feet above the walkway. The width may vary (not less than three feet) to accommodate



street trees, streetlights, etc.

iii.—Ground floor facades of all structures facing a public sidewalk will be transparent nonreflective glass windows.

iv.—Ground floor building facades fronting public sidewalks will use planters, signage, architectural details and other techniques to create variety and interest.

b.—Blank Walls.

i.—**Intent:** To reduce the negative visual impact of walls without openings or windows by ensuring there are features that add visual interest and variety to the streetscape.

ii.—Blank walls more than 30 feet in length will be treated to provide visual interest. Treatment includes installing trellises for vine and plant materials, providing landscaped planting beds that screen at least 50 percent of the wall, incorporating decorative tile or masonry, or providing artwork on the wall.

**Integrate Chapter 20.92 (Town Center District) into
20.50 (General Development Standards)**