

AGENDA

PLANNING COMMISSION REGULAR MEETING



Thursday, December 6, 2012
7:00 p.m.

Shoreline City Hall
Council Chamber
17500 Midvale Ave N.

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. DIRECTOR'S COMMENTS	7:03 p.m.
5. APPROVAL OF MINUTES	7:08 p.m.
A. November 1 Regular Meeting	
B. November 15 Regular Meeting	

Public Comment and Testimony at Planning Commission

During General Public Comment, the Planning Commission will take public comment on any subject which is not specifically scheduled later on the agenda. During Public Hearings and Study Sessions, public testimony/comment occurs after initial questions by the Commission which follows the presentation of each staff report. In all cases, speakers are asked to come to the podium to have their comments recorded, state their first and last name, and city of residence. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Generally, individuals may speak for three minutes or less, depending on the number of people wishing to speak. When representing the official position of an agency or City-recognized organization, a speaker will be given 5 minutes.

6. GENERAL PUBLIC COMMENT	7:20 p.m.
7. STUDY ITEMS	7:30 p.m.
A. Commercial Design Standards and Zoning Consolidation	
• Staff Presentation	
• Public Comment	
8. DIRECTOR'S REPORT	9:00 p.m.
9. REPORTS OF COMMITTEES & COMMISSONERS/ANNOUNCEMENTS	9:05 p.m.
10. AGENDA FOR December 20	9:15 p.m.
11. ADJOURNMENT	9:20 p.m.

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 801-2236.

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CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

November 1, 2012
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Moss
Commissioner Craft
Commissioner Maul
Commissioner Montero
Commissioner Scully
Commissioner Wagner

Staff Present

Rachael Markle, Director, Planning and Community Development
Steve Szafran, Senior Planner, Planning and Community Development
Dan Eernisse, Economic Development Manager

Commissioners Absent

Vice Chair Esselman

CALL TO ORDER

Chair Moss called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Upon roll call the following Commissioners were present: Chair Moss and Commissioners Craft, Maul, Montero, Scully and Wagner. Vice Chair Esselman was absent.

APPROVAL OF AGENDA

The agenda was amended to add approval of the October 18, 2012 minutes and a public comment period after the Community Renewal Area Update. The remainder of the agenda was accepted as presented.

DIRECTOR'S COMMENTS

Director Markle did not provide comments during this portion of the meeting.

APPROVAL OF MINUTES

The October 14, 2012 minutes were approved as submitted. The Commission also reviewed and approved the October 18, 2012 minutes as amended.

GENERAL PUBLIC COMMENT

Tom Jamison, Shoreline, said he is against Aurora Square being a community renewal area, and he does not believe the City is being sincere in making that designation. He recalled that on September 4th, the City Council passed Resolution 333, which designated the Aurora Square area as a Community Renewal Area. At that meeting, Mr. Eernisse said the resolution complied with the direction given by the City Council at an earlier meeting in August. However, the City Council actually asked staff to bring back an ordinance and not a resolution. The resolution was not discussed as an alternative to bringing back an ordinance, and there was no mention of the change from the City Council's instructions. He noted that the issue was initially placed on the City Council's agenda on July 10th, which is coincidentally the same day that the City was notified by the Washington State Department of Transportation (WSDOT) that they would enforce the lease agreement on the Recyclefest event, which has been previously held at the park-and-ride. A few days after Resolution 333 was passed on September 4th, it was announced that Sears would be the site for this year's Recyclefest.

Mr. Jamison commented that the idea that the amount of sales tax generated per acre has any kind of relevance for "economic blight" is preposterous. There has been no mention about what the return on investment would be for the current property owners at Aurora Square, and economic blight is not revenue blight. He reminded the Commission that the City commissioned the Buxton Retail Study in 2003 at a cost of \$49,599. If Aurora Square is such an important area to repair in terms of blight, he questioned why this study was thrown out. He also questioned what the study actually said in terms of requirements. He urged the Commission to look very carefully at the motivation behind the community renewal area proposal. Economic blight is just simply a strategy because the City has not been able to find another way to develop the property. He expressed his belief that the City's proposed action would be an abuse of the law.

NEW BUSINESS

Community Renewal Area Update

Mr. Eernisse reported that he is the staff member responsible for initiating the Community Renewal Area (CRA) designation, which was adopted by the City Council on September 4th. He explained that while the State of Washington has some very restrictive laws about what the City can do to encourage economic development in certain areas, the community renewal law allows cities to access a tool kit of enhancements that can be done in certain areas that need economic and/or health and safety renewal. Aurora Square would be considered an economic renewal area, meaning the area is not pulling its weight for the community and realizing its potential as an economic engine for the City.

Mr. Eernisse advised that there are five different litmus tests that an area must meet in order to become a CRA, and Aurora Square passed four of the five with flying colors in order to be designated as an economically-blighted area. He advised that the tool kit for economic blight is different than the tool kit for health and safety blight. Cities are able to use eminent domain or condemnation to address areas that are identified as health and safety blights. However, legal findings have indicated this approach would not be appropriate to address economic blight. He said that throughout the discussion, staff has

emphasized the fact that the City does not intend to use condemnation or imminent domain at Aurora Square. However, they do plan to access some of the other tool kit options for CRA's.

Mr. Eernisse provided an aerial photograph of the Aurora Square area and described the boundaries of the CRA and existing development. He explained that now that the proposed CRA area has been established, the next step in the process is to come up with a Community Renewal Plan (CRP). As the CRP process moves forward, the City would work with private enterprise and there would be no condemnation of properties. A light rail station has been proposed in the area, and the Aurora Square CRP could be used as a model for future transit-oriented development. He emphasized that the Planning Commission would play an important role in formulating the CRP. He advised that, when creating the plan, the City can utilize a variety of CRA tools:

- The CRA designation allows the City to enter into partnerships with private enterprise. Without the CRA designation, the City can offer general city services and resources, but State law does not allow the City to work cooperatively with individual property owners. A CRA designation establishes that it is in the public interest to have economic development occur in the area. Therefore, community resources can be used to work cooperatively and more closely with private enterprise.
- In a CRA, the City would be allowed to borrow, accept grants and build infrastructure specifically for economic purposes.
- The CRA designation provides an incentive for job creation.
- The City would be allowed to own property within a CRA for economic renewal. However, the City could only purchase property with the intention of reinserting the property into the private market in the near future. It would be illegal for the City to purchase and assemble property outside of a CRA and then sell it to a private developer. This is a particularly valuable tool at Aurora Square where there are numerous property owners and cohesiveness is difficult.

Mr. Eernisse advised that for property owners, a successful CRP would result in higher rents and/or property values or a decrease in development costs. There are many ways for the City to measure a CRPs success, and there are numerous ways the City can benefit from a successful Aurora Square such as providing additional goods and services, creating new businesses and jobs, establishing a community gathering place, increasing tax revenues from services, providing cleaner air and soil, providing better stormwater management, increasing surrounding property values, improving the efficiency of daily tasks by providing close-by services, and creating opportunities for truth, beauty and culture.

Mr. Eernisse expressed his belief that a successful CRP plan will share both success and cost. Through cooperative efforts, a CRP for Aurora Square would allow the City and private enterprises to cooperate to provide amazing amenities to the citizens of the City. He suggested that a successful CRP must improve connectivity around and through Aurora Square, make the Joshua Green triangle more attractive, allow the site to function more cohesively, improve and build new buildings, increase property and sales taxes, provide multi-purpose parking and use land more efficiently.

Mr. Eernisse said that while the CRA is not all about revenue, it is important to understand how little tax revenue the City collects from property owners on this site beyond the land value. He pointed out that the entire combined annual property tax generated from improvements on the properties within the CRA boundary is less than \$10 because single-story properties are devalued to about \$1,000 after about

20 years. No improvements have occurred on any of the sites, with the exception of an interior remodel at the Central Market. He advised that Aurora Square generates about \$6,000 per acre in sales taxes while Aurora Village, just a few miles to the north, brings in \$39,000 per acre. He expressed his belief that retail sales must improve.

Regarding the need for multi-purpose parking, Mr. Eernisse referred to the 500 parking spaces located at the 192nd Street park-and-ride, which are used exclusively Monday through Friday by commuters. If these parking spaces were located at Aurora Square, they could be used for retail, entertainment and/or residential parking after hours. He pointed out that this concept was utilized in the Northgate area.

Mr. Eernisse said a successful CRP must use property more efficiently. He noted that while the footprint of the building owned by WSDOT is relatively efficient for Shoreline, there is a lot of land that could be used for other things. He said the City needs to encourage WSDOT to expand to the level they need to be at, and then allow the excess land to be developed. He also expressed his belief that Westminster must serve Aurora Square and not just be an off ramp from Aurora Avenue to Greenwood Avenue. The current Westminster right-of-way is extremely wide.

Mr. Eernisse said staff believes there must be on-going talks with property owners and developers, and there should be at least two public meetings (one in the neighborhood around Aurora Square and a second one in the Council chambers). Staff is currently gathering information about the site and identifying important traffic aspects. The planning process should include discussions with stakeholders. For example, Shoreline Community College would like to have more presence on Aurora Avenue North. He emphasized that the Planning Commission would play a significant role in the planning process, and it may be appropriate for them to establish a subcommittee to study the issue further. Ultimately, the Planning Commission would make a recommendation to the City Council.

Mr. Eernisse said he believes the City could wait a long time for the private sector to muster up the level of enthusiasm necessary to move a CRP forward. Realizing that the City would benefit from the CRP's success as well as the private sector, the two sides need to work to solve the problem. This would likely involve a performance agreement that lists what the City and the property owners will contribute to the success of the CRP, and this performance agreement could help the City market the CRA to private enterprises. For example, the agreement could include:

- Making the site more bite-sized. He advised that students from the University of Washington participated in a summer seminar that focused on Aurora Square, and they published a book of findings. He recognized that their findings were not necessarily practical, but it was interesting how most students felt it was critical to provide other ways through the site. Perhaps the City could build this infrastructure if the property owners agree to assemble the necessary land. This would allow the site to function more cohesively.
- Repurposing Westminster. He used Mill Creek Town Center to illustrate how back-in angle parking could be provided. He noted that Westminster has a right-of-way width of at least 100 feet. Perhaps the stretch of right-of-way between 55th and 160th Streets could be made more pedestrian oriented.
- Finance a garage. Currently, all of the WSDOT parking is surface parking. If the City were to finance a garage, the excess property could be used for other purposes. He acknowledged this would be an expensive proposition.

- Manage stormwater and consider eco-district opportunities. Currently, there are 10 different property owners. If any one property owner develops, stormwater must be managed on site. If the property owners work cooperatively, a regional system could be developed to handle stormwater for the entire site.

Mr. Eernisse summarized that he needs the Commission's help to move forward with Phase 2 of the CRP. He said he sees the Planning Commission as the formal public process, along with the more informal neighborhood process, to vet the various ideas.

Commissioner Scully asked if the City Council has provided guidance as to a budget and timeline for the CRP project. Mr. Eernisse said he has requested \$25,000 in both 2012 and 2013 to do studies and master plan work. He noted that one of the first steps in the process will be an accurate survey of the area. However, the City Council has not made a commitment to fund a significant infrastructure project at this time. This decision will not be made until they have a clear understanding of what the developer could provide in return for the City's investment.

Commissioner Scully asked if additional funding sources would be unlocked because of the CRA designation. Mr. Eernisse said the CRA, itself, would not unlock additional funding options. However, as they saw with the Aurora Corridor Improvement Project, an established CRA can send a clear indication to people who are granting funds that the City is serious.

Commissioner Maul asked if staff has contacted all of the property owners regarding the potential CRP. Mr. Eernisse said he has attempted to talk to all owners of property within the CRA, itself. In some cases, he has talked with property managers, but not the property owners directly. Generally, the responses from property owners of for-profit retail businesses have been quite positive in favor of the CRA. Property owners of not-for profit and government businesses have indicated a general desire to continue the status quo.

To illustrate one way the CRA designation would help the City, Mr. Eernisse explained that if WSDOT were to build a parking garage that results in a surplus of land, State law would prevent them from selling the surplus land to a private enterprise. However, the City could purchase the land and then sell it into the private sector if the property is designated as a CRA. Commissioner Maul asked how much the City knows about WSDOT's plans for expansion in the area. Mr. Eernisse explained that WSDOT's traffic monitoring equipment is currently located on the 4th floor of their existing regional headquarters building, which is not seismically strong. WSDOT has submitted preliminary plans to construct a new seismically sound traffic bunker to the northeast of the existing building. They have also discussed expanding the building so that the staff and equipment that is currently located at the eastside facility can be consolidated into the site.

Commissioner Montero asked if the owners of the Sears property have indicated a willingness to participate in the process. Mr. Eernisse said the owners of Sears have not indicated either support or opposition to the CRP concept. He recognized that Sears is a critical piece in the proposal, as it is the largest property owner in the CRA at about 16.6 acres. The next largest property owner is WSDOT with about 13 acres. Mr. Eernisse briefly reviewed some of the changes that property owners in the area are

currently contemplating. He summarized that there has been a lot of movement related to potential redevelopment.

Chair Moss requested clarification about the concept of the City spending \$20 million to build a parking garage. Mr. Eernisse clarified that the concept involves the City financing a parking garage rather than actually paying for the garage. There is a significant difference. As per the concept, a private developer could borrow money from the City to construct a parking garage.

Chair Moss requested additional information about the funding mechanisms that would be available to the City for infrastructure projects within the CRA. Commissioner Craft explained that bond financing is a fairly common practice around the country, and there is a lot of historical data on both the successes and failures of these types of investment vehicles. He summarized that there is a wide variety of financing vehicles the City could take advantage of that could create both protections and a return for Shoreline taxpayers. He suggested that perhaps the next step in the process would be to talk about the numerous components of the various financing opportunities. Mr. Eernisse advised that the City's new Administrative Services Director has significant experience with municipal bonds and could provide additional information to the Commission. However, he cautioned that it would be putting the cart before the horse to start talking about financing before a CRP plan is in place. Commissioner Craft agreed, but suggested it would be helpful for the Commission to at least have a basic understanding of the funding mechanisms early in the process.

Commissioner Scully said that given the number of unknowns, the Commission may want to start their discussion by identifying a pallet of elements they would like to change and potential funding options, and then solicit support from the various property owners. He noted that because the City has agreed not to use eminent domain, the infrastructure improvements proposed in the CRP would not be useful unless the property owners offer their support for the changes.

Commissioner Wagner noted that, aside from condemning a property, which the City has agreed they will not do, the CRA designation would not compel an owner to sell property to the City. Commissioner Maul pointed out that property owners would not have to give up their buildings. The changes could be implemented by reshaping some of the properties and altering the access points. If the CRP is designed properly to encourage multiple uses and synergy, the existing businesses could prosper. Mr. Eernisse agreed that it is not the City's goal to push out the existing businesses. He explained that the private sector has a clear understanding of the current access issues, and their goal is to generate more retail. They also understand how a community gathering place could add to the center. Several property owners have indicated their support and excitement for a private/public partnership.

Commissioner Montero asked how sales tax revenue per acre at Mill Creek Town Center would compare to the sales tax revenue generated by the Aurora Square and Aurora Village developments. Mr. Eernisse said he does not have actual numbers, but he anticipates the sales tax revenue per acre at Mill Creek would fall somewhere around \$20,000 per acre. He noted that the sales tax revenue per acre at Aurora Village is significantly higher because of the revenue generated by Costco and Home Depot. He clarified that he did not mean to imply that Aurora Square should generate \$39,000 per acre in sales tax revenue, but it could be possible and current sales tax revenue of \$6,000 per acre is very low. Commissioner Wagner asked staff to also provide information about the sales tax revenue generated by

the Gateway development. Mr. Eernisse explained that sales tax revenue is limited because it is very difficult to get retail development over one story. However, additional stories of residential development would increase the improvement value significantly, resulting in more property tax revenue. Suburban cities seek big box stores because they generate a lot of sales tax revenue.

Chair Moss asked if the performance agreement would require the consensus of all property owners. Mr. Eernisse said it is likely that some elements of the performance agreement would require the participation of all property owners, and others would not.

Chair Moss asked if the City has identified a loose timeline for when the CRP would be completed and construction would begin. Mr. Eernisse said he would like the CRP to be in place by mid 2013 to identify a pallet of options and the various types of financing tools that could be used. He noted that because what works well for one property owner may not be appropriate for another, it is important that the plan remain flexible. On the other hand, the plan must be resolute enough for the property owners to know that the City means to do what the plan says it will do.

Commissioner Wagner asked staff to explain the next step in the process and what they expect the Planning Commission to do. Mr. Eernisse explained that the purpose of tonight's discussion is to engage the Commission in the process. They may want to form a subcommittee to work specifically on the CRP. Property owners would be notified of the various public meetings, as well as any future City Council actions. In addition, staff would stay in close contact with the property owners, specifically encouraging them to identify the elements they want included in the agreement.

Commissioner Wagner asked staff to explain the process that would be used to move the CRP through Commission review and to the City Council for formal adoption. Director Markle pointed out that the City has never done a CRP, but she anticipates the process will include Planning Commission study sessions, public open houses, and a public hearing. Mr. Eernisse added that State Law requires that all CRA's must have an approved plan in place. The Planning Commission will be asked to forward a recommendation to the City Council for formal adoption of the CRP, and the City Council will take the final action. Director Markle agreed that staff would identify an appropriate process for moving the CRP forward and report back to the Commission.

Commissioner Maul pointed out that the property is already zoned mixed use, so a rezone would not be necessary. He suggested that the first step in creating a CRP is to generate some realistic concepts of what the City and property owners would be willing to do. The conceptual plan could be used to generate momentum. Mr. Eernisse agreed that when approaching neighborhood groups, it would be helpful and wise to illustrate potential options rather than presenting a whole master plan for the area. For example, the City could provide ideas for how 160th Street and Westminster Avenue could be better designed. He noted that the CRA includes the surrounding rights-of-way, making the City the largest property owner. He emphasized that property owners have the ultimate control of their properties and the City must work with them to implement the common goal of creating a vibrant center.

Chair Moss pointed out that the Puget Sound Regional Council's (PSRC) Vision 2040 Plan identifies the area around 155th Street as a transit-oriented community, and Metro will open a RapidRide E Line along Aurora Avenue North next year. This new line will likely result in significant changes at Aurora Square

and elsewhere along Aurora Avenue. She commented that any time change is afoot, surrounding residential property owners become concerned. She reminded the Commission and staff that, in the past, members of the public have expressed concern that they were not included in the process. Before creating a draft plan for the public's consideration, she suggested that staff should educate the public about what a CRA is and is not and solicit feedback from the surrounding property owners. This would allow them to identify their big concerns. She said it is important the CRP to address these big concerns and get buy in from the surrounding property owners. She suggested the City establish a web page that provides information and announcements related to the CRP process and allows the public to submit comments.

Chair Moss recalled that the community was heavily engaged in the Aldercrest Subarea Planning process. Members of the community reached out to have discussions with neighbors who would be impacted by the plan. This process was effective because it pushed a lot of the conversation to the community to identify what is important. When this high level of community development has not occurred early in the process, there has been a lot of divisiveness and the process has been slowed down.

Mr. Eernisse cautioned that creating a plan for private property is much different than planning for public property such as the Aldercrest Annex site. He explained that, from a property owner's perspective, the properties are privately owned and appropriate zoning is already in place. While the City can solicit public response, it is important to send a clear message to the community that property owners have certain rights to build whatever is consistent with the current zoning code. While the City can meet with surrounding property owners, it is important for them to understand that the City cannot require a property owner to do something that goes beyond what is required by zoning. Chair Moss said she understands that no zoning changes are anticipated, and it will be important to help the public have a clear understanding of where their feedback can and cannot be applied. Mr. Eernisse agreed and pointed out that if the City were to provide a funding mechanism for infrastructure development, there would be strings attached and public input would be solicited.

Commissioner Wagner suggested that it would be helpful for the staff to prepare a list that clearly articulates what the City can and cannot do as part of a CRP. Mr. Eernisse agreed that would be appropriate.

Mr. Eernisse said he looks forward to working with the Commission. He said he believes the result of the process will be significantly improved as good minds work together.

The Commission discussed the process for moving the CRP forward. Rather than creating a subcommittee now, they agreed that the first step would be for staff to develop a draft plan to present to the public, along with an explanation of what the plan means and its potential impacts and possibilities. Once this information is available, the Commission could determine the appropriate process for moving the plan forward, and forming a subcommittee may be one option. The Commission requested staff provide regular updates and helpful information related to the CRP. Mr. Eernisse agreed to bring some form to the nebulous state of the CRP concept and then invite feedback from staff, community groups and stakeholders to further hone the plan. Staff would provide regular updates of how the process is proceeding forward and notify the Commissioners of the scheduled community meetings.

Michael Germak, Shoreline, said he lives adjacent to the WSDOT facility at Aurora Square. He said he has an interest in what is going on in his community, and he commended the City of Shoreline and its leadership for what they have done in their forward thinking to clean up Aurora Avenue North. He agreed with Chair Moss' comments about the need for extensive community involvement early in the process.

Tom Jamison, Shoreline, said he hopes that minutes are prepared for the meeting and published in a timely manner. He said that as he listened to the staff's presentation and the Commission's discussion, he made the following observations:

- There was no mention of the inevitable executive sessions that will be required for the performance agreement. This will result in a lack of public visibility.
- There was no mention of the budget until Commissioner Scully specifically asked about it.
- There was no mention that WSDOT and the Northwest School wanted to opt out of the CRA, but it was not allowed by the City Council.
- There was no rejoinder to his public comment asking for why the CRA was done as a resolution instead of an ordinance. A resolution is not binding, and an ordinance is.
- There was no mention of the environment and tree canopy. Would the trees be removed from the "wasted space" on the WSDOT property to accommodate future redevelopment.
- There was no mention of the potential of enlarging CRAs after they are initially established, which is done by a lot of communities. Designating the commercial area only at this time, is misleading at best.
- There was no mention of the coercive power of eminent domain even if it is not exercised. This is a way a single developer may be able to get other developers to sell at sub market prices. Although a lot of statements have been made and Resolution 333 states that eminent domain is not authorized by the resolution, it does not specifically prohibit it. The resolution does not need to authorize eminent domain because it is authorized by the CRA law, and the City Council did not take a positive stance saying they would not use eminent domain. He suggested that the City Council should have indicated their intention in a more obvious and direct way.

DIRECTOR'S REPORT

Ms. Markle announced that the City Council will consider the Commission's recommendation on the Comprehensive Plan amendments for the first time on November 5th. They will also conduct a public hearing on the budget on November 5th, so the public will have an opportunity to speak specifically about the \$250,000 request for station area planning. The City's review of the Comprehensive Plan amendments will continue on November 13th and 19th and December 3rd.

Ms. Markle advised that staff met with representatives from Sound Transit last week to receive an update and discuss the status of their draft Environmental Impact Statement and the City's station area planning process. The Sound Transit Board requested that their staff update the transit-oriented development policies. She noted that their current policies are mainly geared towards "agency transit-oriented development," and they are proposing a new component called "community transit-oriented development." She explained that agency transit-oriented development typically takes place on property

that is owned by Sound Transit, and the community transit-oriented development policies would allow Sound Transit to engage more with community members such as cities, utility districts, etc. to talk about transit-oriented development on other properties. They will likely act on the proposed policy changes by early 2013.

Ms. Markle reported that she plans to attend a Court of Appeals on November 7th where Save Richmond Beach will present oral arguments on BSRE's appeal regarding vesting of their permit.

Ms. Markle said the 185th Street Station Subcommittee will meet for the first time on November 5th. They will discuss a potential grant application and develop the next steps for their subcommittee.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Commissioner Craft said the Station Area Planning Subcommittee did not have a report to provide at this time. Their goal is to meet to discuss steps the City staff is taking and how the subcommittee's work could follow. This will allow the subcommittee to clarify the direction they will take. He stressed the importance of including future subcommittee reports on the agenda so that proper notification is given to the public.

Commissioner Scully asked if a City staff member would attend the 185th Street Station Subcommittee meeting. Mr. Szafran said he plans to attend the event. Commissioner Scully said he would likely attend, as well.

Commissioner Maul reported that he and Chair Moss attended the Implementation Strategies Workshop for the Growing Transit Communities Partnership, which was sponsored by the Puget Sound Regional Council (PSRC). The PSRC grouped the planned stops for station areas into categories depending on existing conditions and outlined some potential strategies for moving forward. The PSRC also sought input from those in attendance regarding their outlines and strategies. He said the event provided him with a broader sense of the strategies that are available and the thought that the PSRC has put into the matter. Chair Moss said she picked up copies of the meeting materials for the two other members of the Station Area Planning Subcommittee. She noted that the information is in draft form and intended to get conversation going. The PSRC's website provides resources related to "growing transit communities."

AGENDA FOR NEXT MEETING

Mr. Szafran announced that the Point Wells Subarea Plan docketed amendments will be presented to the Planning Commission for a public hearing on November 15th. The amendments should have been included in the October 18th public hearing as an element of the Comprehensive Plan amendment docket. The November 15th agenda will also include a study session on commercial design standards.

Chair Moss advised that in order for the Comprehensive Plan amendments related to the Point Wells Subarea Plan to move forward to the City Council as soon as possible, the Commission will need to have a special meeting to approve the minutes from the November 15th public hearing. She invited the Commissioners to review their schedules and be prepared to schedule the special meeting at their next meeting.

ADJOURNMENT

The meeting was adjourned at 9:02 p.m.

Donna Moss
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

TIME STAMP
November 1, 2012

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

DIRECTOR'S COMMENTS:

APPROVAL OF MINUTES: 1:44

GENERAL PUBLIC COMMENT: 13:10

NEW BUSINESS

Community Renewal Area Update: 18:00

Commission Questions: 45:55

Public Comments: 1:42:25

DIRECTOR'S REPORT: 1:48:42

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS: 1:52:03

AGENDA FOR NEXT MEETING: 1:57:35

ADJOURNMENT

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CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

November 15, 2012
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Moss
Vice Chair Esselman
Commissioner Craft
Commissioner Maul
Commissioner Montero

Staff Present

Rachael Markle, Director, Planning and Community Development
Steve Szafran, Senior Planner, Planning and Community Development
Paul Cohen, Planning Manager, Planning and Community Development

Others Present

Council Member Salomon

Commissioners Absent

Commissioner Scully
Commissioner Wagner

CALL TO ORDER

Chair Moss called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Upon roll call the following Commissioners were present: Chair Moss, Vice Chair Esselman and Commissioners Craft, Maul and Montero. Commissioners Wagner and Scully were absent.

APPROVAL OF AGENDA

The agenda was accepted as presented.

DIRECTOR'S COMMENTS

Director Markle did not provide any comments during this portion of the meeting.

APPROVAL OF MINUTES

There were no minutes to approve.

GENERAL PUBLIC COMMENT

There was no one in the audience who expressed a desire to address the Commission during this portion of the meeting.

PUBLIC HEARING ON POINT WELLS SUBAREA PLAN AMENDMENTS AND MAP CHANGES

Chair Moss reviewed the rules and procedures for the public hearing. She opened the public hearing and invited staff to present their report.

Staff Presentation

Mr. Szafran recalled that staff presented the 2012 Comprehensive Plan Amendment Docket to the Planning Commission on January 5th. The docket included six amendments, four of which were proposed by the group, Save Richmond Beach, and were directly related to the Point Wells Subarea Plan. The City Council approved two of the requests for inclusion on the docket, and the Planning Commission conducted a study session on the two amendments on July 19th. He reviewed the proposed amendments as follows:

- The first amendment (Attachment B) adds language to the Point Wells Subarea Plan Corridor Study and Implementation Plan concerning alternative access through Woodway, impacts to other roadways throughout Richmond Beach if secondary access is provided, and coordinating with Edmonds and Woodway to improve north-south mobility.
- The second amendment (Attachment C) adds Point Wells to the seismic hazards section of the Natural Environment Supporting Analysis of the Comprehensive Plan.

Mr. Szafran advised that in addition to the two changes listed above, the Planning Commission noted at their October 18th meeting that the Point Wells Future Service Annexation Area on the maps in the 2012 Comprehensive Plan had not been updated to match the geographic location of the Point Wells Subarea Plan. Changes were made (Attachment D) to correct this inconsistency. Also, Mr. Szafran explained that the Point Wells area is referred to as a “Potential Annexation Area” throughout the Comprehensive Plan, but the Subarea Plan that was adopted in 2010 actually changed the designation to Future Service Annexation Area. The text has been updated to be consistent (Attachment G).

Mr. Szafran referred to the criteria for amending the Comprehensive Plan, which is delineated in Shoreline Municipal Code (SMC) 20.30.340. He reviewed each of the criteria as follows:

1. *The amendment is consistent with the Growth Management Act (GMA) and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies.* Mr. Szafran advised that staff reviewed the subject amendments for consistency with the GMA and Countywide Planning Policies and determined that the proposed amendments would meet this requirement.

2. *The amendment addresses changing circumstances, changing community values, incorporates a subarea plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan.* Mr. Szafran said staff believes that adding Point Wells to the geographical and landslide hazard maps and mentioning Point Wells in the Natural Environment Supporting Analysis meets this requirement.
3. *The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.* Mr. Szafran explained that because the proposed amendments would benefit the community and promote public health, safety and general welfare, staff believes this requirement would be met.

Mr. Szafran referred to the change proposed by Save Richmond Beach in Attachment B (Page 21 of the Staff Report), which states that, “the study should also look at potential alternative access scenarios through Woodway in the event a secondary access road is opened.” He said staff was just informed that the City Attorney is in negotiations with Save Richmond Beach and the developer of the Point Wells site regarding the scope of the Transportation Corridor Study, and a north road is not part of that proposal. Ms. Markle clarified that the parties have been negotiating for approximately 9 months, and an agreement is expected soon. Adopting this proposed amendment may be more appropriate after the scope has been determined. Mr. Szafran advised that members of Save Richmond Beach were present to speak to this issue. Staff may recommend that this amendment not be added, but they are recommending approval of the other amendments as proposed.

Questions by the Commission

Vice Chair Esselman suggested that perhaps it might be appropriate to approve the proposed amendment related to the Transportation Corridor Study regardless of the result of the final negotiations. This would cover future changes that might result in the possibility of another road. Ms. Markle said the current language is specific to the Transportation Corridor Study, the scope of which is nearly completed. She suggested that perhaps the language could be reworded to be more general and require that opportunities for a secondary access road should always be included in any studies to address how development at Point Wells would impact transportation. Chair Moss agreed that there would be value in including the amendment, and rewording it is certainly a possibility. Even if an agreement is reached on the scope of the Transportation Corridor Study now, significant change could occur in the future that would necessitate an additional study. She specifically suggested the words “through Woodway” could be deleted.

Mr. Szafran said that his interpretation of the amendment is that if a secondary road is built, the City should study the roads throughout Richmond Beach to identify traffic impacts. The City Attorney took the language to mean that the corridor study should look at multiple accesses in and out of the site, regardless of whether or not a road is built. He suggested that, at the very least, the language should be amended for clarity. Commissioner Montero suggested the language be amended to read, “In the event a secondary access scenario is discovered, it should be added to the corridor study.”

Chair Moss said it appears the City Attorney is concerned that the proposed language could be interpreted to mean that the Transportation Corridor Study must evaluate all potential access to Point

Wells. She suggested that could be somewhat beyond the ability of the City to determine because the secondary accesses could be through Edmonds or Woodway.

Commissioner Moss referred to Policy PW-12 (Page 22 of the Staff Report), and asked if the maximum 4,000 vehicle trips per day is an accurate number for Richmond Beach Drive, which is a local road. Mr. Szafran answered that the initial number was incorrect, but staff made the appropriate adjustment.

Public Testimony

Tom Mailhot, Shoreline, said he was present to speak on behalf of Save Richmond Beach. He advised that Save Richmond Beach proposed other amendments that were not approved for further consideration. Of the two that did get approved, one involved making sure that Point Wells was recognized as an area of seismic hazard. It is important to take this into consideration if and when development proceeds.

Mr. Mailhot thanked the Commission and staff for the flexibility they have shown thus far in their discussion on the proposed amendment related to the Transportation Corridor Study. He said that because he was not aware how close they were to completing negotiations for the scope of the study until just prior to the meeting, he does not have alternative wording to suggest at this time. However, he said he believes it is important to have something in the Point Wells Subarea Plan that addresses the potential for a secondary access road coming either through Woodway or Edmonds, which could significantly change the traffic patterns through Shoreline. For example, a road through Woodway or Edmonds could result in significant traffic south on 20th Avenue, and the current traffic plan only envisions traffic going north on 20th Avenue. He offered to submit revised wording within the next few days. If the Commission cannot wait that long, he asked that he at least be allowed to review and comment on whatever wording the Commission ultimately comes up with.

Chair Moss explained that the Commission's goal is to act on the proposed amendments tonight, and the Commission would not be allowed to accept additional comments and/or revised language from the public after the hearing has been closed.

Final Questions and Deliberations

Chair Moss referred to the proposed amendment to the Natural Environment Supporting Analysis (Attachment C) on Pages 26 and 27 of the Staff Report. She expressed concern that the second sentence is quite long. She suggested they consider a way to make it more concise and clear.

Chair Moss welcomed Councilmember Salomon to the meeting.

COMMISSIONER CRAFT MOVED TO RECOMMEND APPROVAL OF THE POINT WELLS SUBAREA PLAN TEXT AND MAP AMENDMENTS PRESENTED BY STAFF AND CONTAINED WITHIN THE SUPPORTING DOCUMENTS (ATTACHMENTS B, C, D, E, F, AND G). COMMISSIONER MAUL SECONDED THE MOTION.

Commissioner Craft said the points that were brought up by staff and that are contained in the document address citizen concerns and the Commission would do well to take them into consideration. The amendments create a more complete document and address areas that may have been either left out or a bit vague. While he recognized that some wording changes may be appropriate, he appreciates the time that Save Richmond Beach has put into their proposed amendments. He said he supports the amendments. Commissioner Maul concurred.

COMMISSIONER MONTERO MOVED THAT THE MAIN MOTION BE AMENDED TO CHANGE THE SECOND SENTENCE OF THE FIRST PARAGRAPH UNDER “CORRIDOR STUDY” IN THE POINT WELLS SUBAREA PLAN (ATTACHMENT B AND PAGE 21 OF THE STAFF REPORT) TO READ, “IF A POTENTIAL ALTERNATIVE ACCESS SCENARIO THROUGH WOODWAY IS DISCOVERED, IT SHOULD BE ADDED TO THE CORRIDOR STUDY.” COMMISSIONER MAUL SECONDED THE MOTION.

Commissioner Montero commented that if there is another available route to the Point Wells site, the City of Shoreline should have an opportunity to review the impacts it would create. Commissioner Maul agreed that if there is a viable additional access point, it should be considered.

The Commission discussed that the word “discovered” should be changed to “identified.” They also agreed that the words “through Woodway” should be removed to make the statement more general.

THE MOTION TO AMEND THE MAIN MOTION WAS UNANIMOUSLY APPROVED TO CHANGE THE SECOND SENTENCE OF THE FIRST PARAGRAPH UNDER “CORRIDOR STUDY” IN THE POINT WELLS SUBAREA PLAN (ATTACHMENT B AND PAGE 21 OF THE STAFF REPORT) TO READ, “IF A POTENTIAL ALTERNATIVE ACCESS SCENARIO IS IDENTIFIED, IT SHOULD BE ADDED TO THE CORRIDOR STUDY.”

Chair Moss pointed out that in the third sentence under Policy PW-9 (Page 21 of the Staff Report), “20” should be changed to “20th.” Commissioner Craft pointed out that this proposed amendment targets Woodway as a secondary access point, and identifies the corridors in Shoreline that would be impacted. However, the language in the Transportation Corridor Study section refers to alternative points of secondary access in general. The Commission agreed that the term “through Woodway” should be deleted to provide consistency.

COMMISSIONER CRAFT MOVED THAT THE MAIN MOTION BE AMENDED TO CHANGE THE THIRD SENTENCE IN POLICY PW-9 (ATTACHMENT B ON PAGE 21 OF THE STAF REPORT) BY DELETING THE WORDS “THROUGH WOODWAY” AND ADDING “OR OTHER STREETS IMPACTED” AT THE END. COMMISSIONER MAUL SECONDED THE MOTION.

Vice Chair Esselman pointed out that the last sentence in the “Corridor Study” section also contains the words “through Woodway.” Commissioner Montero pointed out that, with the exception of the tip that is adjacent to the City of Shoreline, the Point Wells site is encompassed by the Town of Woodway. Therefore, secondary access through any jurisdiction other than Woodway would be impossible.

Commissioner Craft said the intent of his motion was to keep the language as open as possible to accommodate potential future changes.

THE MOTION TO AMEND THE MAIN MOTION WAS UNANIMOUSLY APPROVED TO CHANGE THE THIRD SENTENCE IN POLICY PW-9 (ATTACHMENT B ON PAGE 21 OF THE STAFF REPORT) BY DELETING THE WORDS “THROUGH WOODWAY” AND ADDING “OR OTHER STREETS IMPACTED” AT THE END.

The Commission briefly reviewed the maps in Attachments D, E and F, which were updated to identify the appropriate boundaries for the Point Wells Future Service Annexation Area. Chair Moss pointed out that because the Point Wells site has not yet been annexed into the City of Shoreline, it does not have a land use designation. Mr. Szafran said it is currently identified as a planned area with its own subarea plan.

Vote to Recommend Approval or Denial or Modification

THE MAIN MOTION TO RECOMMEND APPROVAL OF THE POINT WELLS SUBAREA PLAN TEXT AND MAP AMENDMENTS AS PRESENTED BY STAFF AND CONTAINED WITHIN THE SUPPORTING DOCUMENTS (ATTACHMENTS B, C, D, E, F, AND G) WAS UNANIMOUSLY APPROVED AS AMENDED.

Closure of Public Hearing

Chair Moss closed the public hearing.

STUDY SESSION ON COMMERCIAL DESIGN STANDARDS

Staff Presentation

Mr. Cohen reminded the Commission that in February, the City Council directed staff to move forward with a project to amend the Development Code to consolidate commercial zones and add design standards. The purpose of tonight’s meeting is to orient the Commission to the amendment proposal and its key issues before providing draft code language. He noted that the project is consistent with City Council Goals 1 and 6.

Mr. Cohen said the goal of the project is to consolidate redundant commercial zoning categories and redundant, similar or conflicting design standards for development in commercial zones. He reminded the Commission that they completed their recommendation for the Comprehensive Plan Update on October 18th. In the plan, policies were added and the map was updated relative to the Mixed Use 1 and Mixed Use 2 designations to support amendments to consolidate redundant zoning and commercial design standards.

Mr. Cohen provided photos to illustrate the various design standards the City is striving for. He said the amendments are intended to implement Vision 2029, which promotes complete neighborhood centers, streamlined development, sustainable neighborhoods that are safe and attractive, and a strong economic

base. The Town Center Plan, which was adopted in 2011 and involved a three-year public process, would be used as a basis for the project. In addition to more attractive neighborhoods, it is important that commercial centers function better, particularly by providing places for pedestrians to linger in different commercial settings.

Mr. Cohen recalled that the Town Center Plan utilizes a “protect and connect” concept. It is important to connect the adjoining neighborhoods to the commercial areas so the commercial areas are amenities. It is also important to protect the neighborhoods from the impacts associated with more intense commercial development. Similar to the North City Business District, the proposal is to limit housing density by the height and bulk of a building rather than a specific number. The Town Center Plan went one step further to identify straight height and bulk caps and then let the density work its way out. He explained that traditional codes have density caps; but because of other requirements such as parking and height, it is difficult or impossible for developers to realize the maximum density allowed. The amendments would eliminate and/or revise the zoning tools that conflict or give mixed messages. The goal is to create design standards the City feels comfortable with going forward without trying to layer them up with too many requirements.

Mr. Cohen pointed out that in the Town Center Plan, the parking standards were reduced in half for one and two bedroom units compared to other zones throughout the City. This is intended to produce more pedestrian activity, less space for cars, and development that is more transit oriented. Administrative design review (ADR) is only required for modifications to the design standards. He summarized that code does not always create the best-designed development. The design standard departure process would allow the City to consider ideas brought forward by developers for better design. Staff does not recommend that design departures be allowed for the transition area standards and the dimensional standards in commercial zones.

Mr. Cohen summarized that the design standards and zone consolidation project would:

- Raise all commercial design standards to those in the Town Center Plan.
- Clarify inconsistent, redundant and vague regulations.
- Preserve the existing dimensional and land use standards in the commercial zones.
- Not increase the commercial land area.
- Streamline the approval process for administrative design review.
- Consolidate redundant commercial zones.

Mr. Cohen referred to a map outlining the proposed consolidated commercial zones (Page 45 of the Staff Report) and explained that the goal is to consolidate the eight existing commercial zones into four as follows:

- Neighborhood Business (NB). The NP and Office (O) zones have identical dimensional and land-use standards. Rather than having two designations, staff is proposing that the NB and O zones be consolidated into a single NB zone.
- Community Business (CB). The CB, North City Business District (NCBD) and Ridgecrest (PA2) zones would be consolidated into a CB zone.

- Arterial Business (AB). The Mixed Use (MUZ) and Industrial (I) zones would be consolidated into an AB zone. These zones are primarily located along Aurora Avenue North outside of Town Center.
- Town Center (TC). The Town Center 1 through 4 zones would remain unchanged.

Mr. Cohen compared the proposed new zoning map to the existing zoning map. He noted that some of the existing commercial zones are quite small. He explained that whenever they do a major clean up of the zoning map, unanticipated anomalies come up. For example, in the upper right corner of the Ballinger Commons area, the zoning would be CB and some AB. However, there are also some very small areas of NB that may be left over from King County zoning. He pointed out that most NB zones are located in pockets that are surrounded by residential development. Staff is not currently recommending a zoning change for these areas.

Mr. Cohen explained that code reform involves a lot of moving parts. He provided a diagram to illustrate how the code amendment process would move forward. He also reviewed the primary changes associated with consolidating the commercial zones and commercial design standards as follows:

- **Housing Density.** Currently, density in commercial zones other than TC and NCBD is determined by units per acre. Staff is recommending that these numbers be eliminated. Instead, height and bulk standards would be used to determine density. This would allow density standards to line up better with the dimensional and design standards. He announced that the State Environmental Policy Act (SEPA) process has been completed for the proposed amendments, which included an analysis of the potential increase of 2,000 housing units mostly in the Aurora Corridor. Many of the commercial areas are too small to notice much change.
- **Development Incentives.** Development incentives are typically used to promote features or improvements that may be beyond the development market such as affordable housing, green building, and other public amenities in exchange for greater development potential. The current code has incentives; but for the most part, they have not been used since the Development Code was adopted in 2000. Staff anticipates the City will adopt green building code standards within the next few years. The amendment will propose to remove the incentives and allow full development potential without incentives. Staff believes the strongest incentive at this point is the shedding of unnecessary requirements. In some cases, developers have used the planning tool of floor area ratio (FAR), which allows flexibility to reshape their development to get more height. This tool has not been used a lot, and it can conflict with the height standards in the commercial zones.
- **Parking.** In TC zones, the parking standard for residential development was significantly reduced, and the parking standard for commercial development was reduced to a lesser degree. The amendment will propose using the TC parking standards for all commercial zones.
- **Thresholds for Site Improvements and Frontage.** The Development Code has articulated thresholds for determining when full site improvements must be made. Typically, the threshold is based on the construction value of a project compared to the assessed value of the property. The thresholds are different for each zone, which creates confusion. The thresholds need to be cleaned up and consolidated. The amendment will propose one threshold for all development based on property and structure values.

Commissioner Craft clarified that staff is not proposing to add or subtract code language. They are proposing to merely simplifying what is already on the zoning map. They are not adding, recreating or reducing zones. Mr. Cohen concurred. Commissioner Craft asked what process would be used to consider additions or subtractions based on the growth of the community and recent changes. Mr. Cohen said this would involve a separate process. The proposal to consolidate zoning and design standards is a big change on its own, and the SEPA review specifically states that the commercial areas would not be expanded.

Commissioner Montero noted that numerous stakeholders were involved in the public outreach meeting. He asked staff to share some of the response they received. Mr. Cohen said they received a written comment asking that the properties zoned NB near Ballinger Commons be rezoned consistent with the other commercial zones in the area. He summarized that three public outreach meetings were held with the Chamber Government Affairs Committee, the Council of Neighborhoods, and the Community Developer focus group. Some minor suggestions were provided, but those who attended the focus groups were generally in favor of the proposed changes. The City also conducted an open house at which all owners of commercially-zoned properties and surrounding residential properties were invited to attend.

Chair Moss summarized that staff is proposing the City adopt the same commercial standards for all commercial zones, using the Town Center Plan design standards as a base. She asked if staff is proposing to use a combination of the design standards from the four different TC zones. Mr. Cohen advised that the TC4 zone comprises a small stretch of residential properties along the back side of Stone Avenue and was moved to the residential section. The design standards for the TC1 through TC3 zones are the same. Chair Moss noted that frontage improvement standards were different for all three TC zones. Mr. Cohen reminded the Commission that the street standards for the TC zones were included in the code because the Transportation Master Plan (TMP) had not yet been adopted. These standards are now unnecessary because they are covered in the adopted TMP. The remaining site development standards are the same.

Chair Moss asked how the AB, CB and NB zones would differ from one another if the same commercial design standards would apply to all three. Mr. Cohen answered that they would not differ from each other in terms of design standards, but each of the commercial zones would maintain their current and different dimensional standards (i.e. setbacks, building height, hardscape, lot coverage). He specifically noted that whenever standards are melded together, he used the greater standard. He said that, although there will be some small tweaks, the allowed uses would remain the same for all zones. He said he would specifically point out the small changes that staff is proposing when the actual amendments are presented to the Commission for review.

Commissioner Maul asked if, in addition to consolidating the zones, the City would also implement the design standard changes to the specific zones. Mr. Cohen answered that the process would involve two steps: consolidating the commercial zones and then consolidating the design standards for commercial areas. Commissioner Maul asked if the Commission would receive actual code language to review. Mr. Cohen answered that staff is attempting to organize the actual code amendment language in such a way to identify the legislative changes. However, the sections recommended for wholesale removal will be

placed at the end. The code language should be available within the next week in preparation for the Commission's December 6th meeting.

Vice Chair Esselman said she is impressed at how cleanly and logically the zones have been consolidated on the proposed map. Even where there are some anomalies such as small pockets of NB zoning, they provide a transition between the more intense commercial development and the less intense residential development. She asked if rezoning the NB-zoned parcels located in the upper right corner in the Ballinger Commons area would require a separate process. Mr. Cohen said addressing any of the anomalies would require a rezone, which would be an entirely separate and different process. He pointed out that the proposed amendments to the Comprehensive Plan Land Use Map would support zoning changes for many of these properties.

Vice Chair Esselman asked if the City could move forward with rezones to address the anomalies or if the property owners would be responsible for pursuing the changes in zoning. Mr. Cohen said staff would feel compelled to contact property owners of any proposed zoning changes, but rezones are currently outside the proposal. Director Markle cautioned that site-specific rezones should go through a quasi-judicial rezone process. The City Council can sponsor a citywide rezone, but staff has no direction to do that. The work they have done thus far does not lend itself to making zoning changes at this time. The Commission could recommend that this be added to their future work program.

Chair Moss reminded the Commission that the proposed amendments to consolidate commercial zoning and create commercial design standards are intended to line up with the proposed Comprehensive Plan amendments.

Chair Moss asked if the contract zones on the existing zoning map would be melded into one of the other zoning categories. Mr. Cohen said the Contract zones (CZ) would not be consolidated into the four commercial zones because the underlying zoning is not commercial. The Mixed Use Contract Zone (MUCZ) would be changed to AB.

Mr. Cohen continued to review the primary changes being proposed as follows:

- **Administrative Design Review (ADR).** Currently, the ADR process applies to the MUZ, TC and PA2 zones. There is a similar Planning Action Approval process in the NCBD zone. The amendment proposes that all commercial zones require an ADR. However, rather than requiring ADR for each proposal in a commercial zone, a review would only be required if the applicant requests a departure from the design standards.
- **Exemptions for Plazas and Front Parking.** Currently, there are requirements for where parking can locate on a site and when plazas are required. The current requirement is proportional to the size of the development. Staff is recommending an exemption so that smaller lots can have more flexibility on parking location and not be required to add a plaza space. The Commission discussed how this exemption would be applied when small lots are aggregated for development. It was agreed that the exemption would apply if the small lots were each developed with separate buildings. However, it should not be used as a way to avoid the parking standards associated with larger lots. Mr. Cohen agreed to draft code language to clearly address this issue. The Commission agreed that

parking on the street side of lots should be discouraged unless there are no other options. Mr. Cohen said the proposed amendment would allow the City to consider code departures from the parking standards, but ADR would be required.

- **Transition Areas to Single Family.** Transition areas are added requirements to address situations where high-intensity development abuts low-intensity residential development. The current code includes four different standards in four different sections, but there are many similarities. Staff is recommending that the transition standards for all commercial zones be melded together, using the higher TC standards for commercial properties that abut or are located across the street from R-4, R-6, and R-8 zones. Chair Moss recalled that the TC4 zone became its own zone because it abuts a single-family residential zone. The proposal is to adopt the TC transition standards, which were developed particularly for the TC4 zone. Mr. Cohen said that whenever there is a conflict between one standard being higher than the other, he favored the higher standard. The idea is to avoid community concern that they are losing ground.

At the request of Commissioner Montero, Mr. Cohen identified the current I zones. Commissioner Montero noted that, as per the proposed amendment, industrial uses would be allowed in all of the AB Zone. Mr. Cohen noted that the land uses currently allowed in the MUZ and I zones are identical.

- **Arterial Business.** The AB zone will apply to properties on the Aurora Corridor, north and south of Town Center. Staff is considering the idea of treating the AB zone different than all the other commercial zones in terms of flexibility. This would allow enough design flexibility to accommodate “big box” development if that is what the market will support. The design standards are intended to emphasize what is happening at the street and second floor levels of a development. He cautioned against overdesigning the floors above the first two levels. There is quite a lot of commercial property in the proposed AB zone that is undeveloped or underdeveloped. This zone is less pedestrian oriented, and there may be room for “big box” development to occur if desired.

Chair Moss recalled that one goal of the Aurora Corridor improvements was to make it more walkable and pedestrian friendly. The Community Renewal Area is encircled primarily by low-density residential development. She cautioned the staff to think carefully about the area north on Aurora Avenue North (Costco) which has centralized parking. Since most of the AB zone would be located along Aurora Avenue, they should keep in mind the City’s long-term vision for the corridor.

Mr. Cohen clarified that with the exception of the proposed changes for upper story development, the AB Zone would have the same design standards for frontage, entry requirements, window space requirements, etc. for the first floor of development. If the design standards are too stringent, they might discourage “big box” development. The Commission concluded that there are only a few areas in the AB zone that are large enough to accommodate “big box” stores. Commissioner Craft suggested that rather than creating a blanket exception to the design standards for the entire AB zone, it might be appropriate to create an exception that applies to just the larger commercial parcels. Chair Moss reminded the Commission that residential property owners near Aurora Avenue North have expressed concern about how more intense development along the corridor can impact their home values. Design standards will be an important tool for minimizing these impacts. Mr. Cohen

reminded the Commission that the transition standards would be applied equally in all commercial zones. In light of the Commission's concerns, Mr. Cohen agreed to leave changes to the AB zone out of the draft amendments. He said he would provide additional ideas and information at the December 6th meeting. Vice Chair Esselman commented that there are various design tools that can be used to enhance development on the street side.

The Commission discussed that there is a lot of redevelopment potential on both the east and west sides of Aurora Avenue North. Implementation of amendments to consolidate commercial zones and commercial design standards will create more opportunity for investment in the community. They agreed that clear design standards will make it easier for developers and businesses to commit to projects. Mr. Cohen advised that at their December 6th meeting, the Commission could review the design standards to determine if they are adequate enough for the AB zone.

- **Dimensional Charts.** There are a number of dimensional charts in the code. The amendment will propose that only two charts are needed; one for residential zones and another for commercial zones.
- **Neighborhood Business Height Increase.** The Development Code currently contains a provision for a height increase from 35 feet to 50 feet in the NB and O zones if 25% of the building floor area has residential units. Staff is recommending a 50-foot height limit without incentive for all development in the NB zone. Commercial areas can have residential development anyway, and the impact of upper floors in residential or commercial development would be negligible. The height limit for the CB zone would be 60 feet, and the height limit for the AB zone would be 65 feet. The TC zone allows a height of 70 feet.

Commissioner Craft expressed concern that changing the height limit in the NB zone from 35 to 50 feet would only accommodate one additional story of residential development. He pointed out that multiple levels of residential are needed to make a project economically viable. He expressed concern that, like incentives, the additional height may not encourage the type of development the City envisions for the area. Mr. Cohen clarified that, currently, the NB zone requires residential development in order to achieve the greater height limit. Staff is proposing that this requirement be eliminated.

Mr. Cohen said he would prepare a clean copy of the proposed code amendments for the Commission's review prior to the December 6th meeting. He would also provide a legislative version. He encouraged the Commissioners to read the clean copy first to get a better idea of what is being proposed. They can use the legislative version to clarify the changes that are being proposed.

The Commission discussed their agenda for the remainder of the year. It was noted that a special meeting would be required to approve the minutes from this meeting so they could be forwarded to the City Council as part of the Comprehensive Plan Update. The Commission would hold a workshop discussion regarding the proposed amendments to consolidate the commercial zones and commercial design standards on December 6th. Due to the holidays, they agreed to cancel the December 20th meeting, which was tentatively scheduled as a public hearing on the commercial zones and design standards. The public hearing could be rescheduled to January 3rd. If necessary and there are enough Commissioners for a quorum, an additional study session could be scheduled for December 20th.

Public Comment

There was no one in the audience.

DIRECTOR'S REPORT

Ms. Markle announced that the City Council's review of the Comprehensive Plan Update is going well, and they have complimented the Planning Commission on a number of occasions. They anticipated final review and adoption as early as November 26th. It was noted that draft minutes of this meeting would be forwarded to the City Council for the November 26th meeting. The Commission scheduled a special meeting on November 27th at 6:00 p.m. to formally approve the November 15, 2012 minutes. The location of the special meeting will be determined by staff.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Commissioner Maul reported that the Station Area Planning Subcommittee (Commissioners Craft, Scully and Maul) met with Ms. Redinger on November 9th to further discuss their approach. The City staff is working on a timeline and has requested money in the 2013 budget to hire consultants to do public outreach. The subcommittee concluded that the best use of their time was research to learn and further understand what successful station area planning has been done in other locations. This information can be used to evaluate the product produced by the consultants. Their biggest function will be public outreach and communication with the citizens. The best way to do this is attend neighborhood meetings. Commissioner Scully attended the recent meeting of the 185th Street Citizens Group, which was very positive. They appreciated his attendance and were pleased that the Commission is taking an interest in what they are doing. Their biggest concern was about communicating with citizens who are unable to attend meetings. The subcommittee discussed having a neighborhood walk with neighborhood citizens, possibly on December 1st. The subcommittee also discussed that it would be appropriate to schedule a subcommittee report as a standard agenda item at each Commission meeting to keep the public informed and invite them to provide comments.

Commissioner Craft said the subcommittee discussed the importance of communicating to the citizens that this will be a long process and no decision would be made in the near future. He said he believes the subcommittee can be a conduit for the community to hear their concerns and thoughts and reciprocate by telling them where the City is in their process.

Mr. Cohen said staff provided the subcommittee members with an existing conditions report that the City received from the Puget Sound Regional Council's Growing Communities Group. Chair Moss said she also provided information to the subcommittee that she collected at an open house she attended. She also advised that additional information may also be available through the Municipal Research Service Center.

AGENDA FOR NEXT MEETING

There was no further discussion about the agenda.

ADJOURNMENT

The meeting was adjourned at 9:33 p.m.

Donna Moss
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Commercial Zoning and Design Standards Amendments
DEPARTMENT: Planning & Community Development
PRESENTED BY: Paul Cohen, Planning Manager
 Rachael Markle, AICP, Director

- | | | |
|---|---|--|
| <input type="checkbox"/> Public Hearing | <input checked="" type="checkbox"/> Study Session | <input type="checkbox"/> Recommendation Only |
| <input type="checkbox"/> Discussion | <input type="checkbox"/> Update | <input type="checkbox"/> Other |

INTRODUCTION

Tonight's meeting is to present the code amendment proposal consistent with the major concepts and key issues discussed at the November 15th meeting for the consolidation of commercial zones and design standards. As a result of more staff analysis and Commission comments since November 15th, there are a few adjustments to the issues concepts presented, which are **in bold** in those sections below. To ease into this large amendment, staff recommends that the Commission first read the reduced draft (Attachment D) without the large, deleted sections before reading the legislative draft (Attachment E).

The amendments are to consolidate redundant commercial zoning categories and redundant, similar, or conflicting commercial code sections as they affect development in commercial zones. Generally, where the standards conflicted we erred to the greater requirement. The proposal is to use the Town Center design standards as the basis to update design standards for all commercial zones in Shoreline.

Shoreline has 8 commercial zoning categories of which 3 pairs (6) have identical permitted land uses and dimensional standards. Town Center remains unique and Ridgecrest Planned Area (PA2) has very similar standards to CB. The proposal is to consolidate Office (O) into Neighborhood Business (NB) zones, North City Business District (NCBD) and Ridgecrest (PA2) into Community Business (CB) zones, and Industrial (I) and Mixed Use Zone (MUZ) into a new Arterial Business (AB) zone. Town Center (TC) zones would remain unchanged. It is important to note that the land area of all commercial zones is proposed not to change (Attachment A and B).

The existing commercial design standards (i.e. layout and design of parking, landscaping, signs, entries, facades) are outdated and overlapped with design standards from other districts. Since Town Center is the latest iteration of design standards that have been vetted with the community there is strong reason to apply it to all commercial zones. It is important to note that the existing dimensional standard (i.e. height, setbacks, lot coverage) for each commercial zone would not change - with a few small exceptions.

Approved By: Project Manager FLC

Planning Director PM

This code reform is important now while the City has the opportunity to make its code more clear and streamlined prior to anticipated increases in development activity. As a result, the proposal will give greater emphasis to pedestrian amenities and neighborhood protections in exchange for some added development potential.

BACKGROUND

On February 6, 2012 the City Council gave staff direction to pursue these code amendments to support Council Goal 1: Strengthen Shoreline's economic base-

1. Improve and streamline the City's development regulations for commercial zones

Over the last decade the City has had iterations of commercial design standards that staff has administered and developers have navigated. These include the 2000 Commercial/ Mixed Use standards, NCBD, PA2, and MUZ with less than complete standards. In July 2011 the Council unanimously adopted the Town Center development code. The three year review and adoption process for the subarea plan involved substantial city-wide participation and support. This resulted in improved and coordinated design standards to make commercial areas within the Town Center subarea more pedestrian-friendly and viable as places to shop and live. In November 2011, the Council, with the adoption of the Southeast Neighborhood Legislative Rezone, stated the need for improved and consolidated commercial design standards for applicable zoning designations throughout the City.

The Town Center development code includes the most recent commercial design and development standards for the City. Rather than having each area with slightly different or redundant standards Council has recommended consolidating and streamlining the code for all commercial zones using the core design standards of Town Center. In addition, the City has redundant commercial zoning designations with identical land use and dimensional standards. These zones can be consolidated without changing the existing development potential or regulations.

Public Outreach Meetings

- June 20th: Open house - notified by mail to all commercial zoned properties and the surrounding 500 feet of residential properties in addition to Currents and the City webpage.
- June 21st: SE Shoreline – follow-up to due to commercial development discussions in the subarea planning process.
- June 27th: Chamber of Commerce Government Affairs Committee - representing Shoreline business interests
- September 5th: Council of Neighborhoods – representing all neighborhood associations
- October 29th: Commercial Developer focus group – sampling of area developers
- Group email list updates – people participating in the above meetings
- To date, no comment letters have been received.

Comprehensive Plan

The Planning Commission completed recommendations for the Comprehensive plan update on October 18th. In the plan policies LU-9, 10, and 11 and the Land Use map MU-1 and MU-2 designations were amended to support the code amendments to consolidate redundant zoning and commercial design standards.

Mixed Use and Commercial Land Use

- LU9: Through a commercial zoning consolidation process, create a new zone to replace the Mixed-Use Zone and the Industrial zone, combine redundant commercial standards, and base transition and design standards on Town Center Subarea Plan, using “form-based” rather than maximum densities.
- LU10: The Mixed Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.
- LU11: The Mixed Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise or odor that may be incompatible with existing and proposed land uses. The Mixed Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low density residential designations, and promotes pedestrian connections, transit, and amenities.

SEPA

The City issued a Determination of Non-significance for the Comprehensive Plan and specifically this proposal to consolidate commercial zoning categories and design standards on October 3, 2012 (Attachment C).

Required Process

This amendment proposal includes both a Type C action to rezone property and a Type L action to amend the development code. The City can combine these two actions under the higher standard of a Type L action.

A. Purpose. An amendment to the Development Code (and where applicable amendment of the zoning map) is a mechanism by which the City may bring its land use and development regulations into conformity with the Comprehensive Plan or respond to changing conditions or needs of the City.

B. Decision Criteria. The City Council may approve or approve with modifications a proposal for the text of the Land Use Code if:

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

PRIMARY CHANGES

Housing Density – In commercial zones other than TC and NCBD density of units is determined by units per acre. Frequently, the density limits cannot be reached because they conflict with the height limitations. TC and NCBD housing density is determined by the building bulk limitations only. *This amendment proposes to extend that density limit of TC and NCBD to all commercial zones because the existing layers of unnecessary and redundant requirements are barriers to redevelopment. The SEPA review has analyzed the potential increase of 2,000 housing units mostly in the Aurora corridor.*

Development Incentives – Typically incentives are used to promote features or improvements that developers are not willing to employ. Incentives are to promote affordable housing, green building, and amenities in exchange for greater development potential. The current code has these incentives under MUZ and PA2 zones. The use of a Floor Area Ratio (FAR) incentive is to gain greater building height also has not been used, does not increase density potential, and conflicts with height standards. None of these incentives have been used since the City adopted its own development code in 2000. *The amendment will propose to allow full development potential without incentives because they are not used or do not coincide with the current development market.*

Parking – TC, PA2, NCBD, and the remainder of the City have their own parking standards. TC parking requirements are .75 spaces per one-bedroom unit, 1 space for 400 square feet for retail, and 500 square feet for office. *The amendment will propose using the standard of TC for all commercial zones.*

Thresholds for Site Improvements and Frontage – The Development Code has articulated thresholds for when a project proposes to make partial improvements, such as an addition or remodel, and when full site improvement or frontage improvement are

triggered. It is based on a threshold of the construction value of the project compared to the assessed value of the property. The Development Code has different thresholds for site improvements and for frontage improvements. Site improvements are based on assessed land and structure valuation. Frontage improvements are based on just assessed structure valuation. ***The amendment will propose two thresholds with parallel, consistent, and more specific language – one for site improvements for all development based on property and structure values and the other for frontage improvements based on structure values. The rationale for not changing the frontage threshold is that the amount of frontage improvements would be greatly decreased. These will also address when development involves more than one property and structures, and a time period where multiple construction projects can add up to a full site improvement.***

Administrative Design Review (ADR) – Currently the ADR process pertains to all development in MUZ, TC, PA2, and in NCBD. The criteria are that the development has to show how it meets the design standards or if they request a departure from those standards how the project still meets the intent of the applicable code section. Departures cannot be requested for dimensional and Transition Area requirements. ***This amendment proposes that all commercial zones and sign permits require an ADR only if they request a departure from the design standards.***

Exemption for Plazas and Front Parking – Currently, there are no exemptions for smaller parcels from front of building parking and plaza development. This threshold is needed so that small lots can have all of their other site requirements fit on the property. ***This amendment will propose an exemption so that smaller lots can have more flexible parking lot standards and not be required to add a plaza space. These exemptions have been removed because the ADR departure process can be used to address the design issue of fitting site requirements on difficult sites.***

Transition Areas to Single Family - Transition Areas are added requirements to step down the bulk of development, provide landscape buffers, and control vehicle access and traffic impacts toward single family zoned neighborhoods. The Development Code currently has 4 different standards in 4 different code sections as they relate to CB and I, NCBD, MUZ, and TC. ***The amendment will propose to raise all the standards for all commercial zones to the TC standards when they abut or are across the street from R-4, R-6, and add R-8 zones.***

Arterial Business (AB) – Arterial Business is located along Aurora Avenue north and south of TC. The City needs some land available for big box development along arterials that do not emphasize pedestrian amenities other than sidewalks. ***This amendment proposes that parking be allowed between the street frontage and buildings and that building articulation and design features not be required above the first floor level in Arterial Business zones. Staff recommends that a different standard for AB zones is not needed when the ADR departure process should address the design issue of parking and building articulation.***

SECONDARY CHANGES

Land Use Charts – Current land use charts do not include TC and PA2. Also, there have been problematic items on the chart that staff will propose to be improved. *The amendments will move the land use charts from TC and PA2 to the main land use chart with the other zones and suggest changes to a small variety of land uses. **TC-4 land uses now match R-48 zone and only commercial zones have been adjusted.***

Dimensional Charts – There are dimensional charts each for residential zones (R-4 to R-48), residential development in commercial zones, and commercial development in commercial zones, TC, PA2, and NCBD. *The amendment will propose that only 2 charts are needed – one for residential zones and one for commercial zones.*

Neighborhood Business Height Increase – The Development Code allows for a height increase from 35 feet to 50 feet if 25% of the building floor area has residential units. *The amendments will propose 50 feet in height without incentive for all development in NB zones because commercial areas can have residential development and that the difference between the impacts of upper floors in residential or commercial are negligible.*

Special Overlay (SO) Districts – The purpose of this zoning category is to apply supplemental regulations to a development on any site within an SO district. The City does not have nor plans to have any SO districts. *This amendment proposes to remove this category.*

SEPA – TC and NCBD are the only two districts with Planned Action Approvals, which have SEPA determinations for the development potential of each district. That means they are exempt from project related SEPA review. Amendments to the general SEPA exemptions will be separate and coming to the Commission for consideration later in 2013. *The amendment will have a separate section to explain Planned Action Approvals and maps that demarcate the two districts.*

TIMING AND SCHEDULE

- Notice of amendments was sent to the Department of Commerce - October 2, 2012.
- SEPA adoption notice sent to Department of Ecology - September 27, 2012.
- The City issued a SEPA Determination of Non-significance - October 3, 2012.
- A public hearing will be scheduled for January 3, 2012

NEXT STEPS

The Commission's next meeting is December 20 for study and discussion of the proposed amendment language if there is a quorum. On January 3, 2013 the public hearing will be held with possible Commission recommendations. No other additional meetings are scheduled at this time.

ATTACHMENTS

Attachment A - Existing Zoning Map
Attachment B – Proposed Zoning Map

Attachment C - SEPA Determination

Attachment D - Reduced Draft of Proposed Code Amendments without Legislative
Marks

Attachment E - Legislative Draft of Proposed Code Amendments

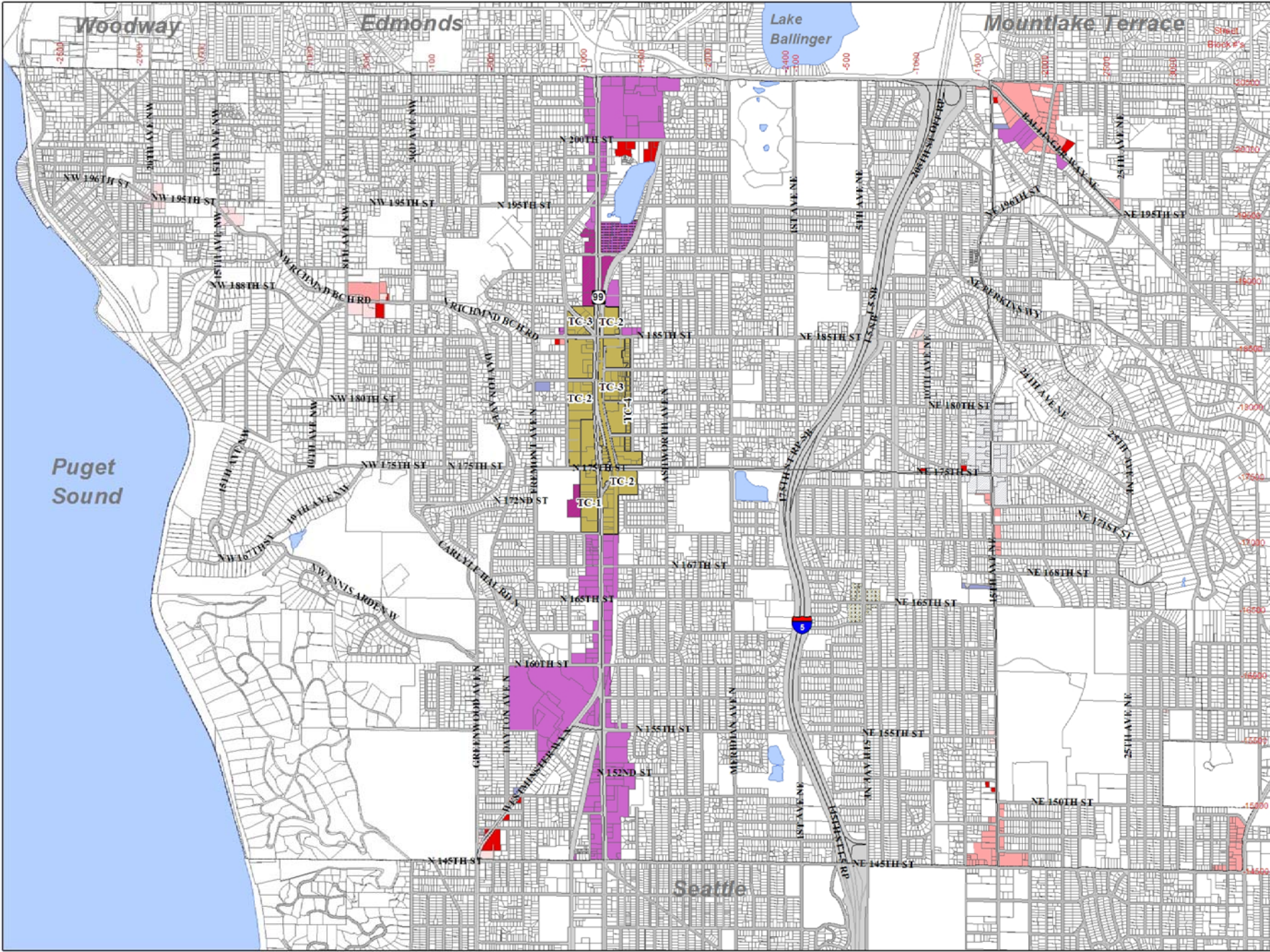
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Current Commercial Zones

Zoning Designations



- TC 1-4; Town Center 1 to 4
- I; Industrial
- MUZ; Mixed Use Zone
- MUCZ; Mixed Use Contract Zone
- PA 2; Planned Area 2
- NCBD; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- CZ; Contract Zone

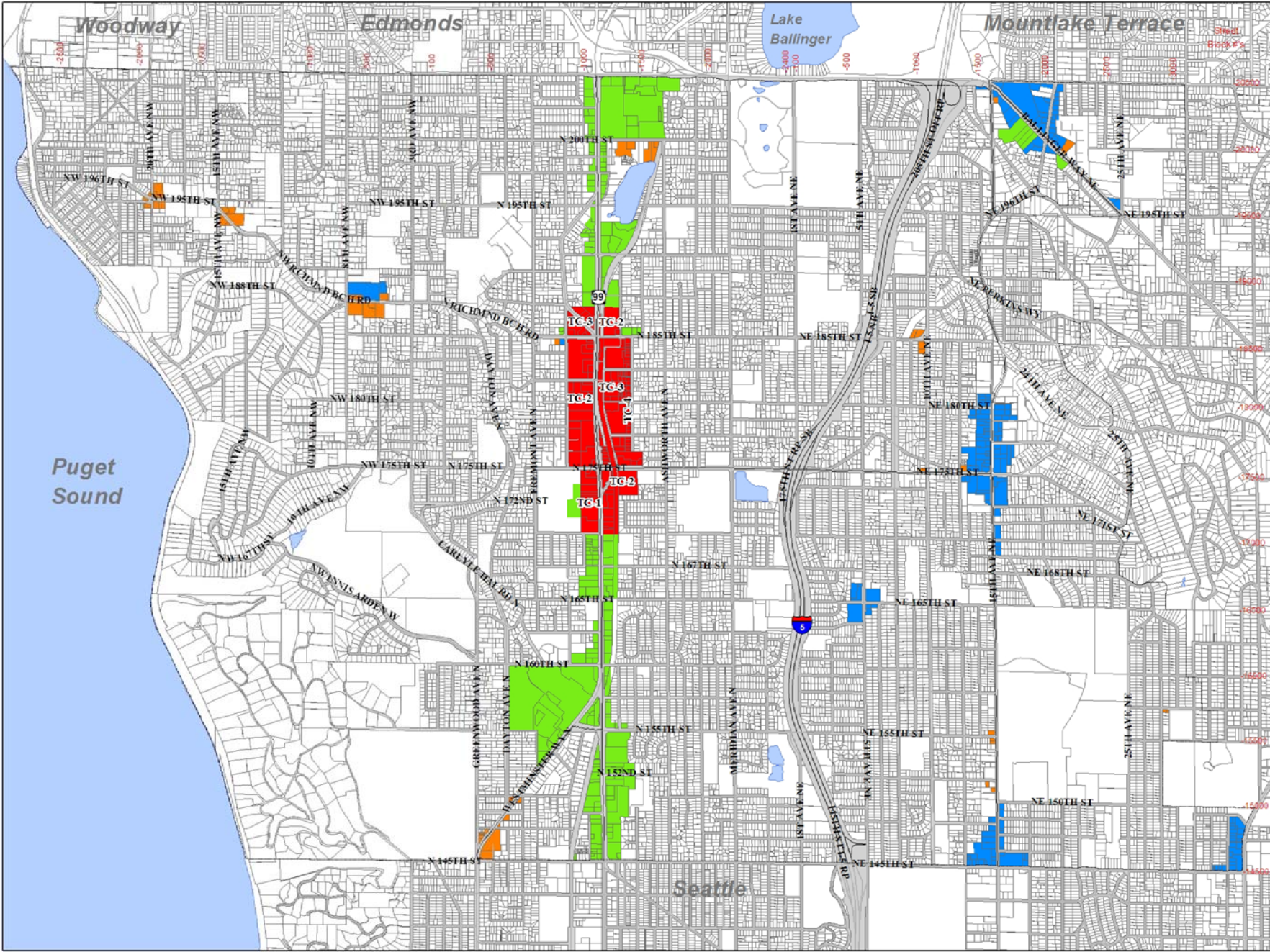
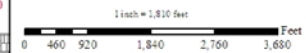


Proposed Consolidated Commercial Zones

5/1/2012

Zoning Designations

-  TC 1-4; Town Center 1 to 4
-  AB; Arterial Business (MUZ and Industrial)
-  CB; Community Business (PA2,CB,and NCBD)
-  NB; Neighborhood Business (NB and O)





Planning and Community Development

17500 Midvale Avenue N
Shoreline, WA 98133-4905
(206) 801-2500 ♦ Fax (206) 801-2788

SEPA THRESHOLD DETERMINATION DETERMINATION OF NONSIGNIFICANCE (DNS)

2012 Comprehensive Plan Update

PROJECT INFORMATION

Proposed Project Description: The proposed action is the adoption of updates to the City of Shoreline Comprehensive Plan. The update is necessary to comply with the Growth Management Act (GMA). This is the required 2015 Update. Policies and implementing regulations relating to commercial zone consolidation and controlling achievable densities through bulk standards were analyzed as part of this proposal.

Project Number: Not Applicable (Nonproject Action)

Date of Issuance: October 3, 2012

Applicant: City of Shoreline

Location: City of Shoreline: City-wide

Planning Commission Public Hearing Date: October 18, 2012

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline has determined the proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). The City will not act on this proposal for at least 14 days from the date of issuance. This decision was made after review of the environmental checklist and other information on file with the City. A Notice of Adoption of existing environmental documents was issued September 28, 2012. The information is available to the public upon request at no charge. The environmental checklist can be reviewed on the city's website at:

<http://shorelinewa.gov/> <http://www.shorelinewa.gov/index.aspx?page=409>

PUBLIC COMMENT AND APPEAL INFORMATION

This may be your only opportunity to submit written comments, including comments on the environmental impacts of the proposal. Written comments must be received at the address listed below before 5:00 p.m. October 18, 2012. Please mail, fax (206) 801-2788 or deliver comments to the City of Shoreline, Attn: Miranda Redinger, 17500 Midvale Avenue North, Shoreline, WA 98133 or email to mredinger@shorelinewa.gov. Upon request, a copy of the City Council decision on the proposal may be obtained. Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for Thursday, October 18, 2012 at 7:00 p.m. in the Council Chambers at City Hall, 17500 Midvale Avenue N, Shoreline, WA.

APPEAL INFORMATION

There is no administrative appeal available for this decision. The SEPA Threshold Determination may be appealed to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of the decision on the underlying action in accordance with State law.

The project file is available for review at the City Hall 17500 Midvale Avenue N, 1st Floor – Planning & Community Development. For specific project questions, contact Miranda Redinger, City of Shoreline Planning and Community Development at 206-801-2513.

SEPA RESPONSIBLE OFFICIAL

RESPONSIBLE OFFICIAL: Rachael Markle, AICP, Director of Planning & Community Development

17500 Midvale Avenue North
Shoreline, WA 98133-4905

PHONE: 206-801-2531

SIGNATURE: _____

DATE: _____

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Commercial Design Standards Code Amendments

November 27, 2012

20.20 Definitions

20.20.012 B definitions.

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

20.20.034 M definitions

Monument Sign 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.

20.20.040 P definitions

Portable Sign Any 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.

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

20.20.048 T definitions

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

20.20.050 U definitions

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

20.20.052 V definitions

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

20.20.054 W definitions

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

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
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, BoardingHouse	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
15. Administrative Design Review	28 days	20.30.297

Comment [p1]: Redundant of ADR and NCBD is proposed to be a part of CB Commercial Design Standards.

20.30.297 Administrative Design Review (Type A).

Administrative Design Review approval may be granted by the Director upon their finding that:

1. Departures from the design standards in the SMC section 20.50.220 to .250 and Signs SMC 20.50.530 to .610 shall be consistent with the purposes or intent of each subsection or it has been demonstrated that due to unusual site constraints meeting the design standards represents a hardship to achieving full development potential-provided that there are no:
 - a. Requests to depart from the Dimensional Standards in Table 20.50.220- regarding setbacks and building envelope cannot be departed from in NB, CB, AB, and TC commercial zones as part of Administrative Design Review or
 - b. Requests to depart from Transition Areas Standards 20.50.021.
 - c. All requests to depart from subsections a. and b. above will require a Zoning Variance approval.

Comment [p2]: Meeting the standards is already required by code.

Comment [p3]: Applies now to all commercial zones.

Comment [p4]: Clarification for alternative

20.30.565 Planned Action Approval SEPA Exemptions

The districts below have Planned Action Approvals and are exempt from the requirements of SEPA if they are within the scope of those approvals. The code provisions in these districts have been amended to meet the Planned Action Approvals. Proposals to change of zoning categories, code amendments, or zoning variances may require SEPA approval if the proposal exceeds SEPA thresholds of the Planned Action Approval.

(Boundary Map of TC District)

(Boundary Map of North City District)

20.40
Zoning and Use Provisions

Table 20.40.020 Zones and map designations.

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

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
Community Business	CB
Arterial Business	AB
Campus	CCZ, FCZ, PHZ, SCZ ¹
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.

(Ord. 609 § 7, 2011; Ord. 598 § 4, 2011; Ord. 560 § 3 (Exh. A), 2009; Ord. 507 § 4, 2008; Ord. 492 § 3, 2008; Ord. 281 § 4, 2001; Ord. 238 Ch. IV § 1(B), 2000).

20.40.040 Nonresidential zones.

- A. The purpose of the Neighborhood Business (NB) zone 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, 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 and retail, personal services for the local community, and to allow for apartments and higher intensity mixed use developments.
- C. The purpose of the Arterial Business zone (AB) is to encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors.

D. The purpose of the Town Center zones (TC) are 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 use, civic developments, and transportation-oriented design.

E. **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.

Comment [p5]: Deleted and folded into 20.50

1. **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	CB	AB	TC-1, 2, 3
	RESIDENTIAL GENERAL								
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Apartment		C	P	P	P	P	P	P
	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-i	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	P	P
	Single-Family Detached	P	P	P	P				
	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

Comment [p6]: Only Commercial zones may have been amended as noted.

Comment [p7]: TC-4 matches R-18-48.

Comment [p8]: TC column to match ex. TC chart

Comment [r9]: May want to update the "I" to facilitate dorms where logical.

	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	TC-4	NB	CB	AB	TC-1, 2, & 3
532	Automotive Rental and Leasing						P	P	P only in TC-1
81111	Automotive Repair and Service					P	P	P	P only in TC-1
451	Book and Video Stores/Rental (excludes Adult Use Facilities)			C	C	P	P	P	P
513	Broadcasting and Telecommunications							P	P
812220	Cemetery, Columbarium	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
	Houses of Worship	C	C	P	P	P	P	P	P
	Collective Gardens					P-i	P-i	P-i	
	Construction Retail, Freight, Cargo Service							P	
	Daycare I Facilities	P-i	P-i	P	P	P	P	P	P
	Daycare II Facilities		C	P	P	P	P	P	P
722	Eating and Drinking Establishments (Excluding Gambling Uses)	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
812210	Funeral Home/Crematory	C-i	C-i	C-i	C-i		P-i	P-i	P-i
447	Gasoline Service Stations					P	P	P	P
	General Retail Trade/Services					P	P	P	P
811310	Heavy Equipment and Truck Repair							P	
481	Helistop			S	S	S	S	C	C
485	Individual Transportation						C	P	P only in TC-1

	and Taxi								
812910	Kennel or Cattery						C-i	P-i	P-i
	Library Adaptive Reuse	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
31	Light Manufacturing							S	P
441	Motor Vehicle and Boat Sales							P	P only in TC-1
	Professional Office			C	C	P	P	P	P
5417	Research, Development, and Testing							P	P
484	Trucking and Courier Service						P-i	P-i	P-i
541940	Veterinary Clinics and Hospitals						P-i	P-i	P-i
	Warehousing and Wholesale Trade							P	
	Wireless Telecommunication Facility	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

Comment [p10]: Shipping containers are not a use and should have the same screening requirements of trash enclosures.

Table 20.40.140 Other uses.

NAICS #	SPECIFIC USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	AB	TC-1, 2, & 3
	EDUCATION, ENTERTAINMENT, CULTURE, AND RECREATION								
	Adult Use Facilities						P-i	P-i	
71312	Amusement Arcade							P	P
71395	Bowling Center					C	P	P	P
6113	College and University					S	P	P	P
56192	Conference Center	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
6111	Elementary School, Middle/Junior High School	C	C	C	C				
	Gambling Uses (expansion or intensification of existing nonconforming use only)					S-i	S-i	S-i	S-i
71391	Golf Facility	P-i	P-i	P-i	P-i				
514120	Library	C	C	C	C	P	P	P	P
71211	Museum	C	C	C	C	P	P	P	P
	Nightclubs (excludes Adult Use Facilities)						C	P	P

7111	Outdoor Performance Center							S	P
	Parks and Trails	P	P	P	P	P	P	P	P
	Performing Arts Companies/Theater (excludes Adult Use Facilities)						P-i	P-i	P-i
6111	School District Support Facility	C	C	C	C	C	P	P	P
6111	Secondary or High School	C	C	C	C	C	P	P	P
6116	Specialized Instruction School	C-i	C-i	C-i	C-i	P	P	P	P
71399	Sports/Social Club	C	C	C	C	C	P	P	P
6114 (5)	Vocational School	C	C	C	C	C	P	P	P
GOVERNMENT									
9221	Court						P-i	P-i	P-i
92216	Fire Facility	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
	Interim Recycling Facility	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
92212	Police Facility					S	P	P	P
92	Public Agency or Utility Office	S-i	S-i	S	S	S	P	P	
92	Public Agency or Utility Yard	P-i	P-i	P-i	P-i			P-i	
221	Utility Facility	C	C	C	C	P	P	P	P
	Utility Facility, Regional Stormwater Management	C	C	C	C	P	P	P	P
HEALTH									
622	Hospital	C-i	C-i	C-i	C-i	C-i	P-i	P-i	P-i
6215	Medical Lab						P	P	P
6211	Medical Office/Outpatient Clinic	C-i	C-i	C-i	C-i	P	P	P	P
623	Nursing and Personal Care Facilities			C	C	P	P	P	P
REGIONAL									
	School Bus Base	S-i	S-i	S-i	S-i	S-i	S-i	P-i	
	Secure Community Transitional Facility							S-	
	Transfer Station	S	S	S	S	S	S	S	
	Transit Bus Base	S	S	S	S	S	S	P	
	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	
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(Ord. 560 § 3 (Exh. A), 2009; Ord. 531 § 1 (Exh. 1), 2009; Ord. 309 § 4, 2002; Ord. 299 § 1, 2002; Ord. 281 § 6, 2001; Ord. 258 § 3, 2000; Ord. 238 Ch. IV § 2(B, Table 3), 2000).

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, CB, and, AB 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. (Ord. 643 § 2, 2012).

20.40.350 Eating and drinking establishments.

Eating and drinking establishments are permitted in residential zones R-4 through R-48 only by conditional use permit and permitted in **NB, CB, AB and TC zones**, provided gambling uses as defined in this Code are not permitted. (Ord. 560 § 3 (Exh. A), 2009; Ord. 258 § 6, 2000; Ord. 238 Ch. IV § 3(B), 2000).

20.40.420 Interim recycling facility.

- A. Interim recycling facilities in the residential zones shall be limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
- B. In **NB, 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. (Ord. 238 Ch. IV § 3(B), 2000).

20.40.505 Secure community transitional facility.

- A. May be permitted as an Special Use-Type C action, granted by the City Council in the Arterial 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, AB, , or TC 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. Ground-Mounted Wireless Telecommunication Facilities Standards.

1. All ground-mounted wireless telecommunication facilities shall conform to the height and setbacks requirements specified in Table 2.

Table 20.40.600(2) – Height and Setback Standards for Ground-Mounted Wireless Telecommunication Facilities

Zone	Maximum Height	Setbacks
All Residential Zones: R-4 – R-48	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, AB and	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.

TC)		
ABI Zone	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.

20.50

General Development Standards

Sections:

Subchapter 1. Dimensional and Density Standards for Residential Development

- [20.50.010](#) Purpose.
- [20.50.020](#) Standards – Dimensional requirements.
- [20.50.021](#) Transition Area Standards).
- [20.50.030](#) Lot width and lot area – Measurements.
- [20.50.040](#) Setbacks – Designation and measurement.
- [20.50.050](#) Building height – Standards.

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

- [20.50.220](#) Purpose.
- [20.50.225](#) Administrative Design Review .
- [20.50.230](#) Thresholds – Required Site Improvments.
- [20.50.240](#) Site Design .
- [20.50.250](#) Building Design .

Subchapter 1. Dimensional and Density Standards for Residential Development

20.50.020 Standards – Dimensional requirements.

Table 20.50.020(1) – Densities and Dimensions in Residential Zones

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

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

Comment [p11]: Residential in commercial zones melded with commercial in commercial zones dimensional standards because residential is allowed

								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	NA
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	NA
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	15 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
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	5 ft
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)	35 ft
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	NA
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	75%

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 exceptions to front yard setback requirements, please see SMC [20.50.070](#).
- (4) For 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.
- (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, 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.

Comment [p12]: These zones allow at least 50 feet of height.

Table 20.50.020(2) Dimensions for Development in Commercial Zones

STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Arterial Business (AB)	Town Center (TC-1, 2, & 3)
Min. Front Yard Setback (Street) (1) (2)(3)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from Commercial Zones (4)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from R-4, R-6, and R-8 Zones (see Transition Area 20.50.021)	20 ft	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from TC-4, R-12 through R-48 Zones	15 ft	15 ft	15 ft	15 ft
Base Height (5)	50 ft	60 ft	65 ft	70 ft
Hardscape	85%	85%	95%	95%

Comment [p13]: Based on the zone not on the uses.

Comment [p14]: TC-4 is a residential zone within Town Center

Comment [p15]: 0 is the minimum and commercial uses are encouraged and at least the spaces are required on first floors.

Comment [p16]: TA includes R-8

Comment [p17]: Same setback in TA

Comment [p18]: Adjustment for TA above

Comment [p19]: If mixed use is allowed in all commercial zones then the 50 foot bonuses should be automatic.

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

Exceptions to Table 20.50.020(2):

- (
- (1) Underground parking may extend into any required setbacks as long as any required utility and surface improvements can be also met.
- (2) Rights-of-Way dedications or easements may be required in accordance with the City's Transportation Master Plan and/or to provide rights-of-way for utility improvements.

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

(4) Side and rear yards adjacent to lot lines internal to the project may be modified to allow zero lot line developments.

Comment [p20]: % in table above

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

Comment [p21]: This list under (5) is parallel and more expansive about height extensions than 20.50.050(3)

- a. Roof structures housing or screening elevators, stairways, tanks, mechanical equipment required for building operation and maintenance, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 10 feet above the height limit of the district, whether such structure is attached or freestanding. WTF provisions (20.40.600) are not included in this exception;
- b. Parapets, firewalls, and railings shall be limited to 4 feet in height.
- c. Steeples, crosses, and spires when integrated as an architectural element of a building may be erected up to 18 feet above the base height of the district;
- d. Base height may be exceeded by gymnasiums to 55 feet and for theater fly spaces to 72 feet. (Ord. 560 § 4 (Exh. A), 2009;
- e. Solar energy collector arrays, small scale wind turbines, or other renewable energy equipment have no height limits.

Comment [p22]: Unneeded. Heights in commercial zones exceed 50 feet.

20.50.021 Transition Area Standards

Comment [p23]: Melding of Town Center and transition area standards under 20.50.020(2)(2)

(Development in commercial zones NB, CB, AB, and TC-1, 2 & 3 abutting or directly across street rights-of-way from R-4, R-6, or R-8 zones shall meet the following transition area requirements:

- a. From abutting property, a 35-foot maximum building height at the required setback and a building envelope within a two horizontal to one vertical slope up to the maximum height of the zone. From across street rights-of-way, a 35-foot maximum building height at the required 15 foot setback and a building envelope within a one horizontal to a one vertical slope up to the maximum height of the zone. Parking garages facing Transition Areas with abutting property shall be entirely walled without openings.
- b. Type I landscaping (SMC 20.50.460), 20% significant tree preservation (SMC 20.50.350), and a solid, eight-foot property line fence shall be required for transition area setbacks abutting R-4, R-6, or R-8 zones. Only significant trees that will be healthy and undamaged by construction shall be retained. 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

Comment [p24]: Matches TC

Comment [p25]: Redundant, See (7) below

Comment [p26]: This is unclear if the 20 foot setback buffer can also be used as open space.

Comment [p27]: Exceeds TC Standards

Comment [p28]: Matches Town Center and TA

Comment [p29]: Redundant - Alternative landscape in Landscape subchapter

Comment [p30]: Unsure who the easement is with...city?

required for transition area setbacks abutting rights-of-way directly across from R-4, R-6 or R-8 zones. Required tree species shall be selected to grow a minimum height of 50 feet. c.

Comment [p31]: May compromise the purpose of the transition area and difficult to admin

All vehicular access to proposed development in commercial 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. Development that creates additional traffic that is projected to use Local streets shall be required to install appropriate traffic-calming measures. These additional measures will be identified and approved by the City's Traffic Engineer.

Subchapter 3. Multifamily and Single Family Attached Residential Design Standards

Comment [p32]: Moved to Table 20.50.020(6)

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:

Comment [p33]: Clarify that zoning not the type of development determines the design standards. Also, it distinguishes from multifamily or mixed use development regulated in commercial zones.

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, R-8 through R-48 zones. Site improvement standards of signs, parking, lighting and landscaping shall be required if:

1. 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. Building construction valuations of permits issued within a five-year period since March XX, 2013 accumulate to exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s). The valuation is determined by the first permit issued within the 5-year period.

Subchapter 4. Commercial Zone Design Standards

20.50.220 Purpose.

The purpose of this chapter is to establish design standards for all commercial zones – Neighborhood Business (NB), Community Business (CB), Arterial Business (AB), and Town Center (TC-1, 2, and 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 standards in the remainder of Chapter [20.50](#) SMC. In the event of a conflict, the standards of this chapter shall prevail.

Comment [p34]: list and is redundant of the 20.50 ToC

Comment [p35]: New Consolidated Zones

20.50.225 Administrative Design Review.

Administrative Design Review is required for all development applications that propose a departure from the design standards in this chapter or sign standards in Chapter 8 per SMC [20.30.297](#).

20.50.230 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. Full site improvement standards apply to a development application in commercial zones NB, CB, AB, TC-1, 2, and 3. Site improvements standards of signs, parking, lighting, and landscaping shall be required if:

1. 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. Building construction valuations of permits issued within a five-year period since March XX, 2013 accumulate to exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s). The valuation is determined by the first permit issued within the 5-year period.

20.50.240 Site Design.

A. Purpose.

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

- 2. Promote distinctive design features at high visibility street corners.
- 3. Provide safe routes for pedestrians and people with disabilities across parking lots, to building entries, and between buildings.
- 4. Promote economic development that is consistent with the function and purpose of permitted uses and reflects the vision for the town center subarea as expressed in the Comprehensive Plan.

B. Overlapping Standards.

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

C. Site Frontage.

Development abutting NB, CB, AB TC-1, 2, and 3 shall meet the following standards.

1. Commercially Zoned Streets.

- a. Buildings shall be placed at the property line or abutting planned sidewalks if on private property. However, buildings may be set back farther if public places, landscaping, displays 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 is 12-foot height and 20-foot depth and built to commercial building standards. These spaces can be used for any permitted land use.
- c. Minimum window area is 60 percent of the ground floor facade placed between the heights of 30 inches and ten feet above the ground for each front facade;
- d. The primary building entry shall be located on a street frontage and, recessed to prevent door swings over sidewalks, or an open entry to an interior plaza or courtyard from which building entries are accessible;
- e. Minimum weather protection at least five feet in depth, 9-foot height clearance, and along at least 80 percent of the facade width where over pedestrian facilities Awnings may project into public rights-of-way, subject to City approval;
- f. Streets with on-street parking shall have sidewalks to back of curb and street trees in pits under grates or at least a 2-foot wide walkway between the back of curb and an

Comment [Jef36]: This needs some clarification.

Comment [p37]: Moved from other section.

Comment [p38]: Conflicts and redundant with a. above. We don't have a max. setback as long as plazas, landscaping or display fills in.

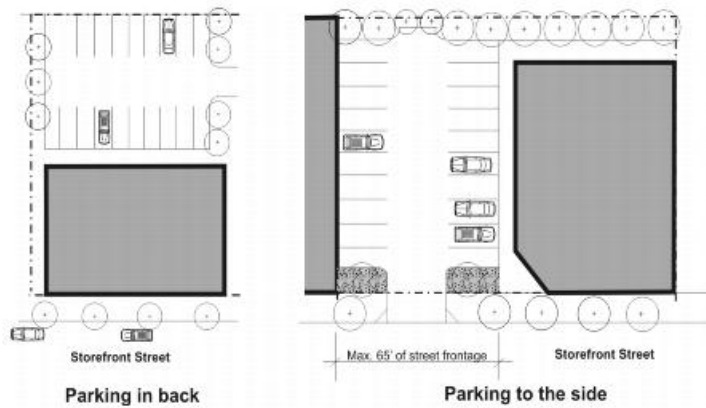
Comment [p39]: The City wants window space built. How they are treated will depend on the different uses behind them.

Comment [p40]: 10 feet uses full story and allows for some high privacy windows.

Comment [p41]: This is added to require a walk surface for people getting out of street parked cars and for streets with no on-street parking and that need the safety of an amenity strip between.

amenity strip if space is available. Streets without on-street parking shall have landscaped amenity strips with street trees; and

- g. Surface parking along street frontage in commercial zones shall not occupy more than 65 lineal feet 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. See Section 20.50.470 for parking lot landscape standards.



Parking lot locations along Storefront Streets

2 Rights-of-Way Pedestrian Lighting

- a. Pedestrian lighting shall meet the standards for Aurora Avenue pedestrian lighting with 15 feet in height for sidewalk areas.
- b. Street light standards shall be a maximum 25-foot height for street light standards, modified to meet the 25-foot maximum height, and spaced to meet City illumination standards.

Comment [p42]: Relocated from previous section.

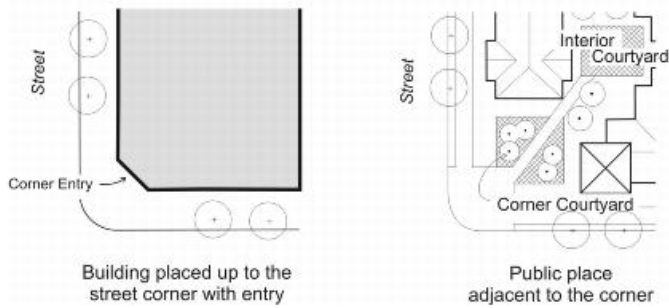
Comment [p43]: All of these are already addressed in general for all commercial streets.

Comment [p44]: Redundant of C.1.g

Comment [p45]: Blended with street section above.

D. Corner Sites.

1. All development proposals located on street corners shall include at least one of the following design treatments on both sides of the corner.
 - a. Locate a building within 15 feet of the street corner. All such buildings shall comply with building corner standards in subsection (C)(2) of this section;
 - b. Provide public places at the corner leading directly to building entries; or
 - c. Landscape 20 feet of depth of Type II landscaping for the length of the required building frontage.
 - d. Include a structure on the corner that provides weather protection or site entry. The structure may be used for signage (SMC 20.92.080).



Street Corner Sites

2. Corner buildings using the option in subsection (C)(1)(a) of this section shall provide at least one of the elements listed below 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 glass (included within the 80 lineal feet of corner treatment).
 - b. Distinctive facade (i.e., awnings, materials, offsets) and roofline design above the minimum standards for these items in other sections of this code subsection.
 - c. Balconies for residential units on all floors above the ground floor.



Building Corners

E. **Site 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.

Comment [p46]: Through Connections are a criteria for parking reductions and not a requirement.

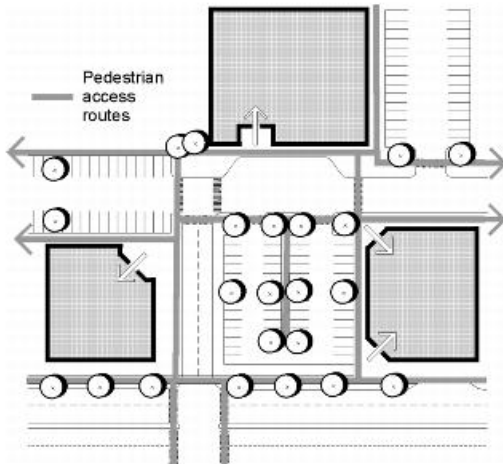
Comment [p47]: Deleted section

a. All buildings shall have clear, illuminated, 6-inch raised and at least an 8-foot wide walkway between the main building entrance and a public sidewalk.

Comment [p48]: Too specific to Town Center

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

Comment [p49]: Redundant of a. above.



Well-connected Walkways

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

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



Parking Lot Walkway

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

e. Deciduous, street-rated trees from the Shoreline Engineering Design Manual shall be provided every 30 feet on average in grated tree pits if the walkway is eight feet wide or in planting beds. Pedestrian-scaled lighting shall be provided per subsection H.1.b.

Comment [p50]: Redundant of a. and b. above

Comment [p51]: Moved to Parking Chapter

Comment [p52]: Inserted in Landscape Chapter

F. Public Places.

1. Public places are required at a rate of 1,000 square feet per acre up to a maximum of 5,000 square feet.
2. Requirement may be divided into multiple public places with a minimum 400 square feet each.
3. Public places may be covered but not enclosed unless by 4. below. 4. Buildings border at least one side of the public place;
5. Eighty percent of the area shall be with surfaces for people to stand or sit.
6. No dimension is less than 20 feet unless or if the public place is less than 400 square feet the minimum dimension is 5 feet. 7. The following design elements are required for public places:
 - a. Physically accessible and visible from the public sidewalks, walkways, or Through-Connections;

Comment [p53]: Redundant of provision at beginning of subsection.

Comment [p54]: Too parallel allowance in 2. above

Comment [p55]: Reformatted, removal of redundant standards, and using uniform minimum dimension. Greater flexibility and proportionality to site size.

- b. Pedestrian access to abutting buildings;
- c. Pedestrian-scaled lighting (subsection (G) of this section);
- d. Seating and landscaping with solar access at least a portion of the day; and
- e. Not located adjacent to dumpster 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 unit of open space, whichever is greater;
 - b. Other than private balconies or patios, open space shall be accessible to all residents and include a minimum 20-foot dimension. 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 prevent 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 Open Spaces

H. Outdoor Lighting.

- 1. All publicly accessible areas on private property shall be illuminated as follows:
 - a. Minimum of one-half footcandle and maximum 25-foot pole height for vehicle areas;
 - b. One to two footcandles and maximum 15-foot pole height for pedestrian areas;
 - c. Maximum of four footcandles for building entries with the fixture placed below second floor.
- 2. All private fixtures shall be full cut-off, dark sky rated and fully shielded to prevent direct light from entering neighboring property.
- 3. Mercury vapor luminaires are prohibited.

I. Service Areas.

1. All developments shall provide a designated location for trash, composting, recycling, storage and collection, and shipping containers. Such elements shall meet the following standards:
 - a. Located to minimize visual, noise, odor, and physical impacts to pedestrians and residents;
 - b. Paved with concrete and screened with materials or colors that match the building; and
 - c. Located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic nor require that a hauling truck project into any public rights-of-way.

Comment [p56]: Would include shipping containers.



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

2. Utility and Mechanical Equipment.

- a. 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.

- b. 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. (Ord. 609 § 12 (Exh. B), 2011).

20.50.250 Building Design.

A. Purpose.

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

B. Facade Articulation.

1. All buildings fronting streets other than State Routes shall include one of the two articulation features set forth in subsections (B)(2)(a) and (b) of this section 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.

Comment [p57]: Street category specific to TC



Building Façade Articulation

2. All buildings fronting streets that are State Routes shall include one of the two articulation features below no more than every 80 lineal feet facing a street, parking lot, or public place. Building facades less than 100 feet wide are exempt from this standard.

- 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 multifamily buildings or residential portion of a mixed-use 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, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may be used to meet modulation; and
 - b. Distinctive ground or first floor facade, consistent articulation of middle floors, and a distinctive roofline or articulate on 35-foot intervals.



Multifamily building articulation



Multifamily building articulation

4. **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 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 each 150 feet in length along the streetfront a building shall have a minimum 30-foot-wide section that is offset 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 at least three feet deep 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. 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 limited to no more than 50 percent of facades containing an entry 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.

9. **Prohibited Exterior Materials.**

- a. Chain-link fencing, unless screened from view and within limited areas approved by the Director under SMC [20.30.297](#). No razor, barbed, or cyclone material shall be allowed.
- b. Corrugated, fiberglass sheet products.
- c. Plywood siding.

Comment [p58]: Durable and can be OK – depends on the application.

Comment [p59]: Moved to Sign Chapter

Subchapter 6. Parking, Access and Circulation

20.50.390 Minimum off-street parking requirements – Standards.

Comment [p60]: Redundant of 20.50

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. All spaces shall be included in lease agreements.

Table 20.50.390A –General Residential Parking Standards

RESIDENTIAL USE	MINIMUM SPACES REQUIRED
Single detached/townhouse:	2.0 per dwelling unit
Apartment:	
Studio units:	.75 per dwelling unit
One-bedroom units:	.75 per dwelling unit
Two-bedroom units:	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

Comment [p61]: New standard to match Town Centers

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

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
General services uses:	1 per 300 square feet
Government/business services uses:	1 per 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 400 square feet

Comment [p62]: New standard to match Town Centers

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
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
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

Gasoline service stations with grocery, no service bays:	1 per facility, plus 1 per 300 square feet of store
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
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 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

d. Bicycle Rack – 1 space per 10,000 square foot of floor area.

Comment [p63]: No standards exist other than they should be included.

e. 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.

iv. High-occupancy vehicle (HOV) and hybrid or electric vehicle (EV) parking.

Comment [p64]: CTR coordinator recommends deleted this because they are based on number of employees at a given business. Tenants/businesses in a location can change and they may not be subject to CTR in the future but the parking is inadequate.

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

vi. A transit stop within one-quarter-mile radius.

Comment [p65]: No light rail in commercial zones.

vii. 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.

Comment [p66]: Formally "Through Connections"

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.

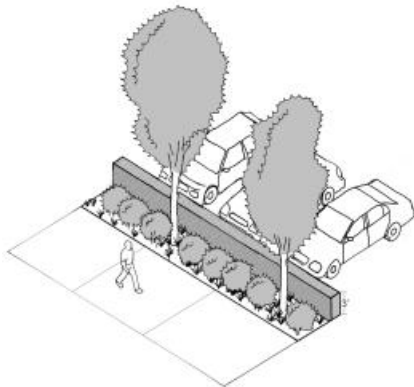
- f. Reductions up to 50 percent may be approved by Director for the portion of housing providing Low-income Housing as defined by Housing and Urban Development.

Subchapter 7. Landscaping

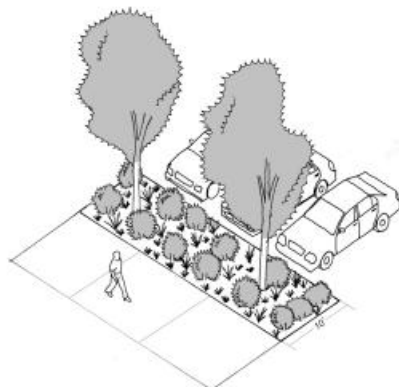
20.50.470 Street Frontage Landscaping.

- 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 ground-level, residential development by the required setback and planted with Type I landscaping.

Comment [p67]: A thru E transferred from TC standards



2a. Parking lot planting buffer with low wall



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

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 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. 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.

Comment [p68]: New section above replaces this A.

20.50.500 Internal Landscaping for Parking Area.

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.

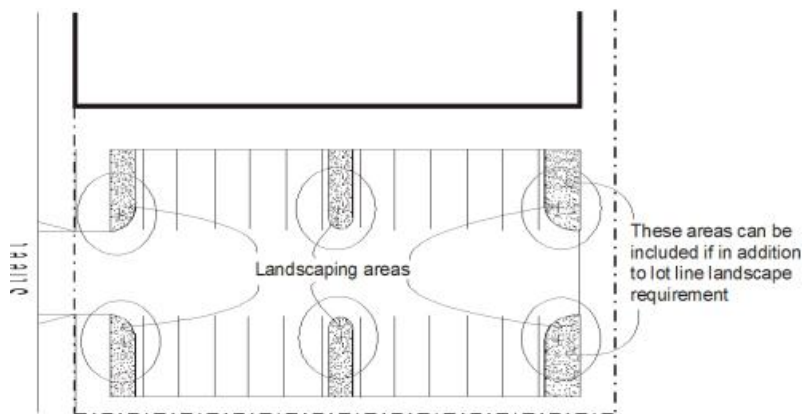


Figure 20.50.500(B): Example of parking area landscaping.

- C. Trees shall be provided and distributed throughout the parking area either on average at a rate of one tree for every 10 parking stalls.
- 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 consist of:
 1. At least 200 square feet with a narrow dimension of no less than eight 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.
 4. Trees planted at least 1.5 inches caliper in size. (Ord. 238 Ch. V § 7(B-5), 2000).

Comment [p69]: One tree fro every 5 stalls is high in more intensely developed commercial zones.

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.
- B. To protect the public interest and safety by minimizing the possible adverse effects of signs on nearby properties and traffic safety 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 with their surroundings. (Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(A), 2000).

Comment [p70]: Existing Sign Code with Commercial standards transferred from TC and some administrative adjustments.

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 as provided for in this chapter.

Comment [jn71]: Adding this section puts current practice into the code.

- B. 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 may be exempt from obtaining a permit. 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 section must receive an Administrative Design Review approval for all signs on the property as a sign package per section 20.30.297

20.50.540 Sign.

A. Sight Distance.

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

Comment [jn72]: Reorganized so that all general standards come first then standards for specific types of signs.

B. Private Signs on City Right-of-Way.

No signs shall be located partially or completely in a public right-of-way unless a Right-of-Way Site permit has been approved, except as allowed per Exception 20.50.550(B)(1) or 20.50.610 and consistent with SMC Chapter 12.15.

Comment [jn73]: Creates cross reference with ROW regulations.

C. Sign Copy Area Calculation.

Calculation of signage area per sign face may be done using a combination of rectilinear and triangular shapes that will enclose each portion of the signage (such as words, logos and symbols), at intervals using full inches. The sign area calculations of cabinet signs must include the whole cabinet if fully illuminated. 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.

Comment [jn74]: Added based on AO 301063 and 000029-091801.

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.

Comment [jn75]: Clarification added for existing standards in 20.50.540(E) and 20.50.610(A)

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.

Comment [jn76]: Standard from town center (20.92.080(D)(2)) added to existing (20.50.540(C)).

Comment [p77]: Impractical. Proposed new standards address design enough.

F. Permitted Illumination.

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

Comment [jn78]: Standards from Town center (20.92.080(C)) added to existing standard for 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 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.



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

(Ord. 560 § 4 (Exh. A), 2009; Ord. 352 § 1, 2004; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(B), 2000).

F. Table.

Table 20.50.540F – 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)	AB, TC-1 and TC-2
MONUMENT SIGNS:			
Maximum Area Per Sign Face	4 sq. ft. (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)	50 sq. ft.	100 sq. ft.
Maximum Height	42 inches	6 feet	12 feet
Maximum Number Permitted	1 per street frontage	1 per street frontage Two per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs on same property.	
Illumination	Maximum 6 feet from the sign face	Permitted consistent with 20.50.540(H)	
BUILDING-MOUNTED SIGNS:			
Maximum Sign Area	Same as for Monument Signs	25 sq. ft. (each tenant) Building Directory 10 sq. ft.	50 sq. ft. (each tenant)

		Building Name Sign 25 sq. ft.	Building Directory 10 sq. ft. Building Name Sign 25 sq. ft.
Maximum Height	Not to extend above the building parapet, soffit, or eave line of the roof.		
Number Permitted	1 per street frontage	1 per business per facade facing street frontage or parking lot.	
Illumination	Permitted consistent with 20.50.540(H)		
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 or beyond the awning, canopy, or other overhanging feature of a building under which the sign is suspended.		
Number Permitted	1 per business	1 per business per facade facing street frontage or parking lot.	
Illumination	Prohibited	Permitted consistent with 20.50.540(H)	
DRIVEWAY ENTRANCE/EXIT:			
Maximum Sign Area	4 sq. ft. Nonresidential uses, schools, residential subdivision or multifamily development	8 sq. ft.	
Maximum Height	42 inches	48 inches	
Number Permitted	1 per driveway		
Illumination	Prohibited	Permitted consistent with 20.50.540(H)	

Comment [jn79]: Changed because projecting signs serve function of other types of building mounted signs except when located under awnings which are oriented towards pedestrians.

Comment [jn80]: These are quite small, especially if the size/height is not increased in commercial zones. These could be exempted from permit requirements as other cities do. Additional copy area proposed because A-frame signs are currently larger than what is allowed in commercial zones and some businesses are using multiple A-frame as driveway signs.

Exceptions to Table 20.50.540(F):

- (1) The monument sign standards for AB, 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.

Comment [jn81]: Proposed change that allows for larger monument signs on state routes regardless of commercial zone.

Comment [jn82]: Based on code interpretation AO 000106-032309.

G. Window Signs.

Window signs are permitted to occupy maximum 25 percent of the total window area in zones NB, CB, AB, 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.

Comment [jn83]: Replaced by ADR process.

Comment [jn84]: Moved to Materials and Design section above.

Comment [jn85]: I want to add something that would require review of illuminated window signs or signs that need to be structurally reviewed. i.e. Fred Meyer or Wallgreens. Not sure if this is worded well.

Comment [jn86]: Moved from being an exception the portable sign prohibition with additions of clarification currently in AO 000099-080207. Additional standards added based on similar codes of other jurisdictions.

H. A-frame Signs.

A-frame, or sandwich board, signs are exempt from permit but allowed only in the NB, CB, AB, 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 businesses 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 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 exceed six square feet in area;
6. No lighting of these 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 or uses and are exempt from site permit or right-of-way site permit requirements.

20.50.550 Prohibited Signs.

A. Spinning devices; flashing lights; searchlights; electronic changing message or reader board signs.

Exception 20.50.550(A)(1): Traditional barber pole signs allowed only in NB, CB, AB and TC-1, 2 and 3 zones.

Exception 20.50.550(A)(2): Electronic changing message or reader boards are permitted in CB and AB 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.

Comment [jn87]: Moved to Building Addresses section above.

Comment [jn88]: This is covered under A above. Proposal is that no setback required except as necessary for sig distance and safety.

Comment [jn89]: Moved to Permitted Illumination section above.

Comment [jn90]: Added for clarification.

Comment [jn91]: This is a current practice not documented in an AO or code, but originates from Council direction a number of years ago. 20 second timeframe is consistent with Edmonds, but hard to enforce.

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

C. Outdoor advertising signs (billboards).

Comment [jn92]: Exception was confusing and difficult to administer and has only been used in one instance. This type of flexibility could be addressed through ADR.

D. Signs mounted on the roof.

E. Pole signs.CF. Backlit awnings used as signs.

G. Pennants; swooper flags; feather flags; pole banners; inflatables; and signs mounted on vehicles. (Ord. 560 § 4 (Exh. A), 2009; Ord. 369 § 1, 2005; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(C), 2000).

Comment [jn93]: Additions from Town Center standards (20.92.080(J)).

20.50.560 Monument Signs.

A. Design.

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.

Comment [jn94]: Sight distance and safety provisions under 20.50.540(A) would determine whether any setback is required. Distance from internal property lines is regularly waived and there doesn't seem to be a reason to require this setback.

20.50.570 Building-Mounted Signs

A. Design.

1. Building signs shall not cover windows, building trim, or ornamentation.

B. Clearance.

1. 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.

20.50.580 Under-Awning signs.

A. Clearance.

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

Comment [jn95]: Deleted because not currently in Town Center standards and is awkward to administer. We may want to consider some form of multi-tenant bonus but I don't have a good example yet.

20.50.590 Nonconforming Signs.

A. Nonconforming signs shall not be altered in size, shape, height, location, or structural components 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.

Comment [jn96]: Clarification suggested to make this provision easier to administer.

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 safe condition..
3. Any outdoor advertising sign not meeting this Code shall be removed within 30 days of the date when an order by the City to remove such sign is given. (Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(E), 2000).

Comment [jn97]: Currently, most businesses ignore our temporary sign regulations because of the excessive permit cost. This leaves code enforcement with little basis on which to enforce these provisions. There were also no guidance regarding size or number of temporary signs. This is meant to allow one free sign of 32 sf and if more are desired then a temporary use permit can be applied for. Proposed code is based on a variety of temporary sign codes in the region.

20.50.600 Temporary signs.

A. General Requirements. Certain temporary signs not exempted by SMC 20.50.540(G-H) or 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 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. Temporary signs are not allowed to continually advertise goods, services or events on a site.

- B. Temporary On-Premises Business Signs. Temporary banners are permitted in zones NB, CB, AB, 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 announce 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:

- A. Historic site markers or plaques, and gravestones.
- 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.

Comment [jn98]: Based on code for Kirkland. Don't know if it is compatible with the rest of our code enforcement regulations. May also want to consider reviewing enforcement provisions for permanent signs.

Comment [jn99]: Added exemptions that are applied in practice but are not explicitly stated in current code. Should parks signs be exempt as well? Campaign signs? **Haven't drafted parks language yet based on our last meeting.**

- 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, are not illuminated, and 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.
- 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.
- M. City-sponsored event signs up for no more than two weeks.
- N. Gateway signs constructed in compliance with the Gateway Policy and Guideline Manual.
- O. 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. 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. 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.
- P. Garage sale signs not exceeding four square feet per sign face and not advertising for a period longer than 48 hours.
- Q. City land-use public notification signs.
- R. 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.

Comment [jn100]: This is in the proposed Permit Required section. Redundant to keep it here.

Comment [jn101]: No provisions currently existing for commercial real estate signs such as vacancy or for sale. Cost of temporary sign permit is excessive for this type of sign which does not usually require structural review.

Comment [jn102]: Added to address parks signage issues.

Comment [jn103]: These signs are so small that most cost less than the cost of a sign permit to make and put extra cost burden on small home businesses.

(Ord. 319 § 1, 2003; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(G), 2000).

Chapter 20.70

Engineering and Utilities Development Standards

Subchapter 4. Required Improvements

20.70.320 Frontage Improvements

- A. 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.
- B. Standard frontage improvements consist of curb, gutter, sidewalk, amenity zone and landscaping, drainage improvements and pavement overlays up to on-half of each right-of-way abutting a property as defined in the Master Street Plan. 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. Frontage improvements are required when:
1. 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. Building construction valuations of permits issued within a five-year period since March XX, 2013 accumulate to exceed 50 percent of the County assessed or an appraised value of the existing structure(s). The valuation is determined by the first permit issued within the 5-year period.
 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.

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Right-of-Way dedication will also be required. Adequate interim levels of improvements for public safety shall be required.

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- 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. For subdivisions the improvements shall be completed prior to the final plat approval. A bond or other surety may be allowed as provide for in SMC 20.30.440 in lieu of completion of all improvements.

Existing Commercial / Mixed Use Development Standards – Deleted and Replaced

Delete entire Chapter 20.90

[TOC](#) [<](#) [>](#)

Delete entire Chapter 20.91

Integrate entire Chapter 20.92

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Commercial Design Standards Code Amendments November 27, 2012

20.20 Definitions

20.20.012 B definitions.

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

20.20.034 M definitions

Monument Sign 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.

20.20.040 P definitions

Portable Sign Any 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.

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

20.20.048 T definitions

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

20.20.050 U definitions

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

20.20.052 V definitions

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

20.20.054 W definitions

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

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
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

Comment [p1]: Redundant of ADR and NCBD is proposed to be a part of CB Commercial Design Standards.

20.30.297 Administrative Design Review (Type A).

Administrative Design Review approval shall may be granted by the Director upon his/her/their finding that:

1. ~~The design meets the requirements of the applicable code subsections.~~
12. Departures from the design standards in the SMC section 20.50.220 to .250 and Signs SMC 20.50.530 to .610 applicable chapter shall be consistent with the purposes or intent of each subsection or be justified it has been demonstrated that due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential provided that there are no:
 - a. Requests to depart from the Dimensional Standards in Table 20.50.220-92.020(B) regarding setbacks and building envelope cannot be departed from in NB, CB, AB, and TC commercial zones the town center district, as part of Administrative Design Review ~~or~~
 - b. Requests to departure ffrom standards is allowed in Ttransition Areas Standards 20.50.021 overlays and the TC 4 zone. (Ord. 609 § 6, 2011).
 - c. All requests to depart from subsections a. and b. above will require a Zoning Variance approval.

Comment [p2]: Meeting the standards is already required by code.

Comment [p3]: Applies now to all commercial zones.

Comment [p4]: Clarification for alternative

20.30.565 Planned Action Approval SEPA Exemptions

The districts below have Planned Action Approvals and are exempt from the requirements of SEPA if they are within the scope of those approvals. The code provisions in these districts have been amended to meet the Planned Action Approvals. Proposals to change of zoning categories, code amendments, or zoning variances may require SEPA approval if the proposal exceeds SEPA thresholds of the Planned Action Approval.

(Boundary Map of TC District)

(Boundary Map of North City District)

20.40 Zoning and Use Provisions

Table 20.40.020 Zones and map designations.

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

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
Arterial Business Mixed-Use Zone	AB MUZ
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

Comment [p5]: No SO zoning exist. Definition see 20.40.050

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.

(Ord. 609 § 7, 2011; Ord. 598 § 4, 2011; Ord. 560 § 3 (Exh. A), 2009; Ord. 507 § 4, 2008; Ord. 492 § 3, 2008; Ord. 281 § 4, 2001; Ord. 238 Ch. IV § 1(B), 2000).

20.40.040 Nonresidential zones.

- A. The purpose of the Nneighborhood 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, 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 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 Arterial Business mixed-use zone (ABMUZ) 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. (Ord. 560 § 3 (Exh. A), 2009; Ord. 238 Ch. IV § 1(D), 2000).~~
- D. The purpose of the Town Center zones (TC) are 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 use, 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.~~

Field Code Changed

Comment [p6]: The only Special District is the transfer station which has no regs. or boundaries.

Comment [p7]: Deleted and folded into 20.50

Field Code Changed

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.

Field Code Changed

E. **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.

Field Code Changed

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

Field Code Changed

Table 20.40.120 Residential type uses.

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB & O	CB & NCBD	AB MUZ & 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-i	P-i
	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-i	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	P	P
	Single-Family Detached	P	P	C	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								

Comment [p8]: Only Commercial zones may have been amended as noted.

Comment [p9]: TC-4 matches R-18-48.

Comment [p10]: TC column to match ex. TC chart

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	
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(Ord. 560 § 3 (Exh. A), 2009; Ord. 408 § 2, 2006; Ord. 368 § 1, 2005; Ord. 352 § 1, 2004; Ord. 301 § 1, 2002; Ord. 299 § 1, 2002; Ord. 281 § 6, 2001; Ord. 238 Ch. IV § 2(B, Table 1), 2000).

Table 20.40.130 Nonresidential uses.

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	AB	TC-1, 2, & 3
532	Automotive Rental and Leasing						P	P	P only in TC-1
81111	Automotive Repair and Service					P	P	P	P only in TC-1
451	Book and Video Stores/Rental (excludes Adult Use Facilities)			C	C	P	P	P	P
513	Broadcasting and Telecommunications							P	P
812220	Cemetery, Columbarium	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
	Houses of Worship	C	C	P	P	P	P	P	P
	Collective Gardens					P-i	P-i	P-i	
	Construction Retail, Freight, Cargo Service							P	
	Daycare I Facilities	P-i	P-i	P	P	P	P	P	P
	Daycare II Facilities		C	P	P	P	P	P	P
722	Eating and Drinking Establishments (Excluding Gambling Uses)	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
812210	Funeral Home/Crematory	C-i	C-i	C-i	C-i		P-i	P-i	P-i
447	Gasoline Service Stations					P	P	P	P
	General Retail Trade/Services					P	P	P	P

811310	Heavy Equipment and Truck Repair							P	
481	Helistop			S	S	S	S	C	C
485	Individual Transportation and Taxi						C	P	P only in TC-1
812910	Kennel or Cattery						C-i	P-i	P-i
	Library Adaptive Reuse	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
31	Light Manufacturing							S	P
441	Motor Vehicle and Boat Sales							P	P only in TC-1
	Professional Office			C	C	P	P	P	P
5417	Research, Development, and Testing							P	P
484	Trucking and Courier Service						P-i	P-i	P-i
541940	Veterinary Clinics and Hospitals					P-i	P-i	P-i	P-i
	Warehousing and Wholesale Trade							P	
	Wireless Telecommunication Facility	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

Comment [p11]: Shipping containers are not a use and should have the same screening requirements of trash enclosures.

(Ord. 560 § 3 (Exh. A), 2009; Ord. 469 § 1, 2007; Ord. 317 § 1, 2003; Ord. 299 § 1, 2002; Ord. 281 § 6, 2004; Ord. 277 § 1, 2001; Ord. 258 § 5, 2000; Ord. 238 Ch. IV § 2(B, Table 2), 2000).

Table 20.40.140 Other uses.

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

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

Comment [p12]: We don't have a SCTFS process. Is this just a S-i?

Transfer Station	S	S	S	S	S	S	S	S	
Transit Bus Base	S	S	S	S	S	S	S	P	
Transit Park and Ride Lot	S-i	S-i	S-i	S-i	P	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	
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(Ord. 560 § 3 (Exh. A), 2009; Ord. 531 § 1 (Exh. 1), 2009; Ord. 309 § 4, 2002; Ord. 299 § 1, 2002; Ord. 281 § 6, 2001; Ord. 258 § 3, 2000; Ord. 238 Ch. IV § 2(B, Table 3), 2000).

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, O, CB, ~~NCBD~~, and ~~AB and I~~ 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. (Ord. 643 § 2, 2012).

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20.40.350 Eating and drinking establishments.

Eating and drinking establishments are permitted in residential zones R-4 through R-48 only by conditional use permit and permitted in NB, O, CB, ~~AB and TCMUZ~~ zones, provided gambling uses as defined in this Code are not permitted. (Ord. 560 § 3 (Exh. A), 2009; Ord. 258 § 6, 2000; Ord. 238 Ch. IV § 3(B), 2000).

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20.40.420 Interim recycling facility.

- A. Interim recycling facilities in the residential zones shall be limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
- B. In NB, O, 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. (Ord. 238 Ch. IV § 3(B), 2000).

20.40.505 Secure community transitional facility.

- A. May be permitted as an Special Use-Type C action, granted by the City Council in the Arterial 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, AB, , or TCI 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.

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B. **Ground-Mounted Wireless Telecommunication Facilities Standards.**

1. All ground-mounted wireless telecommunication facilities shall conform to the height and setbacks requirements specified in Table 2.

Table 20.40.600(2) – Height and Setback Standards for Ground-Mounted Wireless Telecommunication Facilities

Zone	Maximum Height	Setbacks
------	----------------	----------

All Residential Zones: R-4 – R-48	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, ABMUZ and QTC)	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.
AB Industrial 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.

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20.50

General Development Standards

Sections:

Subchapter 1. Dimensional and Density Standards for Residential Development

- [20.50.010](#) Purpose.
- [20.50.020](#) Standards – Dimensional requirements.
- [20.50.021](#) Transition Area Standards Development in the mixed-use zone (MUZ).
- [20.50.030](#) Lot width and lot area – Measurements.
- [20.50.040](#) Setbacks – Designation and measurement.
- [20.50.050](#) Building height – Standards.

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Field Code Changed

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

- [20.50.220](#) Purpose.
- [20.50.225](#) Administrative Design Review .
- [20.50.230](#) Thresholds – Required Site Improvements ~~Site planning – Setbacks and height – Standards.~~
- [20.50.240](#) Site ~~Design planning – Street frontage – Standards.~~
- [20.50.250](#) Building 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 1. Dimensional and Density Standards for Residential Development

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 20.50.021
Minimum Front Yard Setback	40 ft	40 ft	40 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	45 ft
Base Height (1)	35 ft	60 ft	See SMC 20.50.021
Maximum Hardscape Area	85%	85%	95%

Comment [p13]: Residential in commercial zones melded with commercial in commercial zones dimensional standards because residential is allowed

20.50.020 Standards – Dimensional requirements.

Table 20.50.020(1) – Densities and Dimensions in Residential Zones

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

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	NA
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	NA
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	15 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
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	5 ft
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)	35 ft
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	NA
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	75%

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 exceptions to front yard setback requirements, please see SMC [20.50.070](#).

(4) For 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.

(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.

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- (8) For development on R-48 lots abutting R-12, R-24, R-48, 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.

Comment [p14]: These zones allow at least 50 feet of height.

Table 20.50.020(2)230 – Dimensions for Commercial Development in Commercial Zones

Comment [p15]: Based on the zone not on the uses.

STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Arterial Business (AB)	Town Center (TC-1, 2, & 3)
Min. Front Yard Setback (Street) (1) (2)(3)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from Commercial Zones (4)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from R-4, R-6, and R-8 Zones (see Transition Area 20.50.021)	20 ft	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from TC-4, R-12 through R-48 Zones	15 ft	15 ft	15 ft	15 ft
Base Height (5)	50 ft	60 ft	65 ft	70 ft
Hardscape	85%	85%	95%	95%

Comment [p16]: TC-4 is a residential zone within Town Center

Comment [jn17]: This change results in no difference in building envelope (except height) between zones. I definitely don't think this makes sense in NB. If you do make this change then the exception that is now (1) is no longer relevant regarding reduction of front yard to 0.

Comment [p18]: 0 is the minimum and commercial uses are encouraged and at least the spaces are required on first floors.

Comment [p19]: TA includes R-8

Comment [p20]: Same setback in TA

Comment [p21]: Adjustment for TA above

Comment [p22]: If mixed use is allowed in all commercial zones then the 50 foot bonuses should be automatic.

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.
 Exceptions to Table 20.50.020(2):

- ~~(1) Front yard setback may be reduced to zero feet if adequate street and sidewalk improvements are available or room for street improvements is available in the street right-of-way.~~
- (1) Underground parking may extend into any required setbacks as long as any required utility and surface improvements can be also met.
- (2) Rights-of-Way dedications or easements may be required in accordance with the City's Transportation Master Plan (is it a specific map or maps in the TMP???) we need to refer to something specifically adopted to avoid takings) and/or to provide rights-of-way for utility improvements.
- (3) Front yards may be used for outdoor display of vehicles to be sold or leased.

(4) Side and rear yards adjacent to internal lot lines internal to the project may be modified to allow zero lot line developments for internal lot lines only.

Comment [p23]: % in table above

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

Comment [p24]: This list under (5) is parallel and more expansive about height extensions than 20.50.050(3)

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

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

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

d. Base height 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. (Ord. 560 § 4 (Exh. A), 2009;

Comment [p25]: Unneeded. Heights in commercial zones exceed 50 feet.

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

20.50.021 Transition Area Standards

Comment [p26]: Melding of Town Center and transition area standards under 20.50.020(2)(2)

(2) Development in commercial CB or I-zones NB, CB, AB, and TC-1, 2 & 3 abutting or directly across street rights-of-way from R-4, R-6, or R-8 zones shall meet the following transition area requirements:

a. From abutting property, a 35-foot maximum building height at the required setback and a building envelope within a two horizontal to one vertical slope up to the maximum height of the zone. From across street rights-of-way, a 35-foot maximum building height at the required 15 foot setback and a building envelope within a one horizontal to a one vertical slope up to the maximum height of the zone. Parking garages facing Transition Areas with abutting property shall be entirely walled without openings. (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.

Comment [p27]: Matches TC

Comment [p28]: Redundant, See (7) below

Comment [p29]: In dimensional standards.

Comment [p30]: This is unclear if the 20 foot setback buffer can also be used as open space.

Comment [p31]: Exceeds TC Standards

b. Type I landscaping (SMC 20.50.460), 20% significant tree preservation (SMC 20.50.350), and a solid, eight-foot property line fence shall be required for transition area setbacks abutting R-

Comment [p32]: Matches Town Center and TA

4, R-6, or R-8 zones. Only significant trees that will be healthy and undamaged by construction shall be retained. development 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.

Comment [p33]: Redundant - Alternative landscape in Landscape subchapter

Comment [p34]: Unsure who the easement is with...city?

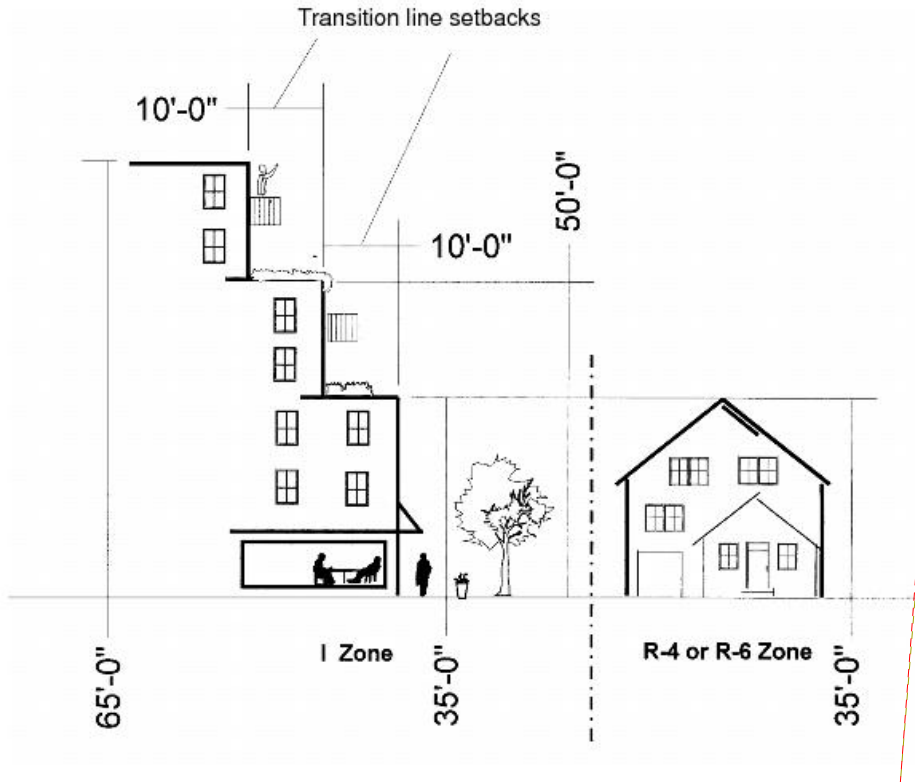
Comment [p35]: May compromise the purpose of the transition area and difficult to admin

Comment [p36]: Redundant - Alternative landscape in Landscape subchapter

Comment [p37]: Unsure who the easement is with...city?

c. All vehicular access to proposed development in commercial 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. Development that creates additional traffic that is projected to use Local streets shall be required to install appropriate traffic-calming measures. These additional measures will be identified and approved by the City's Traffic Engineer.

Comment [r38]: Not sure about Alicia's statement above. Most of our commercial developments on Aurora & Ballinger seem to take access from Aurora & Ballinger?



Comment [p39]: Illustration does not fit all transition area scenarios

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20.50.021 Development in the mixed-use zone (MUZ).

Development in the MUZ zone shall meet the following requirement:

A. All developments in the MUZ zone are subject to Administrative Design Review approval in SMC ~~20.30.297.~~

B. All developments in the MUZ zone are subject to providing public gathering spaces. Public gathering spaces shall be provided at a rate of 1,000 square feet per one acre of site. Eighty percent of the public space shall be contiguous, with a maximum contiguous requirement of 1,600 square feet.

C. A maximum 35-foot building height and 48 dwellings per acre for residential-only buildings and 45-foot building height for buildings designed to accommodate commercial uses, maximum density of 70 dwellings per acre, and a FAR (floor area ratio) of 2.0, except:

1. A maximum building height of 55 feet, maximum FAR of 3.2, and maximum density of 110 dwellings per acre is permissible if the development meets the following conditions:

Comment [p40]: All MUZ standards are replaced by CDS.

Field Code Changed

Comment [p41]: Public Space required in CDS

Comment [p42]: FAR is overlapping requirement and used primarily for added height

a. The development includes infrastructure for electric vehicle recharging. The Director is authorized to adopt guidelines for this requirement; and

b. The building is designed to accommodate ground floor commercial uses; and

c. "4-star" construction standards under King County Built Green Standards as amended, or equivalent standard approved by the Director; and

d. Eight hundred square feet of common recreational space for residents of the development is provided for developments of five to 20 units; 40 square feet of recreational space per unit is provided for developments over 20 units.

Comment [p43]: Green Building Code anticipated for adoption in 2013.

2. A maximum height of 65 feet, maximum housing density of 150 dwellings per acre and maximum FAR of 3.6 is permissible if all the conditions under subsection (C)(1) of this section are met and the following conditions are met:

Comment [p44]: No current develop has been able to exceed approx. 100 units per acre

a. Fifteen percent of the units are affordable to households in the 75 percent King County median income category for a minimum of 30 years. The average number of bedrooms for affordable units shall be similar to the number of bedrooms for market rate units. The affordable housing units shall be distributed throughout the building or development; and

b. "5-star" construction standards under King County Built Green Standards as amended, or equivalent standard approved by the Director; and

c. After the pre-application meeting and prior to submitting an application for construction, the developer must hold a neighborhood meeting with City staff in attendance to identify impacts caused by the new development and propose appropriate mitigation measures. Meetings will be advertised by mailing to property owners and occupants within 500 feet of the property.

D. The maximum building height for developments within 100 feet of the property line from R-4, R-6, R-8, and R-12 is limited to 45 feet and the maximum building height for developments between 100 and 200 feet from the property line of R-4, R-6, R-8, and R-12 is 55 feet.

Comment [p45]: Redundant of new TA standards

E. Structures allowed above the maximum height of the district under Exception 20.50.230(6) may not exceed the maximum building height by more than 10 feet, or four feet for parapet walls.

F. All conditions under Exception 2(b), (c), and (d) of Table 20.50.020(2) must be met for development in the MUZ zone abutting or across street right-of-way from R-4, R-6, R-8, and R-12 zones. (Ord. 609 § 10, 2011; Ord. 560 § 1 (Exh. A), 2009).

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 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.

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, R-8 through R-48 zones. Site improvement standards of signs, parking, lighting and landscaping shall be required if:

1. 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. Building construction valuations of permits issued within a five-year period since March XX, 2013 accumulate to exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s). The valuation is determined by the first permit issued within the 5-year period.

Comment [p46]: Moved to 20.50.020(1)

Comment [p47]: Covered in Site Development Standards

Comment [p48]: Covered in Site Development Standards

Comment [p49]: Moved to Table 20.50.020(2)

Comment [jn50]: How can this be moved to 20.50.020(2)? That table is proposed for deletion.

Comment [p51]: NB zone is proposed to allow 50 height outright.

Comment [p52]: Moved to Table 20.50.020(6)

Comment [p53]: Clarify that zoning not the type of development determines the design standards. Also, it distinguishes from multifamily or mixed use development regulated in commercial zones.

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Subchapter 4. Chapter 20.92 Commercial Zone Design Standards Town Center District

Sections:

- ~~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.~~

20.50.220.040 Purpose.

The purpose of this chapter is to establish design standards for all commercial zones – Neighborhood Business (NB), Community Business (CB), Arterial Business (AB), and Town Center (TC-1, 2, and 3) the town center district. 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 development standards in the remainder of Chapter 20.50 SMC. In the event of a conflict between standards, the standards of this chapter shall prevail.

(Ord. 609 § 12 (Exh. B), 2011).

20.92.012 Planned action.

Projects that are within that the scope of the planned action EIS for this chapter the subareas 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. (Ord. 609 § 12 (Exh. B), 2011).

20.50.22592.014 Administrative Design Review.

Comment [p54]: list and is redundant of the 20.50 ToC

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Comment [p55]: Merged into Land Use and Dimensional Regs.

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Comment [p56]: Now Transition Areas

Field Code Changed

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Comment [p57]: New Consolidated Zones

Field Code Changed

Administrative Design Review approval under SMC ~~20.30.297~~ is required for all development applications that proposals prior to approval of any construction permit. A permit applicant wishing to modify any of the standards in this chapter may apply for a ~~a design departure from the design standards in this chapter or sign standards in Chapter 8 per~~under SMC 20.30.297. (~~Ord. 609 § 12 (Ex. B), 2011~~).

Field Code Changed

Comment [p58]: Limits ADR only to proposed departures to the design standards but expands ADR for all commercial zones.

Field Code Changed

20.50.230 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 improvement standards apply to a development application in commercial zones NB, CB, AB, TC-1, 2, and 3. Site improvements standards of signs, parking, lighting, and landscaping shall be required if:~~

1. ~~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. ~~Building construction valuations of permits issued within a five-year period since March XX, 2013 accumulate to exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s). The valuation is determined by the first permit issued within the 5-year period.~~

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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.

Field Code Changed

F20.92.020 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 20.92.020.

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.~~

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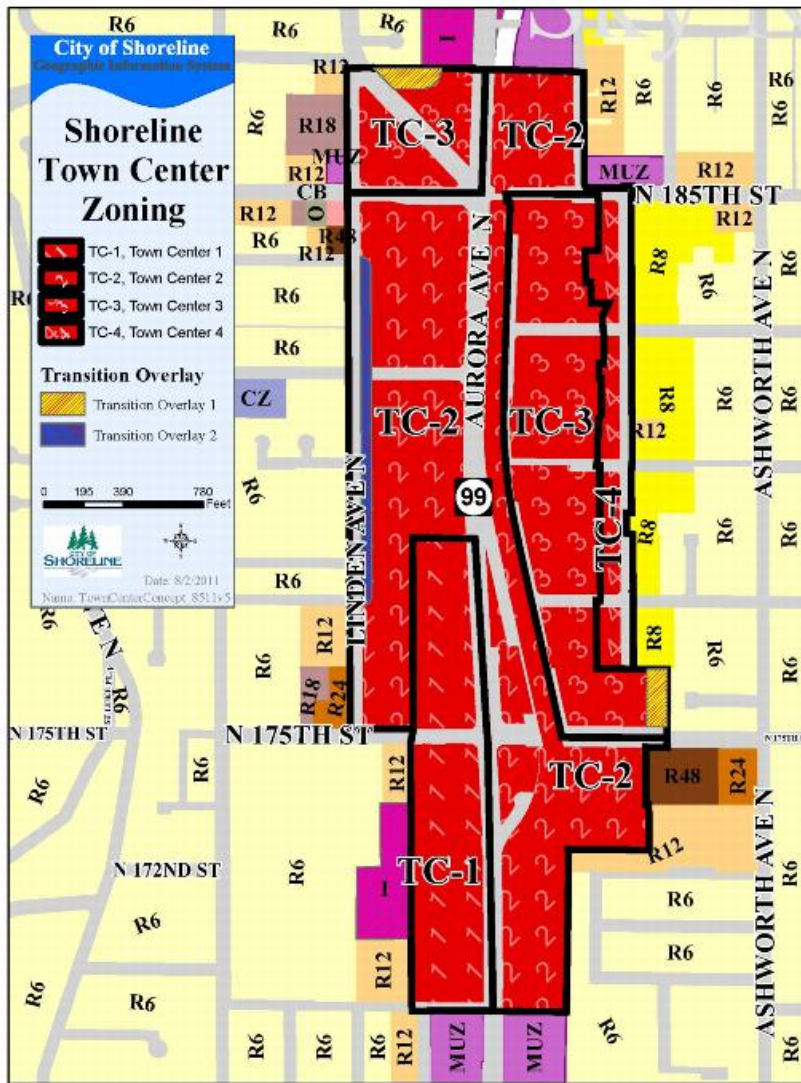


Figure 20.92.020

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

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Comment [p59]: Separate zoning map excessive

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

Comment [p60]: Moved to Table 20.40.120-.150

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	PERMITTED USES			
Lodging	20.40.120				
Health Facility	20.40.140				
Government Facility	20.40.140				
Automotive Fueling and Service Stations	20.40.130	PROHIBITED USES			
Retail/Service other than for Automotive or Boat	20.40.130				
Light Manufacturing — Non-Polluting and No Outside Storage	20.40.130				
Personal and Business Services	20.40.130				
Motor Vehicle and Boat Sales, Automotive Rental and Leasing, and Automotive Repair and Services (1)	20.40.130				
Gambling Use		PROHIBITED USES			
Wrecking Yard					
General Manufacturing					
Adult Use Facility					

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

Table 20.92.020(B) — Form

Comment [p61]: Moved to 20.50. Subchapter 1

	TC-1 Aurora SW	TC-2 Aurora	TC-3 Midvale/Firlands	TC-4 Stone Ave. Resid.	Transition Overlays 1 and 2

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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 (5)	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.

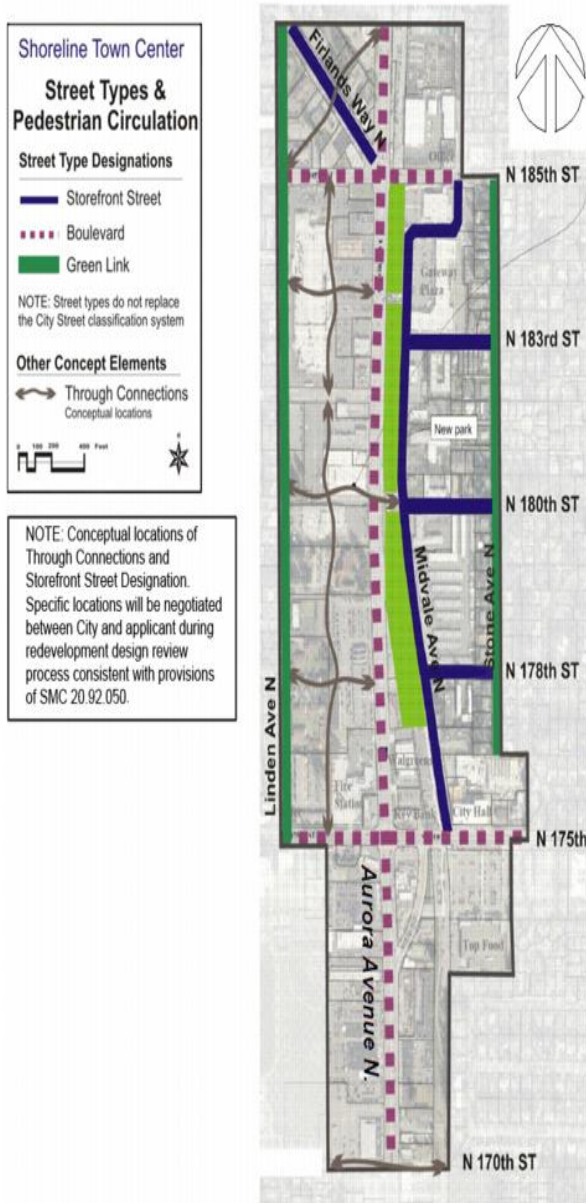
(7) — Hardscape requirement for underlying zone is applicable. (Ord. 600 § 12 (Exh. B), 2011).

20.92.030 Street types and pedestrian circulation.

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



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Figure 20.92.030

(Ord. 609 § 12 (Exh. B), 2011).

20.92.040 Neighborhood protection standards.

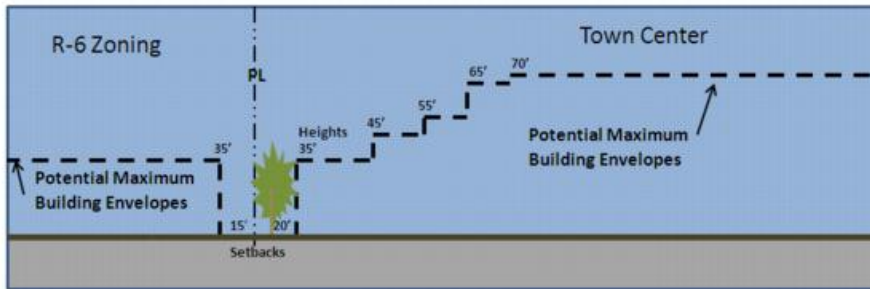
A. Purpose.

- 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

Comment [p62]: Unneeded

Comment [p63]: Moved and melded with Transition Areas in 20.50.020

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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. (Ord. 609 § 12 (Exh. B), 2011).

20.92.050 Street frontage design standards.

A. **Purpose.**

- 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:

Field Code Changed

Comment [p64]: In new Transition Areas

Comment [p65]: Section redundant of TMP and EDM or included in Site Design Section.

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

Comment [p66]: Since adopted into the TMP

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.



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Street frontage design

2. Rights-of-Way Lighting.

- a. ~~One to two footcandles and between 10 feet and 15 feet in height for sidewalk 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 standards.~~
- c. ~~Lights shall be shielded to prevent direct light from entering adjoining property. (Ord. 609 § 12 (Exh. B), 2011).~~

20.5092.24060 Site Design standards.

A. Purpose.

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

- 2. Promote distinctive design features at high visibility street corners.
- 3. Provide safe routes for pedestrians and people with disabilities across parking lots, to building entries, and between buildings.
- 4. Promote economic development that is consistent with the function and purpose of permitted uses and reflects the vision for the town center subarea as expressed in the Comprehensive Plan.

B. Overlapping Standards.

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

C. Site Frontage.

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

1. Commercially Zoned Storefront Streets.

- a. Buildings shall be placed at the property line or abutting planned sidewalks if on private property. However, buildings may be set back farther if public places, landscaping, displays 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 is 12-foot height and 20-foot depth and built to commercial building standards. These spaces can be used for any permitted land use.
~~—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.~~
- c. Minimum transparent window area is 60 percent of the ground floor facade placed between the heights of 30 inches and 10 feet above the ground for each front facade;
- d. The primary building 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;

Comment [p67]: Moved from other section.

Comment [p68]: Conflicts and redundant with a. above. We don't have a max. setback as long as plazas, landscaping or display fills in.

Comment [p69]: The City wants window space built. How they are treated will depend on the different uses behind them.

Comment [p70]: 10 feet uses full story and allows for some high privacy windows.

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

f. Streets with on-street parking shall have sidewalks to back of 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

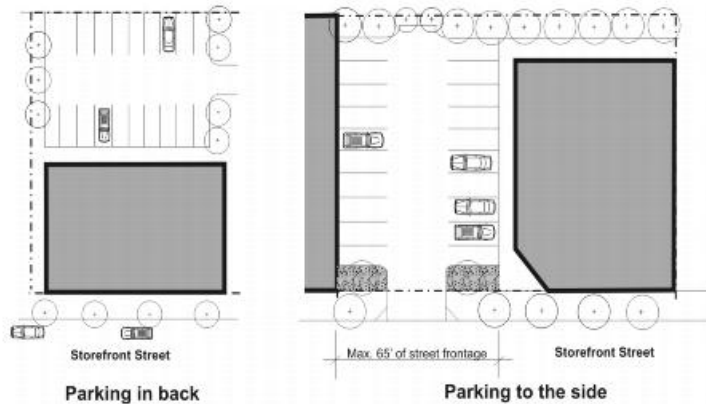
Comment [p71]: This is added to require a walk surface for people getting out of street parked cars and for streets with no on-street parking and that need the safety of an amenity strip between.

g. Surface parking along ~~Storefront~~ Street frontages in commercial zones shall not occupy more than ~~is not more than~~ 65 lineal feet 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. 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 Pedestrian Lighting.**

- a. Pedestrian lighting shall meet the standards for Aurora Avenue pedestrian lighting. One to two footcandles and between 10 feet and with 15 feet in height for sidewalk 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, modified to meet the 25-foot maximum height, and spaced to meet City illumination standards.
- c. Lights shall be shielded to prevent direct light from entering adjoining property.

Comment [p72]: Relocated from previous section.

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;

Comment [p73]: All of these are already addressed in general for all commercial streets.

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.~~

Comment [p74]: Redundant of C.1.g

3.— **Boulevard Streets.**

Comment [p75]: Blended with street section above.

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.~~

Field Code Changed

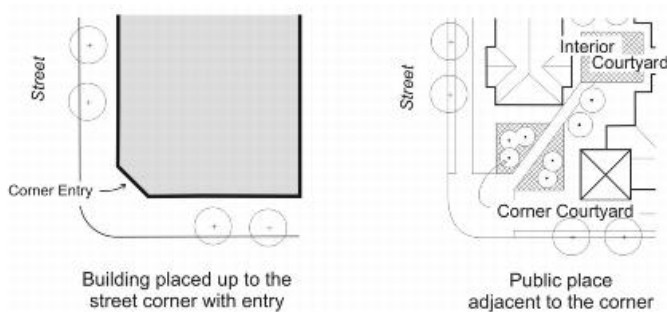
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Landscaped yards

D. 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 public places, ~~as set forth in subsection F of this section,~~ at the corner leading directly to building entries; or
 - c. Landscape 20 feet of depth of Type II landscaping for the length of the required building frontage.
 - d. Include a structure on the corner that provides weather protection or site entry. The structure may be used for signage (SMC 20.92.080).



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 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 design above the minimum standards for these items in other ~~code sections~~ of this code subsection ~~for town center.~~

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

d. ~~Other unique treatment as determined by the Director.~~

Comment [p76]: Redundant of ADR modifications.

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

Comment [p77]: Different street types are blended and Through Connections are no longer a requirement.

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 Corners

E. ~~Through-Connections and Site Walkways.~~

Comment [p78]: Through Connections are a criteria for parking reductions and not a requirement.

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).~~

Comment [p79]: Deleted section

~~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~~

Comment [p80]: Too specific to Town Center

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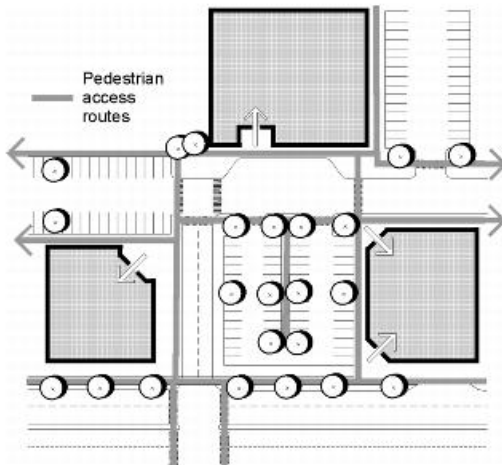
~~as a Storefront Street.~~

Through-Connections

- a. All buildings shall have visible, clear, and illuminated, 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;~~

Comment [p81]: Redundant of a. above.

Comment [p82]: Through Connections moved as a criterion for parking reductions



Well-connected Wwalkways network

- c. 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. Walkway crossings shall be raised a minimum three inches above drive surfaces;

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



Parking Lot Walkway

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



Comment [p83]: Redundant of a. and b. above

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

e. Deciduous, street-rated trees from the Shoreline Engineering Design 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.

Comment [p84]: Moved to Parking Chapter

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. Commute trip reduction program per State law.
- iv. High-occupancy vehicle (HOV) and hybrid or electric vehicle (EV) 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.

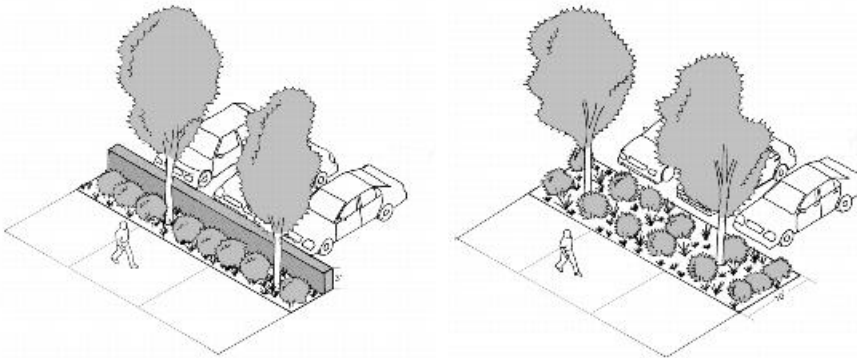
2. **Parking Lot Landscaping.** The following provisions shall supplement the landscaping standards set forth in Subchapter 7 of SMC 20.50.450. Where there is a conflict, the standards herein shall apply. All parking lots and loading areas shall meet the following requirements:

- 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.

Comment [p85]: Inserted in Landscape Chapter

Field Code Changed

Field Code Changed



2a. Parking lot planting buffer with low wall

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

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.

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Field Code Changed

Field Code Changed

F. Public Places.

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.
2. Requirement may be divided into multiple public places with a minimum 400 square feet each.
3. Public places may be covered but not enclosed unless by 4. 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.~~
4. Buildings border at least one side of the public place:

Comment [p86]: Redundant of provision at beginning of subsection.

5. Eighty percent of the area shall be with surfaces for people to stand or sit.
6. No dimension is less than 20 feet unless or if the public place is less than 400 square feet the minimum dimension is 5 feet. 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.
7. The following design elements are 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 (G) of this section);
 - d. Seating and landscaping with solar access at least a portion of the day; and

Comment [p87]: Too parallel allowance in 2. above

Comment [p88]: Reformatted, removal of redundant standards, and using uniform minimum dimension. Greater flexibility and proportionality to site size.

- e. Not located adjacent to dumpster 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 unit of open space, whichever is greater;
 - b. Other than private balconies or patios, open space shall be accessible to all residents and include a minimum 20-foot dimension. 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 prevent 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 Open Spaces

H. Outdoor Lighting.

- 1. All publicly accessible areas on private property shall be illuminated as follows:
 - a. Minimum of one-half footcandle and maximum 25-foot pole height for vehicle areas;
 - b. One to two footcandles and maximum 15-foot pole height for pedestrian areas;
 - c. Maximum of four footcandles for building entries with the fixture placed below second floor; and
- 2. All private fixtures shall be full cut-off, dark sky rated and fully shielded to prevent direct light from entering neighboring property.
- 3. Mercury vapor luminaires are prohibited.

I. Service Areas.

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

Comment [p89]: Would include shipping containers.

- 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 project into any public rights-of-way.



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

2. Utility and Mechanical Equipment.

- a. 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.

- b. 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. (Ord. 609 § 12 (Exh. B), 2011).

20.92.50.250070 Building Design standards.

A. Purpose.

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

B. Facade Articulation.

1. All 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.

Comment [p90]: Street category specific to TC



Building Façade Storefront aArticulation

2. All buildings ~~fronting along 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 multifamily buildings or residential portion of a mixed-use 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, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may be used to meet modulation; and
 - b. Distinctive ground or first floor facade, consistent articulation of middle floors, and a distinctive roofline or articulate on 35-foot intervals.



Multifamily building articulation



Multifamily building articulation

4. **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 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 each 150 feet in length along the streetfront a building shall have a minimum 30-foot-wide section that is offset 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 at least three feet deep 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. 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 limited to no more than 50 percent of facades containing an entry 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.

9. Prohibited Exterior Materials.

- a. ~~Mirrored glass, where used for more than 10 percent of the facade area.~~
- a. Chain-link fencing, unless screened from view and within limited areas approved by the Director under SMC [20.30.297](#). No razor, barbed, or cyclone material shall be allowed.
- b. Corrugated, fiberglass sheet products.
- c. Plywood siding.

Comment [p91]: Durable and can be OK – depends on the application.

~~C. Minimum space dimension for building interiors that are ground level and fronting on streets is 12-foot height and 20-foot depth. (Ord. 609 § 12 (Exh. B), 2011).~~

20.92.080 Sign design standards.

A. Purpose.

- ~~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 commercial zones.~~

Comment [p92]: Moved to Sign Chapter

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.~~

Field Code Changed

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.

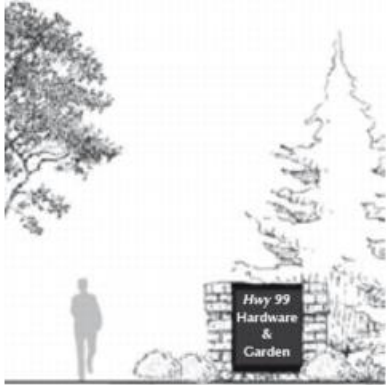


Individual backlit letters (left image), opaque signs where only the light shines through the letters (center image), and neon signs (right image).

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.
- 3.— Signs in Zone zones 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 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.

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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 zones TC-3 and 50 square feet for Zones 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

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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

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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;
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.

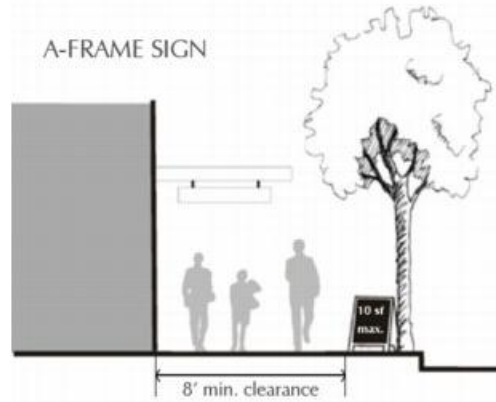


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Under-awning signs

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. (Ord. 609 § 12 (Exh. B), 2011).

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. (Ord. 238 Ch. V § 4(A), 2000).

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Comment [p93]: These two areas not in Commercial Design section.

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Comment [p94]: Delete entire existing Subchapter 4

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 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. All spaces shall be included in lease agreements.

Table 20.50.390A – General Residential Parking Standards

RESIDENTIAL USE	MINIMUM SPACES REQUIRED
Single detached/townhouse:	2.0 per dwelling unit
Apartment:	
Studio units:	4.275 per dwelling unit
One-bedroom units:	4.575 per dwelling unit
Two-bedroom units:	1.58 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

Comment [p95]: Redundant of 20.50

Comment [p96]: New standard to match Town Centers

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

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
General services uses:	1 per 300 square feet
Government/business services uses:	1 per 350 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 340 square feet

Comment [p97]: New standard to match Town Centers

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
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

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	feet of storage area
Courts:	3 per courtroom, plus 1 per 50 square feet of fixed-seat or assembly area
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
Gasoline service stations with grocery, no service bays:	1 per facility, plus 1 per 300 square feet of store
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
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 3400 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

d. Bicycle Rack – 1 space per 10,000 square foot of floor area.

Comment [p98]: No standards exist other than they should be included.

e. 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) and hybrid or electric vehicle (EV) parking.

Comment [p99]: CTR coordinator recommends deleted this because they are based on number of employees at a given business. Tenants/businesses in a location can change and they may not be subject to CTR in the future but the parking is inadequate.

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

vi. A transit stop within one-quarter-mile radius.

Comment [p100]: No light rail in commercial zones.

vii. 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.

Comment [p101]: Formally "Through Connections"

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

ix. 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.

f. Reductions up to 50 percent may be approved by Director for the portion of housing providing Low-income Housing as defined by Housing and Urban Development.

Subchapter 7. Landscaping

20.50.455 Thresholds — Required site improvements.

Comment [p102]: Redundant of 20.50

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 (Ord. 581 § 1 (Exh. 1), 2010; Ord. 515 § 1, 2008; Ord. 299 § 1, 2002).

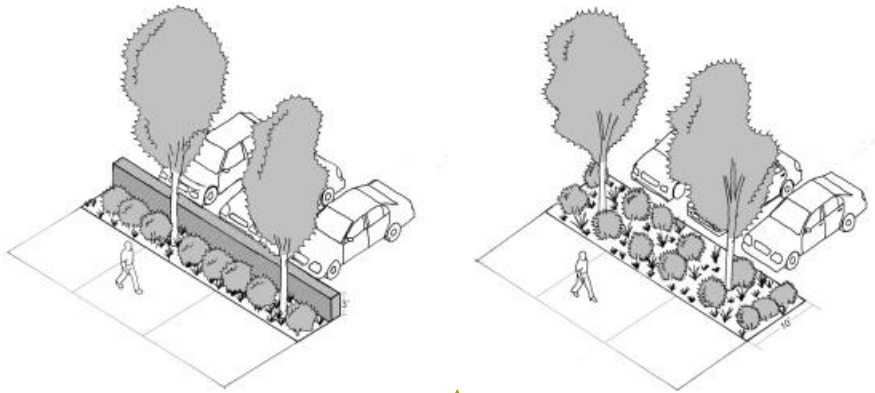
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20.50.470 Street Frontage Landscaping—Standards.

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 ground-level, 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

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 remain plainly visible from the public rights-of-way, these materials shall be configured to create a clear visual

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Comment [p103]: A thru E transferred from TC standards

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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.

~~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.~~

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Comment [p104]: New section above replaces this A.

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F. 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.

~~GC. 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.~~

Field Code Changed

Comment [p105]: Street trees are now required in addition to frontage landscaping.

~~HD. 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. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 560 § 4 (Exh. A), 2009; Ord. 238 Ch. V § 7(B-2), 2000).~~

Comment [p106]: This is particular to MUZ. Screening and location are addressed in I.2.a and b

Comment [p107]: Wall treatment addressed above in 1.a.t

20.50.500 Internal Landscaping for of surface pParking Aarea – Standards.

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.

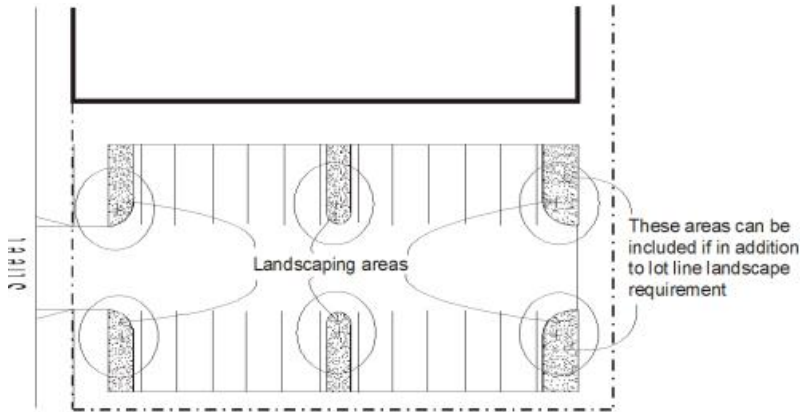


Figure 20.50.500(B): Example of parking area landscaping.

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

Comment [p108]: One tree fro every 5 stalls is high in more intensely developed commercial zones.

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 consist of:

1. At least 200 square feet with a narrow dimension of no less than eight 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.
4. Trees planted at least 1.5 inches caliper in size. (Ord. 238 Ch. V § 7(B-5), 2000).

Comment [p109]: Existing Sign Code with Commercial standards transferred from TC and some administrative adjustments.

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. (Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(A), 2000).

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 as provided for in this chapter.
- B. 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 may be exempt from obtaining a permit. 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 section must receive an Administrative Design Review approval for all signs on the property as a sign package per section 20.30.297

20.50.535 Thresholds — Required site signage improvements.

Full site improvements are required for signs if a development proposal is:

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

~~Any portion of the existing development signage that is proposed to be improved below the above threshold shall be consistent with this chapter (Ord. 581 § 1 (Exh. 1), 2010; Ord. 515 § 1, 2008; Ord. 299 § 1, 2002).~~

20.50.540 Sign.

A. Sight Distance.

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

B. Private Signs on City Right-of-Way.

No signs shall be located partially or completely in a public right-of-way unless a Right-of-Way Site permit has been approved, except as allowed per Exception 20.50.550(B)(1) or 20.50.610 and consistent with SMC Chapter 12.15.

Comment [jn110]: Reorganized so that all general standards come first then standards for specific types of signs.

Comment [jn111]: Creates cross reference with ROW regulations.

CB. Sign Copy Area Calculation.

Calculation of signage area per sign face may be done using a combination of rectilinear and triangular shapes that will enclose each logical portion of the signage (such as words, phrases, logos and symbols), at intervals using full inches of not less than six inches. The sign area calculations of cabinet signs must include the whole cabinet if fully illuminated. Symbols that are a commercial message that directly call attention to and identify a business or service are considered sign copy. 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.

Comment [jn112]: Added based on AO 301063 and 000029-091801.

DC. 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.

Comment [jn113]: Clarification added for existing standards in 20.50.540(E) and 20.50.610(A)

ED. Materials and Design.

Use of materials and architectural design elements that are consistent with the architecture of the buildings is required. 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.

Comment [jn114]: Standard from town center (20.92.080(D)(2)) added to existing (20.50.540(C)).

Comment [p115]: Impractical. Proposed new standards address design enough.

FE. Permitted Illumination.

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

Comment [jn116]: Standards from Town center (20.92.080(C)) added to existing standard for 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 copy letters.
2. Opaque cabinet signs where light only shines through copy letter openings.
3. Shadow lighting, where letters are backlit, but light only shines through the edges of the copy letters.
4. Neon signs.
5. Externally lit signs. All externally illuminated signs shall shield adjacent properties from direct lighting.
6. No commercial sign shall be illuminated after 11:00 p.m. unless the commercial enterprise is open for business and then may remain on only as long as the enterprise is open.



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

(Ord. 560 § 4 (Exh. A), 2009; Ord. 352 § 1, 2004; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(B), 2000).

F. Table.

Table 20.50.540F – 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)	AB, TC-1 and TC-2
MONUMENT SIGNS:			
Maximum Area Per Sign Face	4 sq. ft. (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)	50 sq. ft.	100 sq. ft.
Maximum Height	42 inches	6 feet	12 feet
Maximum Number Permitted	1 per street frontage	1 per street frontage Two per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs on same property.	
Illumination	External only: Maximum 6 feet from the sign face	Permitted consistent with 20.50.540(H)	
BUILDING-MOUNTED SIGNS:			
Maximum Sign Area	Same as for Monument Signs	25 sq. ft. (each tenant) Building Directory 10 sq. ft. Building Name Sign 25 sq. ft.	50 sq. ft. (each tenant) Building Directory 10 sq. ft. Building Name Sign 25 sq. ft.

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Maximum Height	Not to extend above the building parapet, soffit, or eave line of the roof.	
Number Permitted	1 per street frontage	1 per business per facade facing street frontage or parking lot.
Illumination	External illumination only	Permitted consistent with 20.50.540(H)
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</u> the awning, canopy, or other overhanging feature of a building under which the sign is suspended. -	
Number Permitted	1 per business	1 per business per facade facing street frontage or parking lot.
Illumination	Prohibited	Permitted consistent with 20.50.540(H)
DRIVEWAY ENTRANCE/EXIT:		
Maximum Sign Area	4 sq. ft. Nonresidential uses, schools, residential subdivision or multifamily development	8 sq. ft.
Maximum Height	42 inches	48 inches
Number Permitted	1 per driveway	
Illumination	Prohibited	Permitted consistent with 20.50.540(H)

Comment [jn117]: Changed because projecting signs serve function of other types of building mounted signs except when located under awnings which are oriented towards pedestrians.

Comment [jn118]: These are quite small, especially if the size/height is not increased in commercial zones. These could be exempted from permit requirements as other cities do. Additional copy area proposed because A-frame signs are currently larger than what is allowed in commercial zones and some businesses are using multiple A-frame as driveway signs.

Exceptions to Table 20.50.540(F):

- (1) The monument sign standards for AB, 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.

Comment [jn119]: Proposed change that allows for larger monument signs on state routes regardless of commercial zone.

Comment [jn120]: Based on code interpretation AO 000106-032309.

G. Window Signs.

Comment [jn121]: Replaced by ADR process.

Comment [jn122]: Moved to Materials and Design section above.

Window signs are permitted to occupy maximum 25 percent of the total window area in zones NB, CB, AB, 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.

H. **A-frame Signs.**

A-frame, or sandwich board, signs are exempt from permit but allowed only in the NB, CB, AB, 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 businesses 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 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 exceed six square feet in area;
6. No lighting of these signs is permitted;
7. 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 door;
8. All signs shall be professionally manufactured, maintained in good repair, and no attachments to the signs are 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 or uses and are exempt from site permit or right-of-way site permit requirements.

Comment [jn123]: I want to add something that would require review of illuminated window signs or signs that need to be structurally reviewed. i.e. Fred Meyer or Wallgreens. Not sure if this is worded well.

Comment [jn124]: Moved from being an exception the portable sign prohibition with additions of clarification currently in AO 000099-080207. Additional standards added based on similar codes of other jurisdictions.

20.50.550 Prohibited Signs.

A. Spinning devices; flashing lights; searchlights; electronic changing message or reader board signs.

Exception 20.50.550(A)(1): Traditional barber pole signs allowed only in NB, CB, AB and TC-1, 2 and 3 zones.

Exception 20.50.550(A)(2): Electronic changing message or reader boards are permitted in CB and AB 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(H) above.

Comment [jn125]: Moved to Building Addresses section above.

Comment [jn126]: This is covered under A above. Proposal is that no setback required except as necessary for sig distance and safety.

Comment [jn127]: Moved to Permitted Illumination section above.

Comment [jn128]: Added for clarification.

Comment [jn129]: This is a current practice not documented in an AO or code, but originates from Council direction a number of years ago. 20 second timeframe is consistent with Edmonds, but hard to enforce.

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

~~C.D. Outdoor advertising signs (billboards).~~

~~DE. Signs mounted on the roof.~~

~~EF. Pole signs.~~

~~EG. Backlit awnings used as signs.~~

~~GH. Pennants; swooper flags; feather flags; pole banners; inflatables; and signs mounted on vehicles. (Ord. 560 § 4 (Exh. A), 2009; Ord. 369 § 1, 2005; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(C), 2000).~~

Comment [jn130]: Exception was confusing and difficult to administer and has only been used in one instance. This type of flexibility could be addressed through ADR.

Comment [jn131]: Additions from Town Center standards (20.92.080(J)).

20.50.560 Monument Signs.

A. Design.

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.

Comment [jn132]: Sight distance and safety provisions under 20.50.540(A) would determine whether any setback is required. Distance from internal property lines is regularly waived and there doesn't seem to be a reason to require this setback.

~~B. Landscaping.~~

1. ~~Provide a perimeter strip of low shrubs or floral displays 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. (Ord. 352 § 1, 2004; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(D-1), 2000).~~

20.50.570 Building-Mounted Signs.

A. Design.

1. Building signs shall not cover windows, building trim, ~~edges,~~ or ornamentation.
2. ~~The sign frame shall be concealed or integrated into the building's form, color, and material.~~

B. Clearance.

1. 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 ~~for storefront buildings,~~ subject to City approval.

Comment [jn133]: Proposed to remove this type of sign. Pole signs now proposed as prohibited. Consideration of larger monument signs to accommodate multiple tenants could be proposed through Administrative Design review for departures.

20.50.580 Under-Awning signs.

A. Clearance.

1. These signs may project into public rights-of-way ~~for storefront buildings,~~ subject to City approval.
2. ~~Sign may not extend within one foot of the awning outer edge and the building facade.~~

Comment [jn134]: Deleted because not currently in Town Center standards and is awkward to administer. We may want to consider some form of multi-tenant bonus but I don't have a good example yet.

20.50.590-590 Nonconforming Signs.

A. Nonconforming signs shall not be altered in size, shape, height, location, or structural components 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.

Comment [jn135]: Clarification suggested to make this provision easier to administer.

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 this Code shall be removed within 30 days of the date when an order by the City to remove such sign is given. (Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(E), 2000).

20.50.600 Temporary signs.

Comment [jn136]: Currently, most businesses ignore our temporary sign regulations because of the excessive permit cost. This leaves code enforcement with little basis on which to enforce these provisions. There were also no guidance regarding size or number of temporary signs. This is meant to allow one free sign of 32 sf and if more are desired then a temporary use permit can be applied for. Proposed code is based on a variety of temporary sign codes in the region.

A. General Requirements. Certain temporary signs not exempted by SMC 20.50.540(G-H) or 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 either a visual or a traffic hazard, or are not maintained in good condition. No temporary or special signs shall be posted or placed upon public property unless explicitly allowed or approved by the City through the applicable Right-of-way Way Permit. Except as otherwise described under this section, no permit is necessary for allowed temporary signs. Temporary signs are not allowed to continually advertise goods, services or events on a site.

B. Temporary On-Premises Business Signs. Temporary banners are permitted in zones NB, CB, AB, TC-1, TC-2, and TC-3 to announces 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 ~~and~~ announce the character of the building or 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 ~~site development permit~~, new construction or tenant

improvement permit and shall be removed within seven days of final inspection completion of construction 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:

- A. Historic site markers or plaques, and gravestones.
- 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, are not illuminated, and 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.
- 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.

Comment [jn137]: Based on code for Kirkland. Don't know if it is compatible with the rest of our code enforcement regulations. May also want to consider reviewing enforcement provisions for permanent signs.

Comment [jn138]: Added exemptions that are applied in practice but are not explicitly stated in current code. Should parks signs be exempt as well? Campaign signs? **Haven't drafted parks language yet based on our last meeting.**

Comment [jn139]: This is in the proposed Permit Required section. Redundant to keep it here.

Comment [jn140]: No provisions currently existing for commercial real estate signs such as vacancy or for sale. Cost of temporary sign permit is excessive for this type of sign which does not usually require structural review.

- M. City-sponsored event signs up for no more than two weeks.
 - N. Gateway signs constructed in compliance with the Gateway Policy and Guideline Manual.
 - O. 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. 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. 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.
 - P. Garage sale signs not exceeding four square feet per sign face and not advertising for a period longer than 48 hours.
 - Q. City land-use public notification signs.
 - R. Menu signs of an appropriate scale 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 and that cannot be read from public property. A building permit may be required for menu signs based on the size of the structure proposed.
- (Ord. 319 § 1, 2003; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(G), 2000).

Comment [jn141]: Added to address parks signage issues.

Comment [jn142]: These signs are so small that most cost less than the cost of a sign permit to make and put extra cost burden on small home businesses.

Comment [jn143]: Are currently exempted as a matter of practice. These suggested changes are intended to formalize this policy.

Chapter 20.70

Engineering and Utilities Development Standards

Subchapter 4. Required Improvements

20.70.320 Frontage Improvements

- A. 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.
- B. Standard frontage improvements consist of curb, gutter, sidewalk, amenity zone and landscaping, drainage improvements and pavement overlays up to on-half of each right-of-way abutting a property as defined in the Master Street Plan. 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. Frontage improvements are required when:

1. 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. Building construction valuations of permits issued within a five-year period since March XX, 2013 accumulate to exceed 50 percent of the County assessed or an appraised value of the existing structure(s). The valuation is determined by the first permit issued within the 5-year period.
- 1.—
3. Subdivisions; or
4. Development consisting of more than one dwelling unit on a single parcel.

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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. Right-of-Way dedication will also be required. 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. For subdivisions the improvements shall be completed prior to the final plat approval. A bond or other surety may be allowed as provide for in SMC 20.30.440 in lieu of completion of all improvements.

~~B.—~~ Frontage improvements are required for:

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 and structure;~~

~~B.—~~ The purpose of this section is to determine how and when the provisions for frontage improvements standards apply to an application for all multifamily and nonresidential construction. Standard frontage improvements consist of curb, gutter, sidewalk, amenity zone and landscaping, drainage improvements, and pavement overlay to one-half of each right-of-way abutting a property as

defined for the specific street classification. Additional improvements may be required to ensure safe movement of traffic, including pedestrians, bicycles, transit, and nonmotorized vehicles. The improvements can include transit bus shelters, bus pullouts, utility undergrounding, street lighting, signage, and channelization

Existing Commercial / Mixed Use Development 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. (Ord. 238 Ch. V § 4(A), 2000).

~~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. (Ord. 581 § 1 (Ex. 1), 2010; Ord. 515 § 1, 2008; Ord. 299 § 1, 2002).

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

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

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

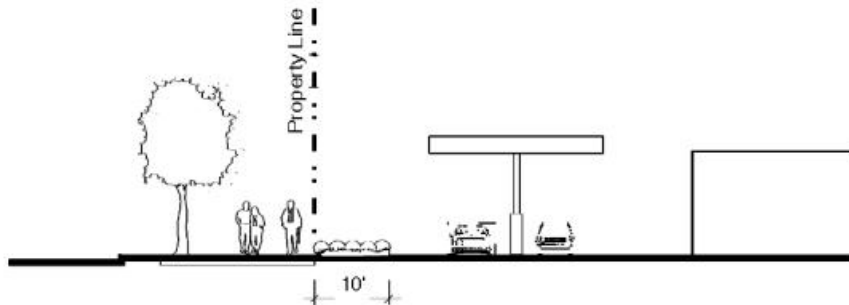
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Exceptions to Table 20.50.230:

(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.

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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.

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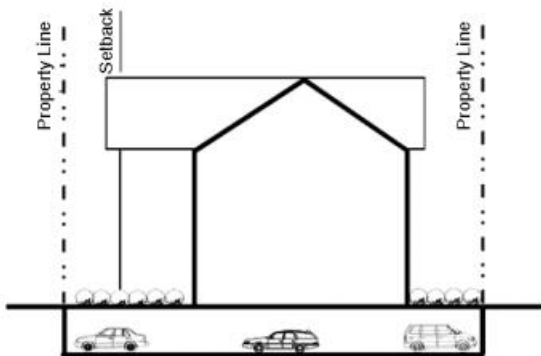
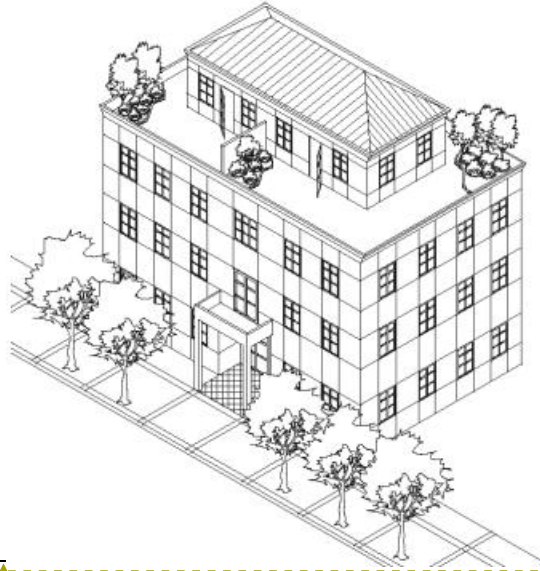


Diagram of multifamily structure with underground parking within a required setback.

(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.

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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:

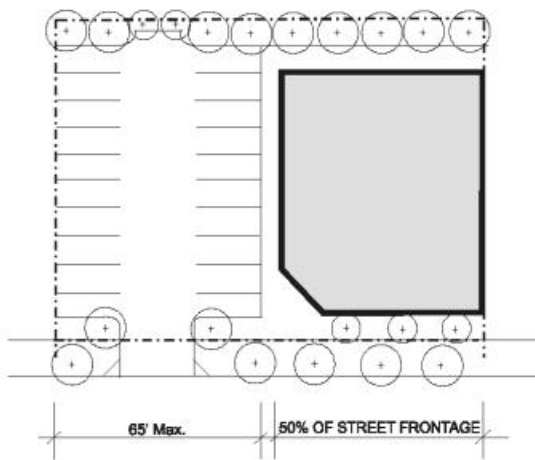
a. — Roof structures housing or screening elevators, stairways, tanks, ventilating fans, or similar equipment required for building operation and maintenance, fire or parapet walls, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than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

b.—Steeple, 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. (Ord. 560 § 4 (Exh. A), 2009; Ord. 536 § 1, 2009; Ord. 531 § 1 (Exh. 1), 2009; Ord. 500 § 1, 2008; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 4(B-1), 2000).

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.



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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.

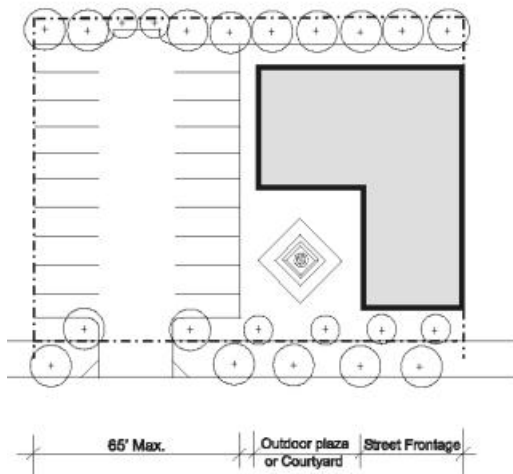
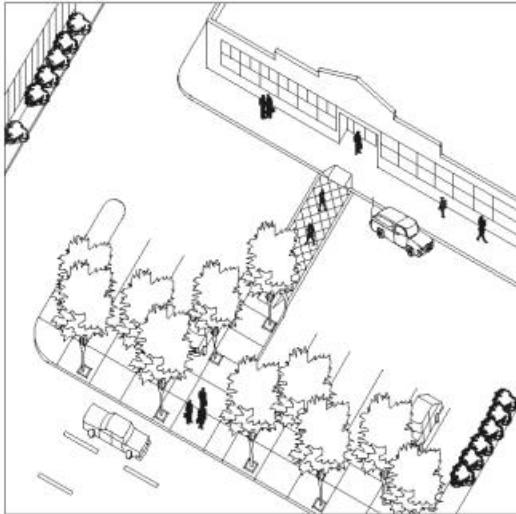


Figure Exception to 20.50.240(A)(1): Example of reduction of the building frontage in order to create an outdoor plaza.

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.

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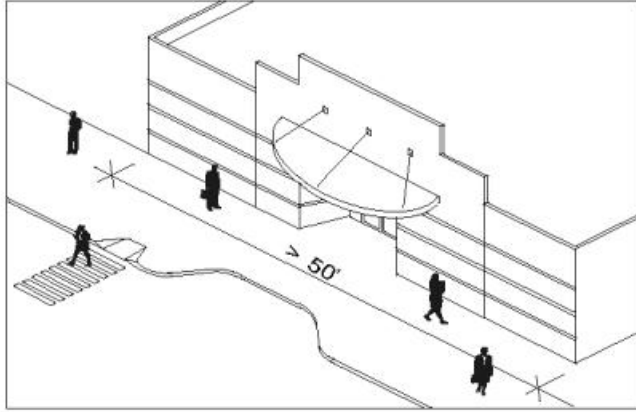


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Figure Exception to 20.50.240(A)(2): Example of design elements to connect the building frontage to a street across a parking area.

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.

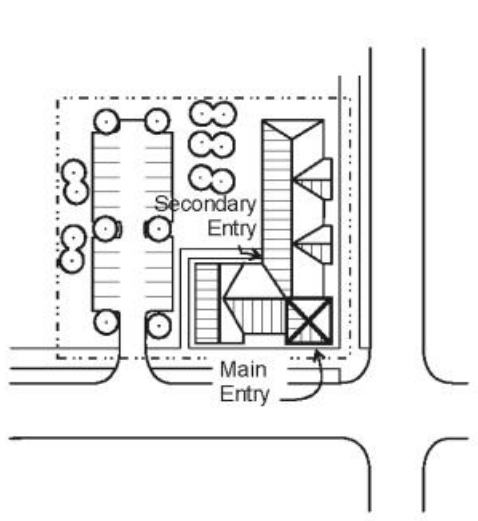


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Figure 20.50.240(B): Recessed building entrance provides a relief to a facade.

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.)

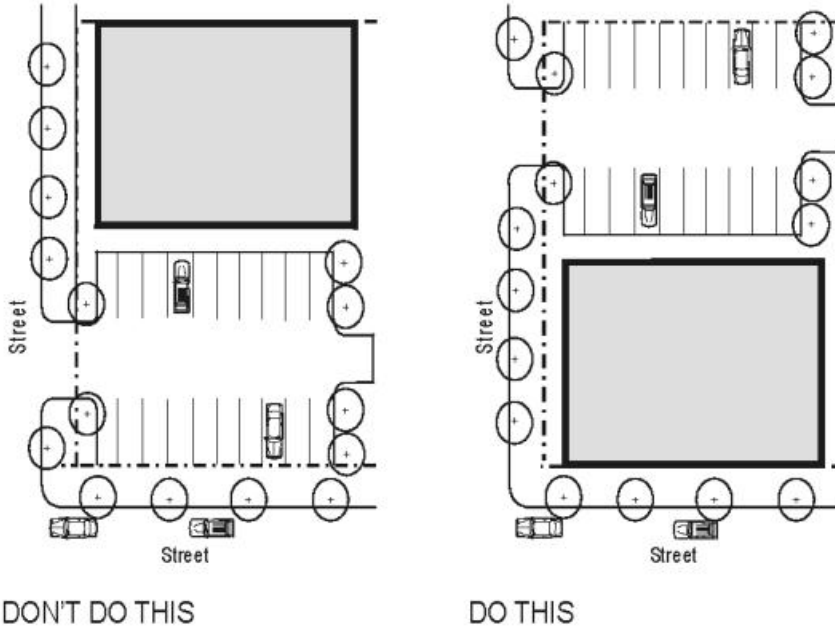
C. Orientation of entrances to a connecting sidewalk: At least one main entrance of any commercial or mixed-use building shall face directly onto a sidewalk along a street. Entrances shall be physically and visually inviting. They should be emphasized with special landscaping, paving, recessed from the facade surface, or lighting.



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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.

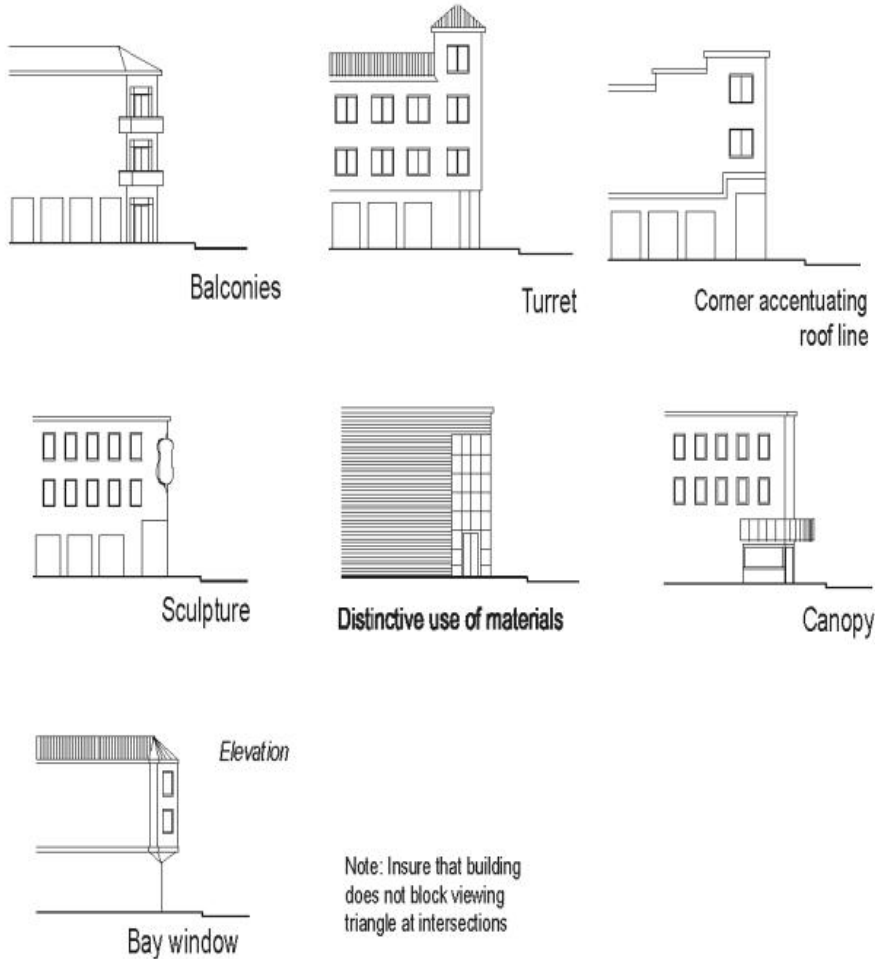


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Figure 20.50.240(D): Parking shall not be located on a street corner.

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:



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

(Ord. 515 § 1, 2008; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 4(B-2), 2000).

20.50.250 Pedestrian and bicycle circulation – Standards.

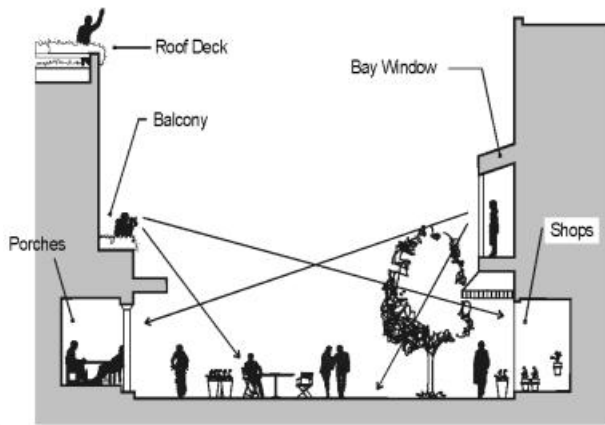
A.—Pedestrian and bicycle access shall be incorporated to and through all developments where the total site area exceeds 28,000 square feet (half a City block).

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.



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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.)

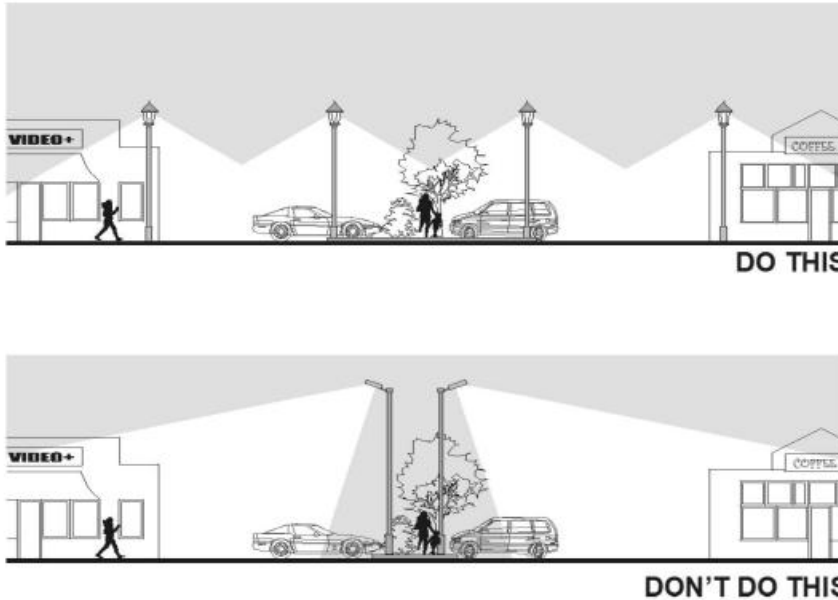
F.— Please see SMC 20.50.430 for additional standards relating to pedestrian access and circulation. (Ord. 238 Ch. V § 4(B-3), 2000).

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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.



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

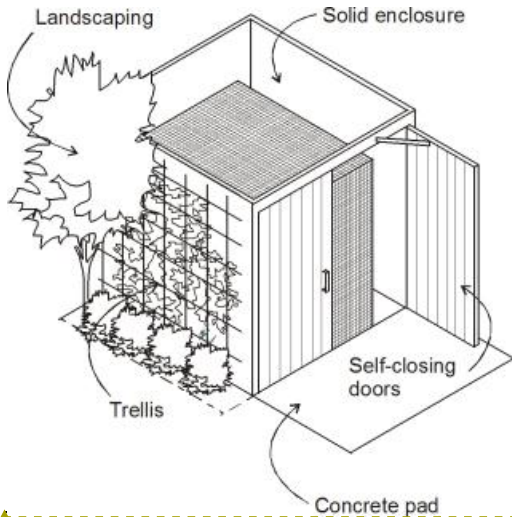
C.— All building entrances should be well lit to provide inviting access and safety. Building-mounted lights and display window lights should contribute to lighting of pedestrian walkways.

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 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. (Ord. 631 § 1 (Exh. 1), 2012; Ord. 469 § 1, 2007; Ord. 238 Ch. V § 4(B-2), 2000).

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.



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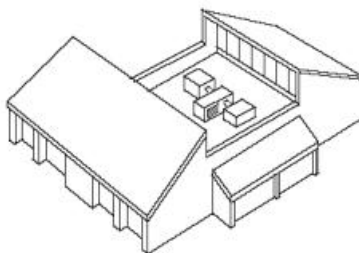
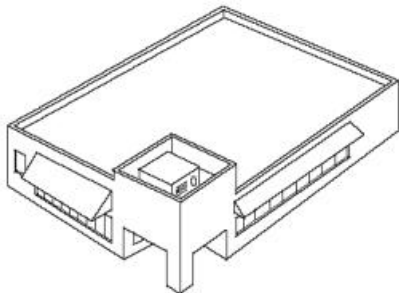
Figure 20.50.270(A): Example of outdoor storage screening.

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.



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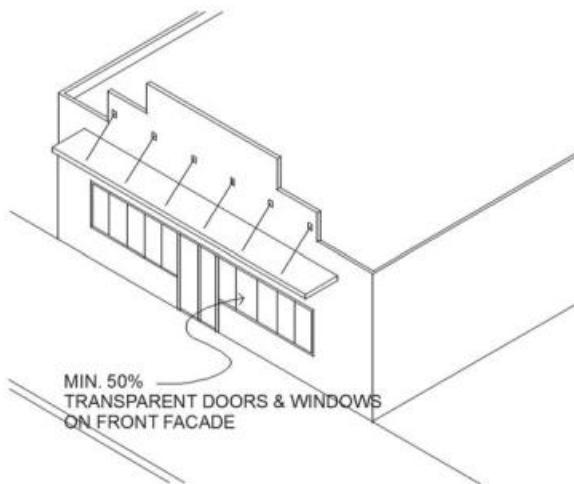
Figure 20.50.270(E): Example of mechanical equipment incorporated into the roof design.

(Ord. 238 Ch. V § 4(B-5), 2000).

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.

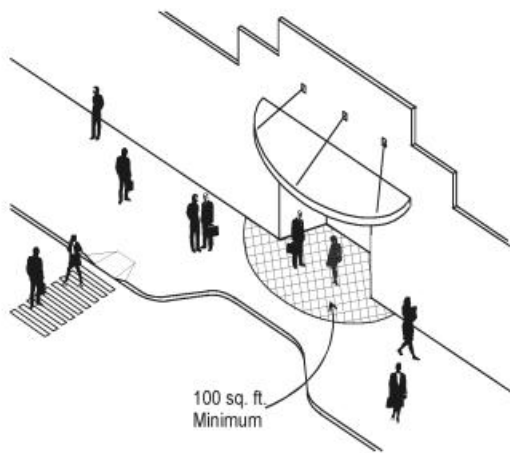


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Figure 20.50.280(B): Transparent storefronts create a more pedestrian-friendly facade.

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

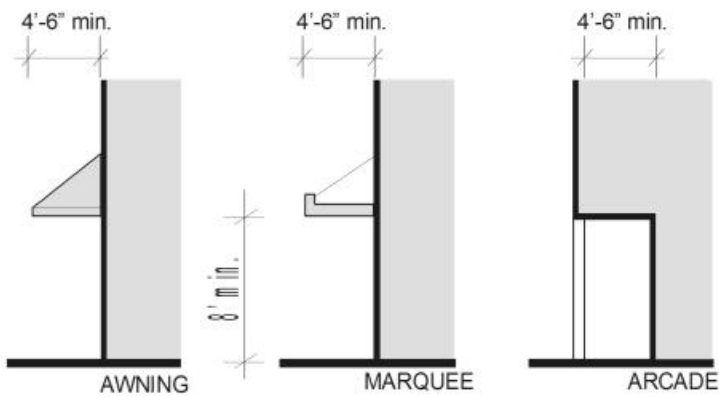
- 1.—At least 100 square feet of outdoor, sheltered building entry which is adjacent or connected to and faces the public sidewalk.



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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.

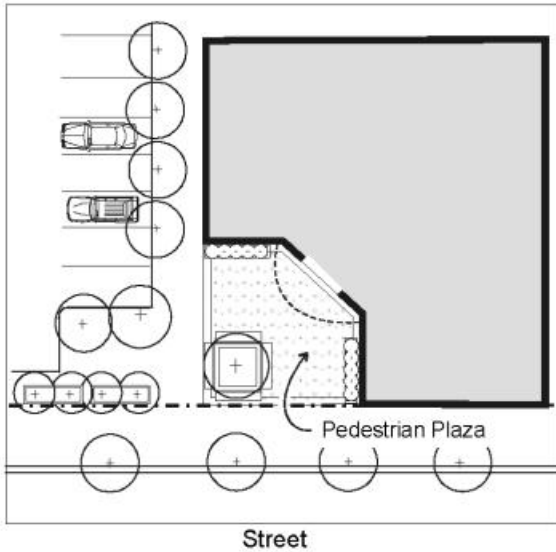


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Figure 20.50.280(C)(2): Examples of awning, marquee, and arcade.

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.

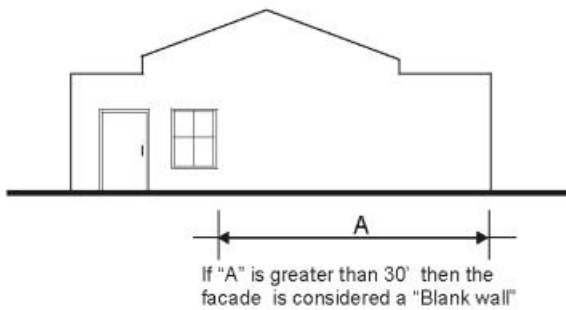


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Figure 20.50.280(C)(4): Example of a pedestrian plaza connection between the street and the building.

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.

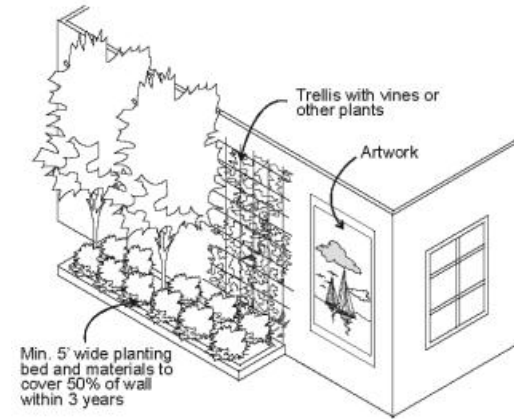


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Figure 20.50.280(D): Example of a blank wall that must be modified or otherwise altered under the provisions of this subsection.

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.



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Figure 20.50.280(E): Examples

Delete entire Chapter 20.90



Chapter 20.90
North City Business District

Sections:

20.90.010 Purpose.

Comment [p144]: Merged into new Chapters 20.30, 20.40, 20.50 and CB zoning.

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Comment [p145]: Whole chapter deleted. Rational and comparison in comments below.

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<u>20.90.020</u> North City Business District Zone and permitted uses.	Formatted: No underline, Font color: Black
<u>20.90.025</u> Review and approval of planned action projects.	Formatted: No underline, Font color: Black
<u>20.90.030</u> Density.	Formatted: No underline, Font color: Black
<u>20.90.040</u> Dimensional standards.	Formatted: No underline, Font color: Black
<u>20.90.050</u> Existing structures.	Formatted: No underline, Font color: Black
<u>20.90.060</u> Street frontage standards.	Formatted: No underline, Font color: Black
<u>20.90.070</u> Street corner standards.	Formatted: No underline, Font color: Black
<u>20.90.080</u> Parking, access, and circulation.	Formatted: No underline, Font color: Black
<u>20.90.090</u> Signs.	Formatted: No underline, Font color: Black
<u>20.90.100</u> Landscaping.	Formatted: No underline, Font color: Black
<u>20.90.110</u> Lighting.	Formatted: No underline, Font color: Black
<u>20.90.010</u> Purpose.	Formatted: No underline, Font color: Black



15th Avenue NE looking North



NE 177th Street at 15th Avenue NE looking East



NE 177th Street at 15th Avenue NE looking East



NE 177th Street at 15th Avenue NE looking West

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:

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

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

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~~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.~~

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

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

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

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~~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.~~

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~~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.~~

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Comment [p146]: Same Commercial Design Standards (CDS)

~~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

Comment [p147]: Combine Main Street 1 and 2. The difference is one allows residential on the street level and the other requires commercial uses on ground level. There is no rationale why there are different standards on the same street.

~~—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 SMC. In the event of a conflict between the provisions of this chapter and Chapter 20.50 SMC, the provisions of this chapter apply.~~

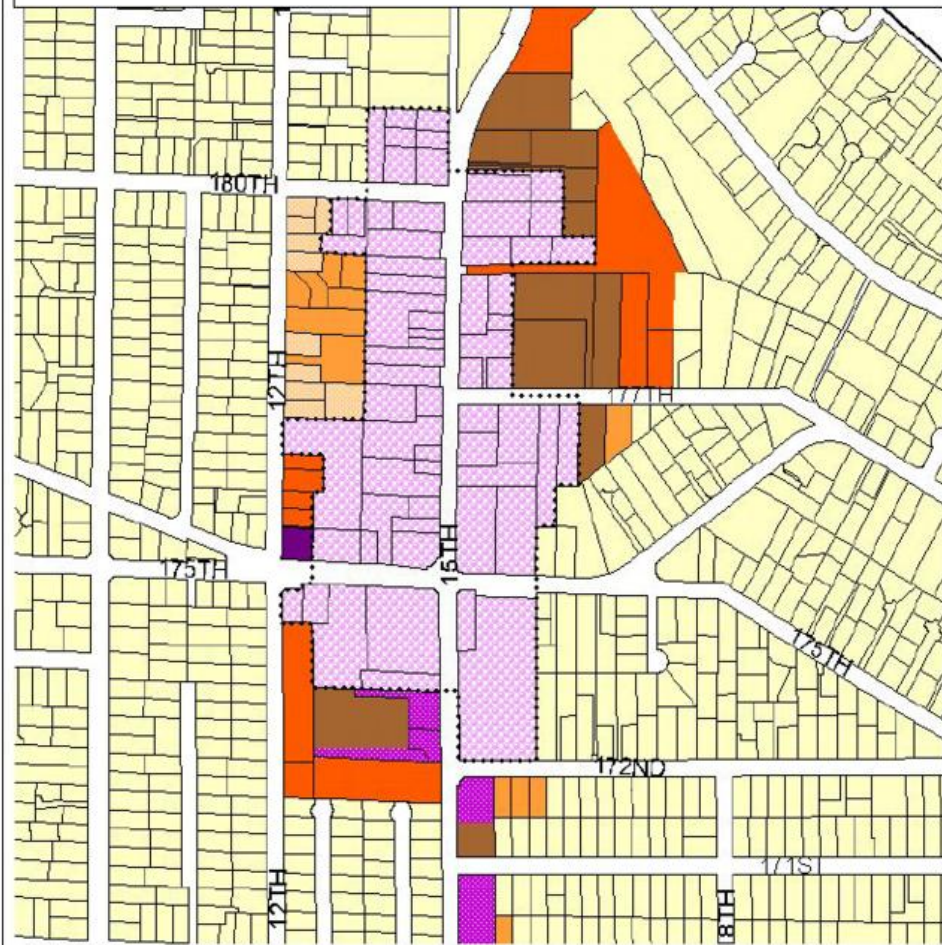
~~D. Permitted uses for the North City Business District zone are specified in Chapter 20.40 SMC.~~

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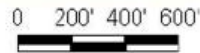
Map 1: North City Business District (NCBD) Zoning



ZONING LEGEND

 North City Business District Zone
 Zone Boundary

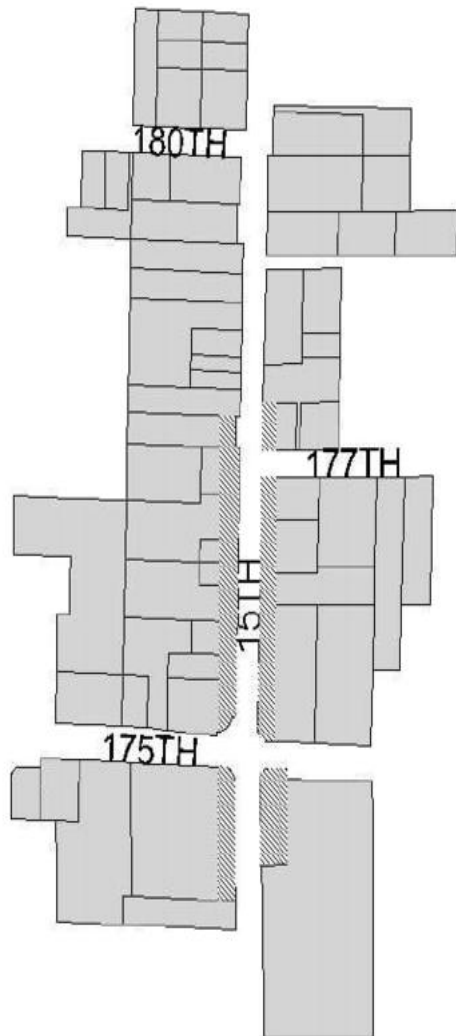
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|---|--|
|  NB; Neighborhood Business |  R-4; Residential, 4 units/acre |
|  CB; Community Business |  R-6; Residential, 6 units/acre |
|  RB; Regional Business |  R-8; Residential, 8 units/acre |
|  O; Office |  R-12; Residential, 12 units/acre |
|  I; Industrial |  R-18; Residential, 18 units/acre |
|  CZ; Contract Zone |  R-24; Residential, 24 units/acre |
| |  R-48; Residential, 48 units/acre |





Comment [p148]: Will be on general zoning map.

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Map 2: North City Business District (NCBD)



LEGEND

-  Main Street 1
-  Main Street 2

0 200 400 Feet



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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:~~

Comment [p149]: Type A Planned Action is replaced by Type A ADR process with the same purpose of prereviewing conceptual designs.

- 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.~~

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

Comment [p150]: Same as Town Center/CDS
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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.~~

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

Comment [p151]: Some of these are implemented in CDS and some are excessive or too vague to administer .

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- 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).

Comment [p152]: Can't enforce or perhaps require.

~~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**

Comment [p153]: Melded in with new dimensional 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%

Comment [p154]: 20' for CDS

Comment [p155]: Transition line not used in CDS

—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.

Comment [p156]: Doesn't work if first floor will have potential commercial spaces.

(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.

Comment [p157]: Redundant

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

Comment [p158]: Redundant

(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.

Comment [p159]: Not relevant without 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.

Comment [p160]: Might be useful

(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.

Comment [p161]: Redundant of 20.30.280

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).

Comment [p162]: New threshold consistent with rest of code.

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-foot in height from finished floor to finished ceiling.

Comment [p163]: Redundant of CDS

Comment [p164]: Commercial building standards

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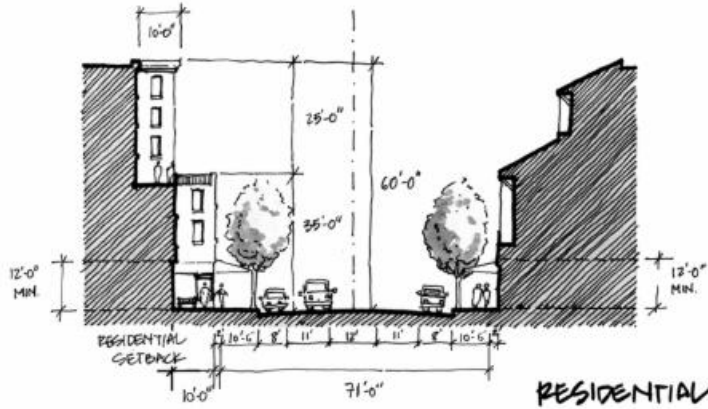


Figure 20.90.060(A): Residential street frontage standards.

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.

Comment [p165]: In flexible for parking and proposals that don't have enough building to cover 100%.

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.

Comment [p166]: Redundant of CDS

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

Comment [p167]: Redundant except parking lots

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.

Comment [p168]: Only signs and awnings allowed over sidewalks – nothing in required sidewalks.

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.~~

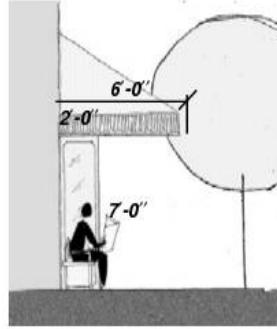


Figure 20.90.060(E): Examples of encroachments into the sidewalk.

~~(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-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.~~

Comment [p169]: No blocking sidewalks

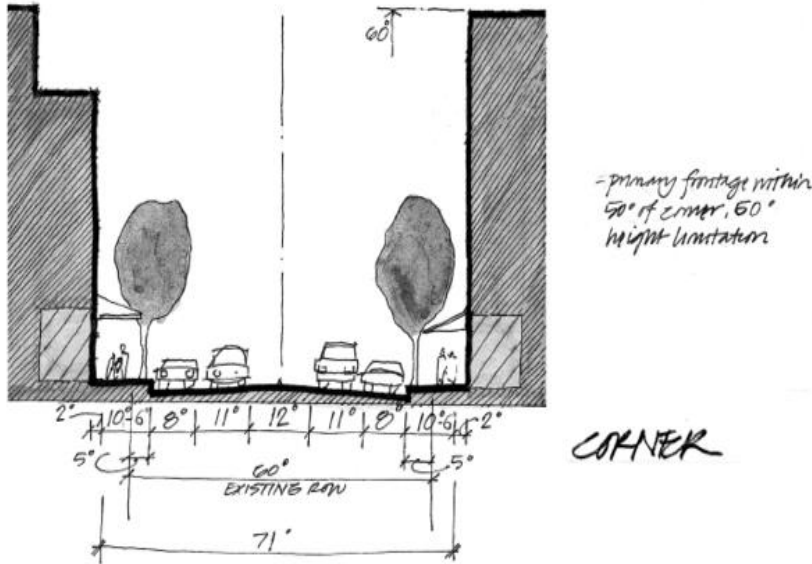
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Comment [p170]: Corner building standards in CDS

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Comment [p171]: Same as above



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



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



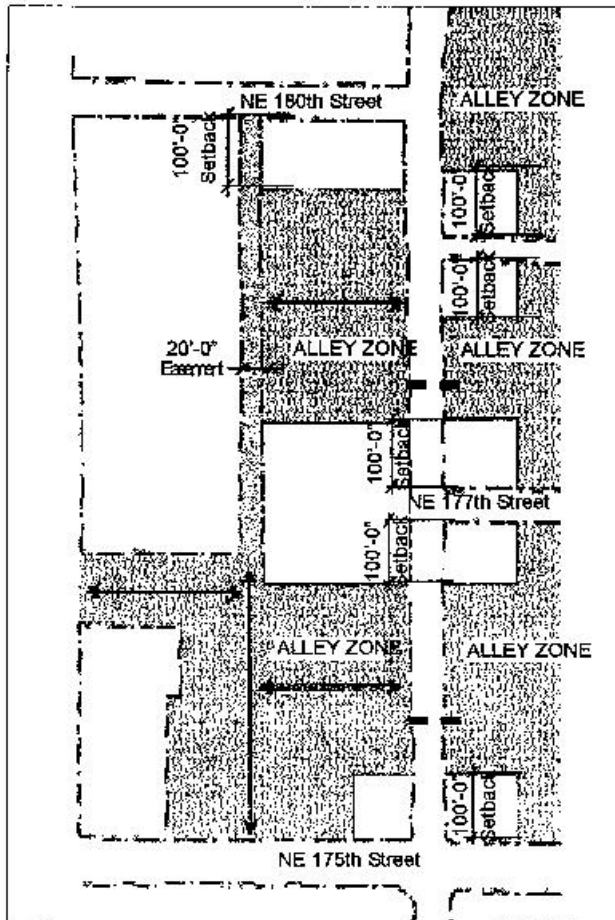
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


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.



-  Area where access lanes are permitted
-  Required 20' alley easement
-  Indicates required connection, location flexible within alley zone
-  Midblock pedestrian crossings must be at least 50'-0" from an alley curb cut or a street

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.

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Comment [p172]: Alleys moved to NC Special subsection.

—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.

—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.

Comment [p173]: Inflexible

C. Required Parking Spaces.

Comment [p174]: Similar but less parking standards in CDS + 25% reduction

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).

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

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20.90.090 Signs.

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A. Table of Dimensional Standards.

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	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.	12 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
Maximum Number Permitted	1 per street frontage	1 per each business		1 per street frontage

Comment [p175]: Redundant of CDS

Comment [p176]: Only clearance limit size in CDS

Comment [p177]: Not regulated in CDS

Comment [p178]: 50 SF in CDS

Comment [p179]: 6 feet in CDS

Comment [p180]: Same except OK above second floor sill in CDS

Comment [p181]: Redundant of CDS

B. Prohibited signs (see SMC 20.50.550).

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

Comment [p182]: Not regulated in CDS

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).

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20.90.100 Landscaping.

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

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20.90.110 Lighting.

Comment [p183]: A,B,C,F too vague to administer

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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.

Comment [p184]: 25' in CDS

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

Comment [p185]: Same as CDS

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).

Delete entire Chapter 20.91

Comment [p186]: Merged into new Chapters 20.30, 20.40, 20.50 and CB zoning.

Chapter 20.91
Ridgecrest Commercial Planned Area 2*

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.

Comment [p187]: 20' adj. SF and flexibility from 0' from sidewalk in CDS

Comment [p188]: Same as CDS Transition Areas

Comment [p189]: No upper story setback in CDS

	Buildings on NE 163rd, across from R-6 zoning, may be 35' high at the property line; above 35' 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 ¹ . 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 maximum: 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.

Comment [p190]: CDS requires 1:1 across street in TA

Comment [p191]: 60 feet in CDS

Comment [p192]: These areas are CB in CDS

Comment [p193]: FAR outdated and unneeded

Comment [p194]: Density outdated and unneeded

¹See SMC 20.91.060 for building height incentives.

Field Code Changed

2. Impervious Area. Impervious area is 100 percent.

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Comment [p195]: 85% in CDS

3. Additional Height Provisions:

Comment [p196]: 10 foot ht. in CDS

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).

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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).~~

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

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Comment [p197]: Not in CDS - vague how large these features can be.

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).

Comment [p198]: Same as CDS

20.91.040 Administrative Design Review.

Comment [p199]: ADR process in CDS

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.

Field Code Changed

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

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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).

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20.01.050 Design standards.

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

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Comment [p200]: Changed to CB

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.

Comment [p201]: Redundant in CDSc

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.

Comment [p202]: Commercial flexibility in CDS

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.

Comment [p203]: 60% in CDS

c. Buffering.

Comment [p204]: TA in CDS

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

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.

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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.

Comment [p205]: Redundant of CDS

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.

Comment [p206]: CDS requires open space and public places that are accessible and visible from public sidewalks.

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:

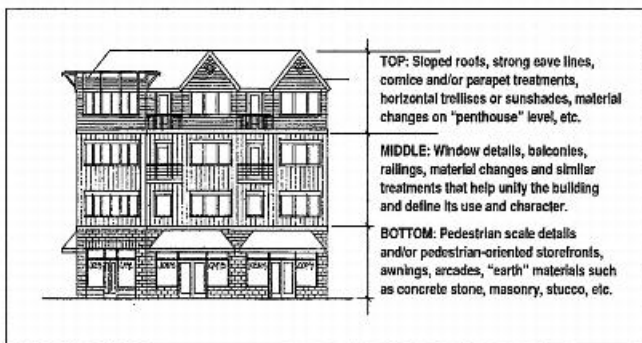
Comment [p207]: Too prescriptive to a design style and doesn't lead to better design and w/o how much of these features are required.

- Recess;
- Overhang;

- Portico/porch;
- Stone, masonry or patterned tile paving in entry;

- Ornamental building name or address;

- Landscape pots or boxes;
 - Fixed seating;
 - Articulation;
 - Overhangs;
 - Masonry strips and cornice lines; and
 - Earth materials such as stone, masonry, or decorative concrete.
- ii. Buildings will distinguish a top by emphasizing a distinct profile or outline with a:
- Parapet;
 - Cornice, upper level setback;
 - Pitched roofline;
 - Strong eave lines;
 - Horizontal trellises; and
 - Different facade material than that used predominantly in the middle.
- iii. Buildings with more than two stories above elevation of the nearest public sidewalk will also distinguish a middle through:
- Material and/or color changes that differ from the base and top;
 - Windows details, treatments and patterns;
 - Balconies or alcoves; and
 - Decks and/or railings.
- iv. The base will be the first story above grade. The middle will be stories between the base and top and the top is the highest story.
- v. All applications for new construction are required to submit detailed building elevations.



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e. Street Frontage Standards:

i. Intent: To provide pedestrian relief from the elements, provide special enclosure and add design interest on 5th Avenue NE and 165th Street NE.

Comment [p208]: Vague or already addressed in CDS

ii. Buildings occupying the corner of 5th Avenue NE and NE 165th Street will be designed to encourage pedestrian activity.

iii. Buildings located at corners will serve as gateways to the neighborhood distinguishable from the rest of the buildings. Corner entries and/or architectural treatment will be used to emphasize the corner location.

Comment [p209]: Corner buildings addressed in CDS

iv. Buildings will occupy at least 75 percent of the street front.

Comment [p210]: Inflexible

v. Buildings will have their principal entrance on the street frontage line.

f. NE 165th and 5th Ave NE Building Corner Treatment.

Comment [p211]: Corner buildings addressed in CDS

i. Intent: To provide visual interest, mitigate building bulk, provide for pedestrian amenities and outside meeting areas, and add to pedestrian vitality at the corner of 5th Avenue NE and 165th Street NE.

Comment [p212]: Vague and already addressed in CDS

ii. Buildings occupying the corner of 5th Avenue NE and NE 165th Street will be designed to encourage pedestrian activity and pedestrian amenities. Pedestrian amenities include weather protection, substantial sitting areas, courtyard type flooring and lighting.

iii. Buildings located at corners will serve as gateways to the neighborhood distinguishable from the rest of the buildings. Corner entries and/or architectural treatment will be used to emphasize the corner location.

iv. Examples of design requirements can be found in the PA2 administrative design guidelines.

g. Buildings Fronting on NE 163rd Street.

Comment [p213]: Vague and inflexible

i. Intent: To provide additional visual relief from more intense development across from R-6 zones.

ii. If building is separated by a local street, building facades across from R-6 zones will incorporate townhouse design elements.

iii. Buildings located across from R-6 zones will be used for residential living units.

iv. Townhouse design elements are bay windows, stoops, stairways up to entry doors from public sidewalks, porches, patios, balconies, railings, sloped roofs, cornices, and other elements that meet the

intent of this section as approved by the director.



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h. Service Areas and Mechanical Equipment

Comment [p214]: Redundant of CDS

i. Intent: To screen rooftop mechanical and communications equipment from the ground level and from other structures. On-site service areas, loading zones, garbage collection, recycling areas, and similar activities will be located in an area that minimizes unpleasant views from adjacent residential and commercial uses.

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

iii. Fences designed for privacy, security, and/or screening will be made of material that is compatible with the building design.

iv. Fences for screening and security purposes that are adjacent to the public right-of-way may be used only in combination with a trellis, landscaping, or other design alternatives to separate such fences from the pedestrian environment.

v. Mechanical units, utility equipment, elevator equipment, and wireless telecommunication equipment (except for the antennas) located on the roof will be:

— Incorporated into the roof design; and
— Thoroughly screened, including from above when not in conflict with International Building Code or equipment specifications, by an extended parapet wall or other roof forms that are integrated with the architecture of the building. Environmental features do not have to be screened.

vi. A recycling area, as approved by the director, will be built consistent with the standards to be adopted by the city.

i. ~~Parking Structures.~~

Comment [p215]: Above ground level facing R-4 to 8 may be needed for CDS. CDS requires commercial space (not uses) on ground floor.

i. ~~Intent: To reduce the visual impact of above-ground parking structures.~~

ii. ~~Parking structures at ground level will be fully enclosed except for vehicle entrances.~~

iii. ~~Parking levels above ground level will have openings totaling no more than 65 percent of the facade area. All openings will be screened with garden walls (structures designed to support vegetation growing across the opening); vegetation designed to grow on the facade and over the openings, louvers, expanded metal panels, decorative metal grills, opaque glass, or other devices approved by the director that meet the intent of this section.~~

Comment [p216]:

j. ~~Live/Work Units.~~

Comment [p217]: Allowed in CDS

i. ~~Intent: To accommodate retail/office space and living units fronting on public right-of-way. Live/work units provide flexibility to business owners who want to live where they work.~~

ii. ~~Ground floor units facing a public sidewalk are required to be plumbed, wired, and built to be adapted for commercial use. (Ord. 492 § 1, 2008).~~

~~20.01.060 Height incentives.~~

Comment [p218]: Full height granted without incentives in CDS

~~The following height incentives will only apply to developments in the Ridgecrest Commercial Planned Area 2a:~~

~~A. Intent: To require installation of features that benefit the public by creating a more inviting and livable community.~~

~~B. Building height may be modified based on the following criteria:~~

~~1. The building may increase to four stories if approximately 80 percent of the building base fronting 5th Avenue NE is developed with nonresidential uses and/or live/work units.~~

~~2. The building may increase to five stories if the standards in subsections (B)(1) and (C)(1) through (6) of this section are provided.~~

~~3. The building height may increase to six stories if the standards in subsections (B)(1) and (C)(1) through (6) of this section are provided, and 20 percent of the total numbers of units are affordable housing, as defined in RCW 84.14.010.~~

C. Height Incentive Requirements.

1. Active Recreation Area.

a. Intent: To provide recreational opportunities for residents in an area of the city that has little public park space in support of high-density development.

b. Will not be used for parking or storage.

c. May be located out-of-doors, on top of, or within a structure.

d. Will include an area of at least 600 contiguous square feet with a minimum dimension of 20 feet.

2. Art, Public.

a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.

b. Must be displayed near the main pedestrian entrance to a building and be visible and accessible from a public sidewalk or within a public plaza.

c. The scale of the artwork will be appropriate for the space occupied and large enough to be appreciated in full from at least 10 feet away.

3. Indoor Meeting Space.

a. Intent: To provide space for nonprofit organizations to contribute to “third place” energy to complement commercial, residential and pedestrian synergy.

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b. Users may include community associations, neighborhood groups, after-school programs, nonprofit meeting space, and other programs that benefit the community at large.

4. Fountain or Other Water Element.

a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.

b. Will be located outside of the building.

c. The sum of the dimensions of the smallest possible cube surrounding the water when in motion will be at least 30 feet.

d. Will be publicly visible and accessible from the main pedestrian entrance to a building or along a perimeter sidewalk or pedestrian connection.

e. Water will be maintained in a clean and noncontaminated condition.

f. Water will be in motion during daylight hours.

5. Plaza, Public.

Comment [p219]: Vague but addressed in CDS

a. Intent: To provide for public gathering places supportive of a pedestrian-friendly environment.

- b. Will be accessible to the public.
- c. Will be readily accessible from a public sidewalk.
- d. Some portion will provide protection from adverse wind and rain.
- e. Will be signed to identify the enclosed plaza is available for public use.
- f. Will include permanent and substantial sitting areas for at least five people.
- g. Will be coordinated with or connected to the site's primary pedestrian entrance.
- h. Will be at least 2,000 square feet in area (1,600 square feet in contiguous area with a minimum dimension of 20 feet).
- i. Will be enclosed on at least two sides by a structure or by landscaping which creates a wall effect.
- j. Will provide opportunities for penetration of sunlight.
- k. Will be lighted at night.
- l. The property owner must grant the public a permanent easement ensuring public access over the plaza during normal business hours. The owner must record the easement with the county.

6. Sustainability Features.

- a. Intent: To ensure that new construction incorporates new and innovative building techniques to reduce demand on energy and stormwater systems.
- b. Development will be Built Green, as amended, or other sustainability standards approved by the director that meet the sustainability intent of the King County Built Green program at a minimum of the three-star standard.
- c. Low-impact development techniques will be incorporated for all new development within PA2. Some combination of the following low-impact development techniques will be employed: Rain gardens, permeable pavement, rainwater harvesting, vegetated roof, road design that promotes walking and bicycling, bike racks, increased access to and connection between public transportation modes and use of native non-invasive plant species. (Ord. 492 § 1, 2008).

Comment [p220]: Moved to Special standards in CDS

20.01.070 Parking.

- A. Intent: To provide adequate parking for a mix of uses on and around the Ridgecrest Commercial Planned Area 2. The parking management plan will make reasonable provisions to accommodate parking demand generated by on-site uses.
- B. All development proposals in the Ridgecrest Commercial Planned Area 2 require a parking management plan.
- C. The parking management plan will address parking impacts, ways to reduce parking demand and incentives for alternative transportation such as bike racks, bike lockers, and a minimum number of transit

Comment [p221]: Addressed in CDS

passes available for residents. As part of the parking management plan, Metro bus passes will be made available to 50 percent of the units for the first two years of project occupancy.

D. Parking spaces may be shared when:

- 1. Different uses share a common parking facility;
- 2. The uses have peak parking demand periods that do not overlap more than two hours; and
- 3. Shared parking areas will be appropriately designated and signed.

E. Minimum parking spaces required for residential uses are one space for studio units, 1.3 spaces for one-bedroom units and 1.6 spaces for two-bedroom units.

F. Provisions will be made for a car-sharing program (like Flexcar), as approved by the director, and include a car on-site as well as car-sharing only parking spaces.

G. Parking areas in developments 1.5 acres or more will conform to the all of the parking design standards under SMC ~~20.50.410 through 20.50.420.~~

~~H. On-site surface parking lots will be screened from public right-of-way and adjacent residential land uses. Screening can consist of locating parking behind buildings or by opaque landscaping.~~

~~I. At least 80 percent of the required parking spaces will be located on-site. If the developer can secure parking through an agreement acceptable by the director, 10 percent of the required parking spaces must be located within Planned Area 2 and the balance of the required parking must be within 1,000 feet of the development. Building occupancy will be restricted if, at any time, parking spaces off-site are lost and not replaced by other agreements. A notice will be recorded to the title of any property stating these requirements.~~

~~J. All residents of Ridgecrest Commercial Planned Area 2 shall be offered parking, to be included in the apartment or condominium unit cost, either on-site or in designated locations.~~

~~K. Bike racks, lockers, and/or secured parking areas for bikes shall be provided. Some secured spaces for bicycle parking should be in an area accessible only to residents of the building. Some spaces for bicycles shall also be provided at street level. (Ord. 492 § 1, 2008).~~

20.91.080 Signs.

Development proposals in the Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more require submittal and approval of a master sign plan through the administrative design review process set forth in SMC ~~20.91.040, (Ord. 492 § 1, 2008).~~

20.91.090 Outside lighting.

A. Intent: To create a walkable human scale neighborhood environment by providing adequate and appropriate lighting for pedestrians.

B. The standards for outdoor lighting apply to all development proposals in the Ridgecrest Commercial Planned Area 2.

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Comment [p222]: Addressed in CDS

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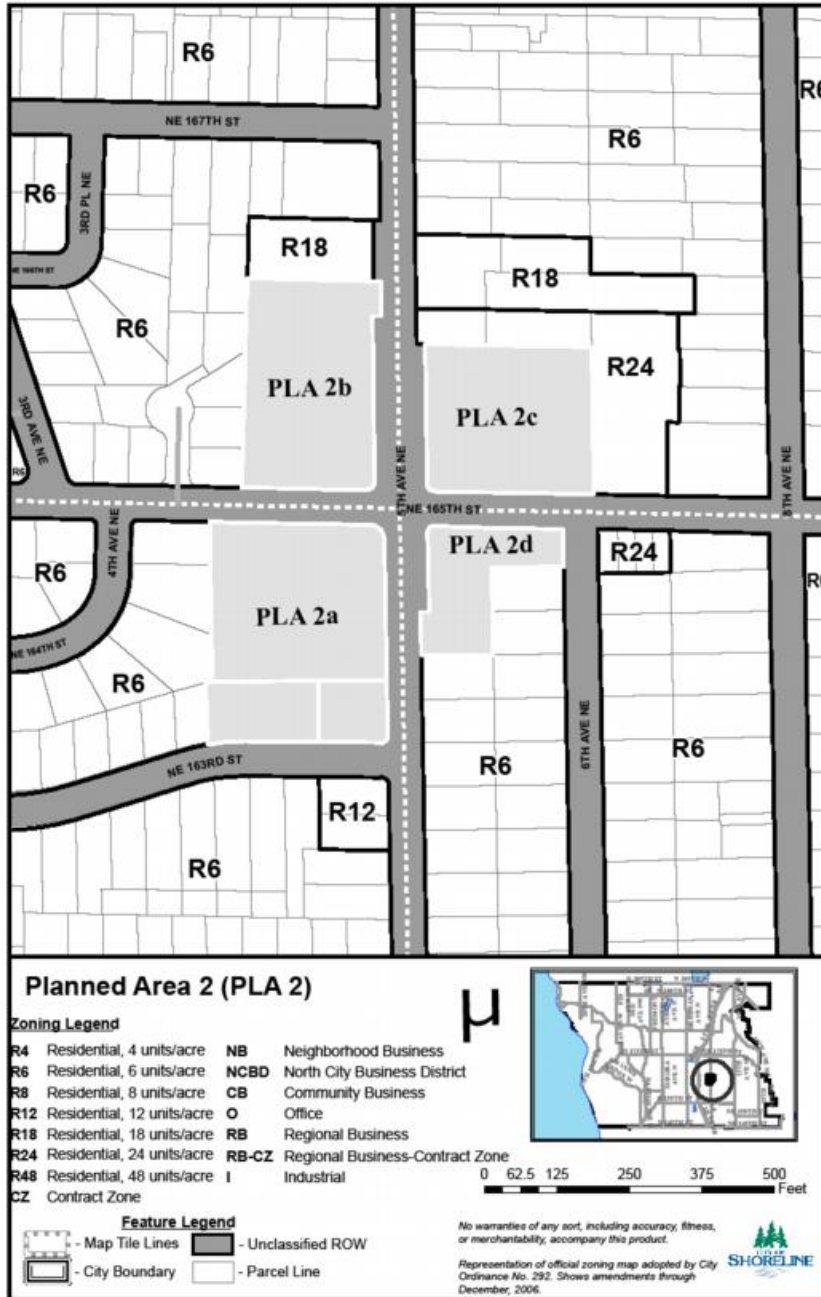
C. The outdoor lighting will:

1. Accent structures or provide security and visibility;
2. Be shielded to confine emitted light to within the site; and
3. Be located so it does not have a negative effect on adjacent properties or rights-of-way.

D. All building entrances will be well lit to provide inviting access and safety. Building-mounted lights and display window lights will contribute to lighting of pedestrian walkways and gathering areas.

E. Lamp height will not exceed 15 feet for on-site pedestrian lighting.

F. Outside lighting will be minimum wattage metal halide or color corrected sodium light sources which emit "natural" light. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited. (Ord. 492 § 1, 2008).



Comment [p224]: Changed to CB

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Integrate ~~Delete entire Chapter 20.92~~

Comment [p225]: Basis for and melded into new Commercial Design Standard Subchapter 4