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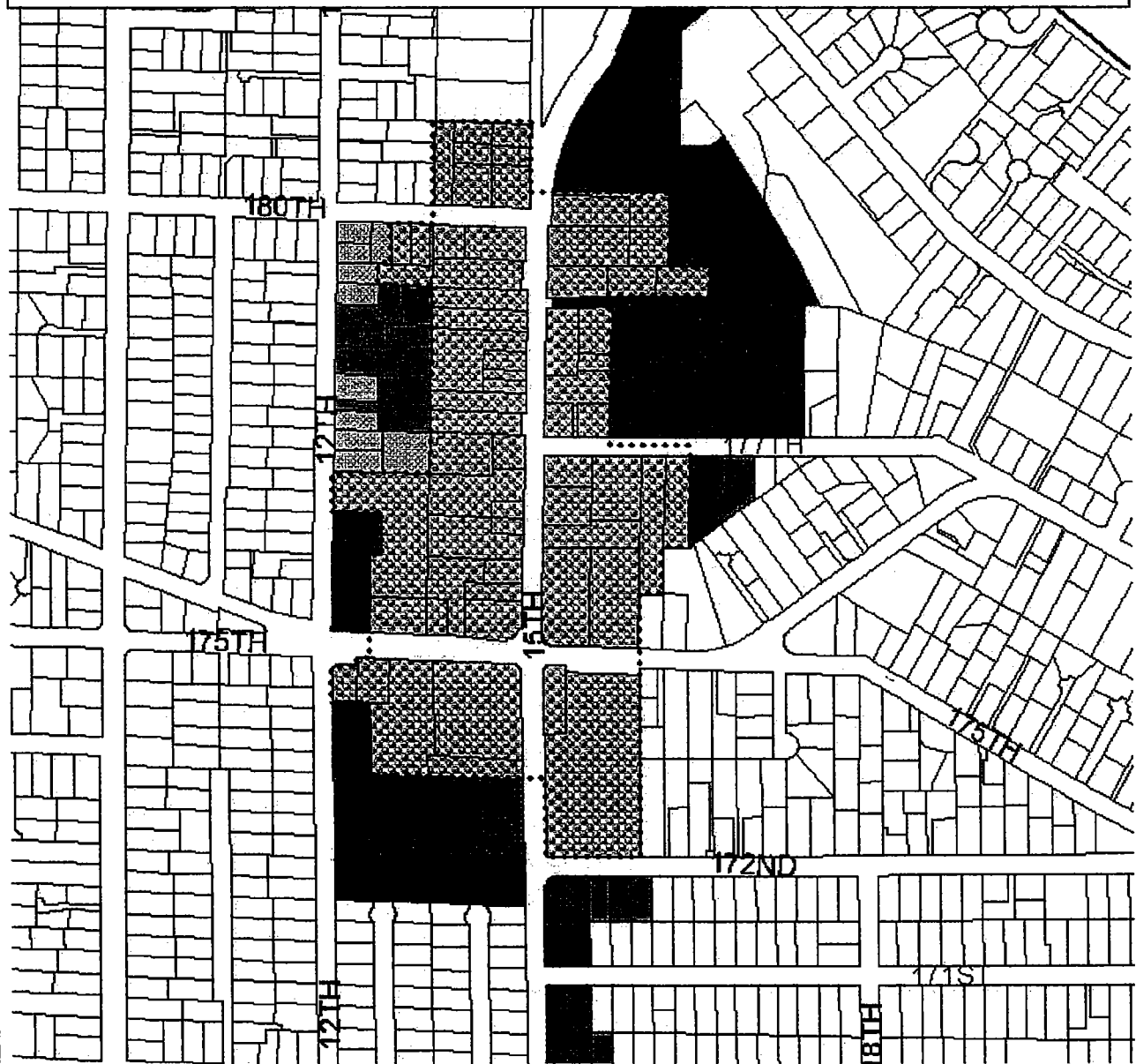
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Exhibit B

Map 1: North City Business District (NCBD) Zoning



## ZONING LEGEND

North City Business District Zone

Zone Boundary

NB; Neighborhood Business

CB; Community Business

RB; Regional Business

O; Office

I; Industrial

CZ; Contract Zone

R-4; Residential, 4 units/acre

R-6; Residential, 6 units/acre

R-8; Residential, 8 units/acre

R-12; Residential, 12 units/acre

R-18; Residential, 18 units/acre

R-24; Residential, 24 units/acre

R-48; Residential, 48 units/acre

0 200' 400' 600'



# DEVELOPMENT CODE

SPECIAL DISTRICT: NORTH CITY BUSINESS DISTRICT

Chapter 20.90



PLANNING COMMISSION RECOMMENDED DRAFT  
REVISED MARCH 2001

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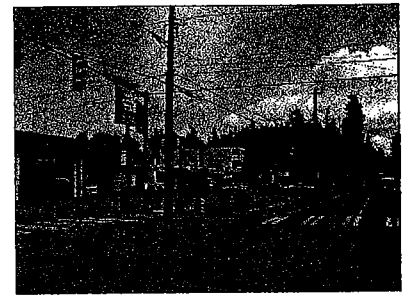
## 20.90.010 Purpose

A. The purpose of this chapter is to establish standards for the North City Business District (NCBD) Zone. These standards will implement the vision contained in the Comprehensive Plan: North City Sub-area 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.
2. Bring buildings up to the street. Create a sense of urban enclosure by placing parking behind buildings.
3. Create a pedestrian shopping district with wider, more continuous sidewalks. Buffer pedestrian zone with on-street parking and street trees. Provide more opportunities for pedestrians to cross.
4. Provide mid-block access to parking. Combine curb cuts.
5. Create opportunities for shared parking behind buildings. Reduce duplication of parking requirements.
6. Encourage redevelopment of the area while preserving the privacy and safety of the abutting existing neighborhoods.



*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*

- 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 172, and City of Shoreline Development Code, 20.30.640.
- C. Streamline and expedite land use permit review process for projects that qualify as "planned actions" within the North City Business District. Qualified "planned action" projects shall not require a SEPA threshold determination and shall be reviewed as ministerial decisions by applying the provisions of the Development Code.
- D. Combine environmental analysis with land use planning.
- E. Ensure that land use actions designated as "planned actions" are appropriately mitigated and conditioned by the provisions of this ordinance and all of the City's development regulations.

## **20.90.020 North City Business District Zone and Permitted Uses**

- A. In order to implement the vision of the Comprehensive Plan: North City Sub-area, 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 Sub-area Plan for creation of a walkable main street, specific focus areas have been established (see Map 2).

### **Focus Areas**

#### **1. Main Street 1**

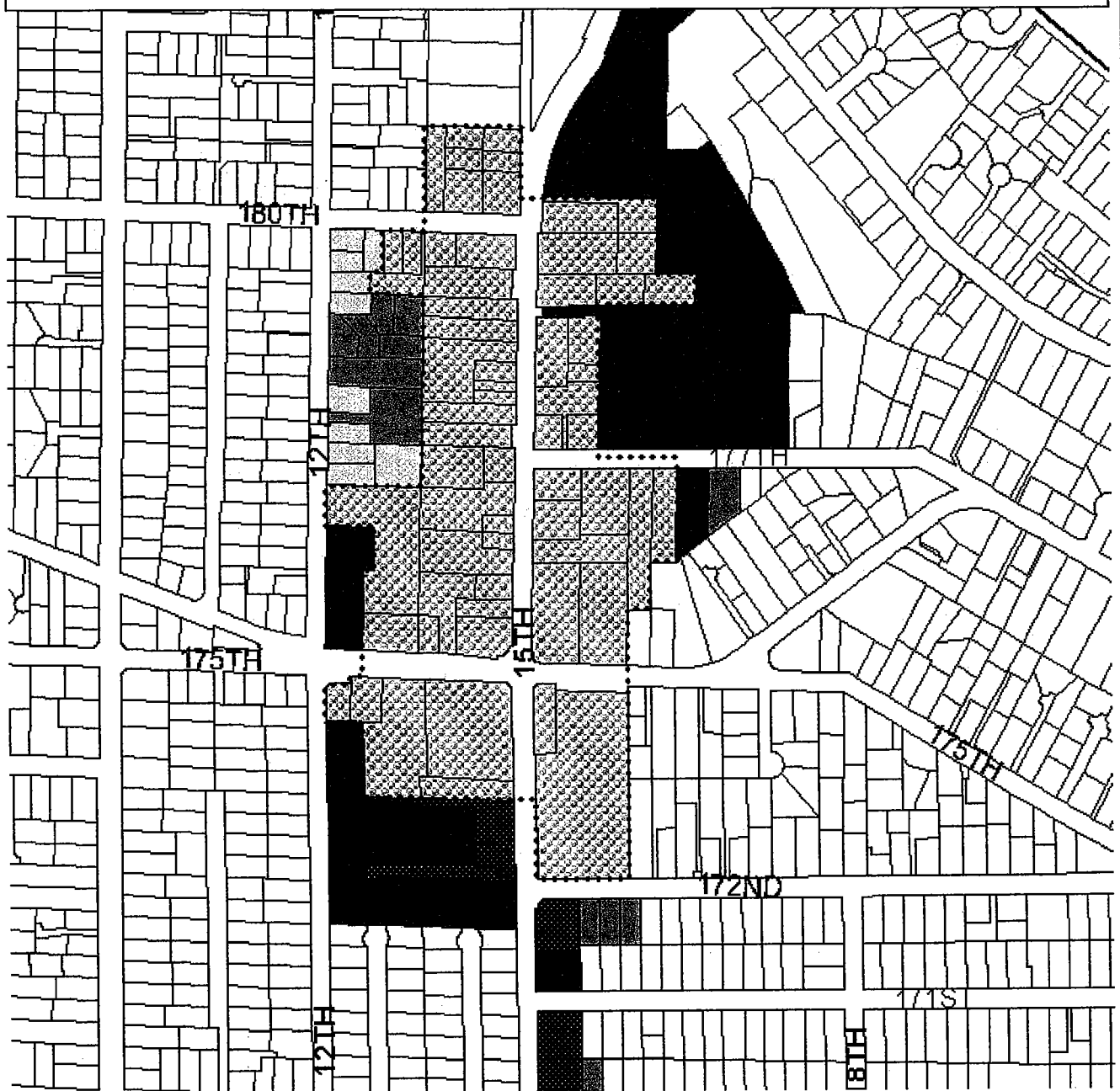
The purpose of Main Street 1 is to create a focused commercial core with residential or office uses located on the upper stories. Commercial uses are required at the street level fronting on 15th Avenue N.E. The minimum depth of street level commercial uses shall be 20 feet from the frontage line of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

#### **2. Main Street 2**

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

- C. Land located within the North City Business District zone is subject to regulations of this chapter and Chapter 20.50 SMC. In the event of a conflict between the provisions of this chapter and Chapter 20.50, the provisions of this chapter apply.
- D. Permitted uses for the North City Business District zone are specified in Chapter 20.40 SMC.

# Map 1: North City Business District (NCBD) Zoning



## ZONING LEGEND

- North City Business District Zone
- Zone Boundary

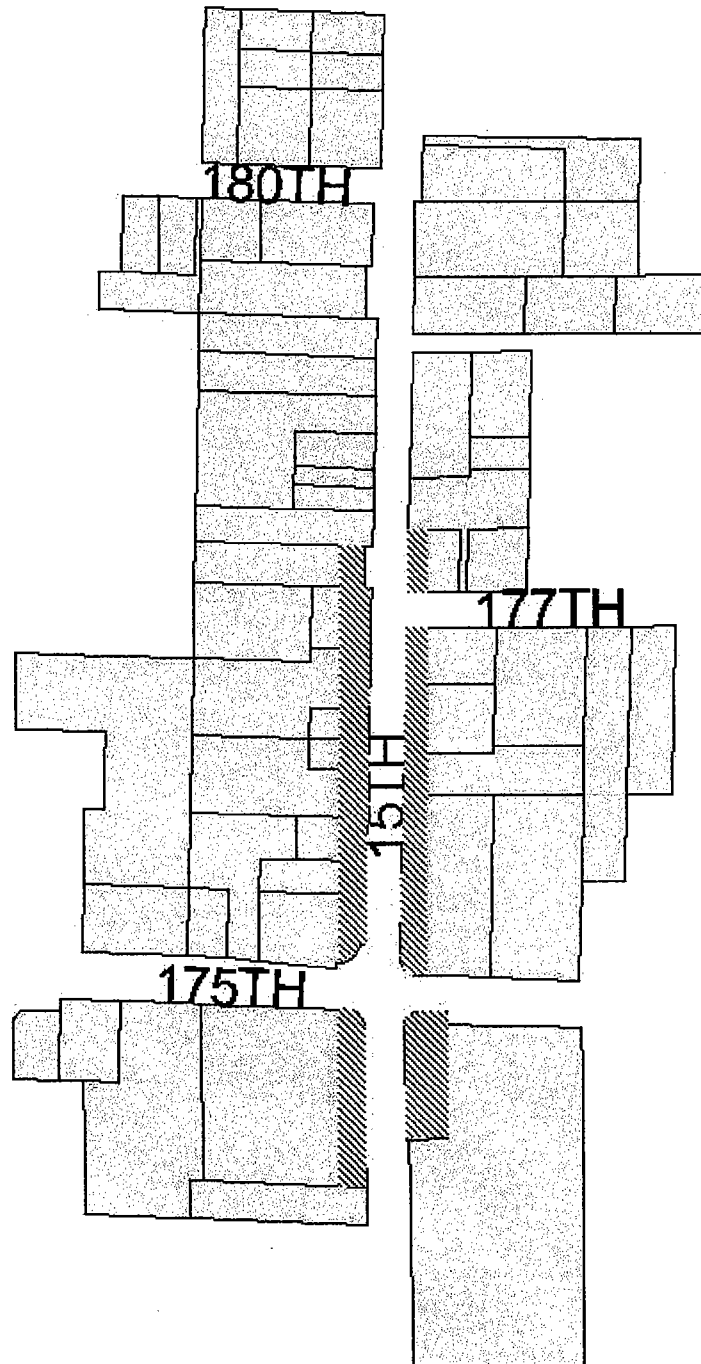
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- R-48; Residential, 48 units/acre

0 200' 400' 600'



## Map 2: North City Business District (NCBD)



### LEGEND

 Main Street 1

 Main Street 2

0 200 400 Feet





## **20.90.025      Review and Approval of Planned Action Projects**

- A.     The purpose of this section is to streamline and expedite the development permit review for projects that qualify as planned actions and to ensure that development within the North City Business District complies with the design objectives and standards established in this chapter.
- B.     Development proposals within the North City Business District are designated to be planned actions if:
  - 1.     The development proposal is located within the North City Business District zone; and
  - 2.     The significant environmental impacts of the proposal had been adequately addressed in the Supplemental Environmental Impact Statement (hereafter "SEIS") prepared for the North City Subarea Plan; and
  - 3.     The development proposal implements the North City Subarea Plan; and
  - 4.     The project is not an essential public facility as defined in RCW 36.70A.200; and
  - 5.     The thresholds for total development analyzed in the SEIS would not be exceeded.
- C.     Development permit applications for a planned action shall be subject to a three step ministerial review and decision-making process by the Director. The intent of this process is to ensure that the development will be consistent with the North City Subarea Plan, development standards, and the SEIS.

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

Step 2. Application Submittal for a Planned Action: Exterior Building Facades, Site Plan, Landscaping, Parking Plans, and Planned Action Environmental Checklist are required to be submitted for development proposals that wish to qualify as a planned action. The Director shall specify the submittal requirements on a submittal checklist for the planned action development available from the Department. Within the 28 days after the submittal, the director may administratively approve, approve with conditions, or deny in writing the planned action development. The proposed project shall require additional environmental review and mitigation in addition to that set forth in this subchapter 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 City's Development Code, 20.30.040, Ministerial Actions - 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.

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

## 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.

## 20.90.40 Dimensional Standards

**Table 20.90.040 North City Business District Site Development Standards**

STANDARDS	MAIN STREET 1	MAIN STREET 2
Maximum front (street setback)	0 ft. (3) (4)	10 ft. (1) (3) (4)
Minimum side and rear yard setback from non-residential 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 impervious surface	85%	85%

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

- 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. A planned action approval shall be based upon the environmental analysis contained in the SEIS. The SEIS, mitigation included in this section, together with other City codes, ordinances, and standards, shall provide the framework for the decision by the City to impose conditions on a planned action project. Other environmental documents and studies listed in the SEIS may also be used to assist in analyzing impacts and determining appropriate mitigation conditions.
- F. Planned action development proposals shall implement the following measures:
1. Use of shared parking facilities where possible.
  2. Prepare a parking management plan to ensure efficient and economic use of parking. The parking management plan shall include at a minimum a program for sharing residential and non-residential 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 easements through designated areas identified in Figure 20.90.80.
  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.

**Exceptions to Table 20.90.040:**

- (1) *Residential development (excluding mixed use) shall have a minimum 10 feet wide, fully landscaped front yard measured from the back of the sidewalk.*
- (2) *Buildings located at corners should serve as gateways to the neighborhood, distinguishable from the rest of the buildings. 60'-0" height shall be allowed without upper floor setbacks on corners. This shall only be done when a corner emphasis is desired. After 50'-0" distance from a corner, building shall comply with upper level setbacks as specified in Table 20.90.040*
- (3) *Corner buildings shall be set back by 2'-0" from the street frontage line.*
- (4) *Unenclosed balconies on sides of the building that are above the 35' transition line setback shall be permitted to encroach into the 10' 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 5'-0".*

## **20.90.050 Existing Structures**

- A. All structures that existed prior to the effective date of this ordinance shall be considered conforming. A structure that existed prior to the effective date of this ordinance, and which is damaged or partially destroyed as a result of a catastrophic loss, may be reconstructed to its previous configuration.
- B. Structures that are enlarged, intensified, increased or altered in excess of 50% 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.

## 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'-0" (front yard setback).
  2. The first floor of residential buildings shall be one hour fire rating construction and 12'-0" in height from finished floor to finished ceiling.

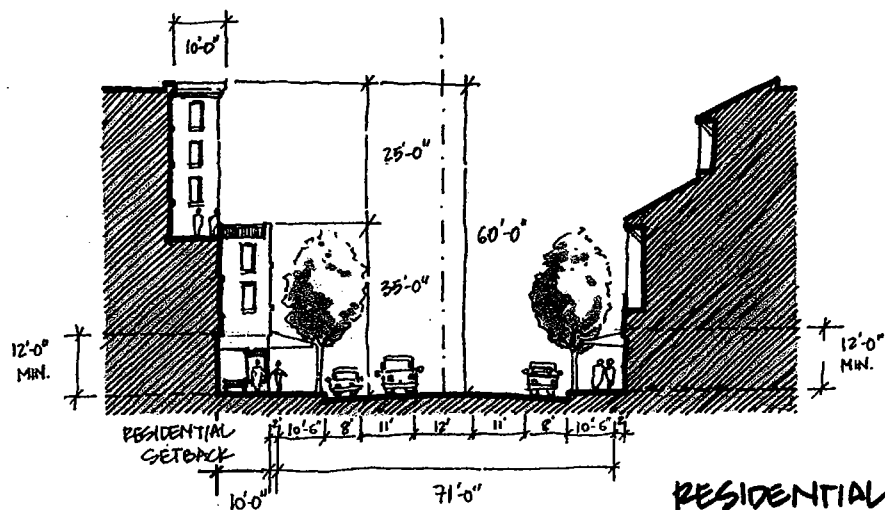
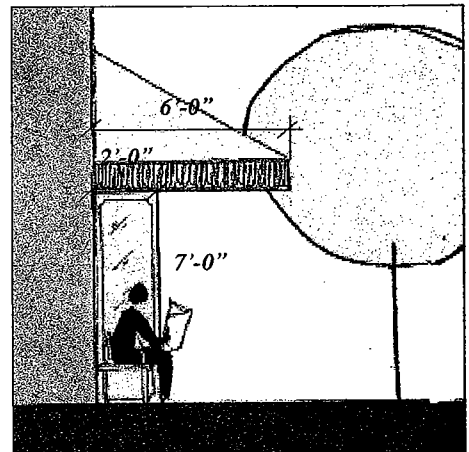


Figure 20.90.060 (A): Residential Street Frontage Standards.

- B. Building facades shall occupy 100% of street frontage in the North City Business District zone. This street frontage requirement may be reduced to 80% if the development creates plazas or courtyards and/or allows for alley access to parking in the rear with a separate pedestrian walkway.
- 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 3 feet.
- D. Surface parking lots, loading docks, and service areas shall not be permitted along the frontage line on 15th Avenue N.E.

## E. Encroachments into Sidewalk

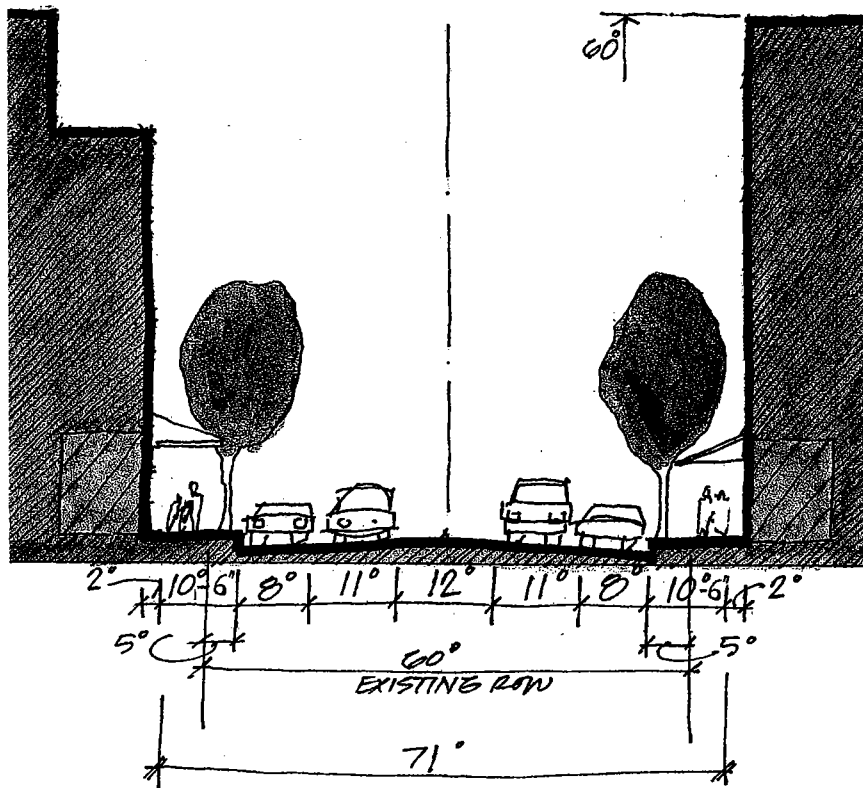
1. Special features may project up to six (6) feet into the sidewalk, providing that they are a minimum seven (7) feet above the sidewalk and providing that they do not interfere with trees, utilities, transit shelters or other street furnishings. Examples include blade signs and awnings.
2. Street furniture and similar encroachments are allowed to occupy two (2) 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.**

## 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. 60'-0" height shall be allowed without upper floor setbacks on corners. After 50'-0" distance from a corner, building shall comply with upper level setbacks as specified in Section 20.90.060 (A) (1).
- B. Corner buildings shall be set back by 2'-0" from the street frontage line for a linear distance of 50'-0" measured from a corner along the street frontage. After 50'-0" distance from a corner, this 2'-0" 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.



*= primary frontage within  
50' of corner, 60'  
height limitation*

**CORNER**

Figure 20.90.070 (B): Corner buildings shall be set back by 2'-0".



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

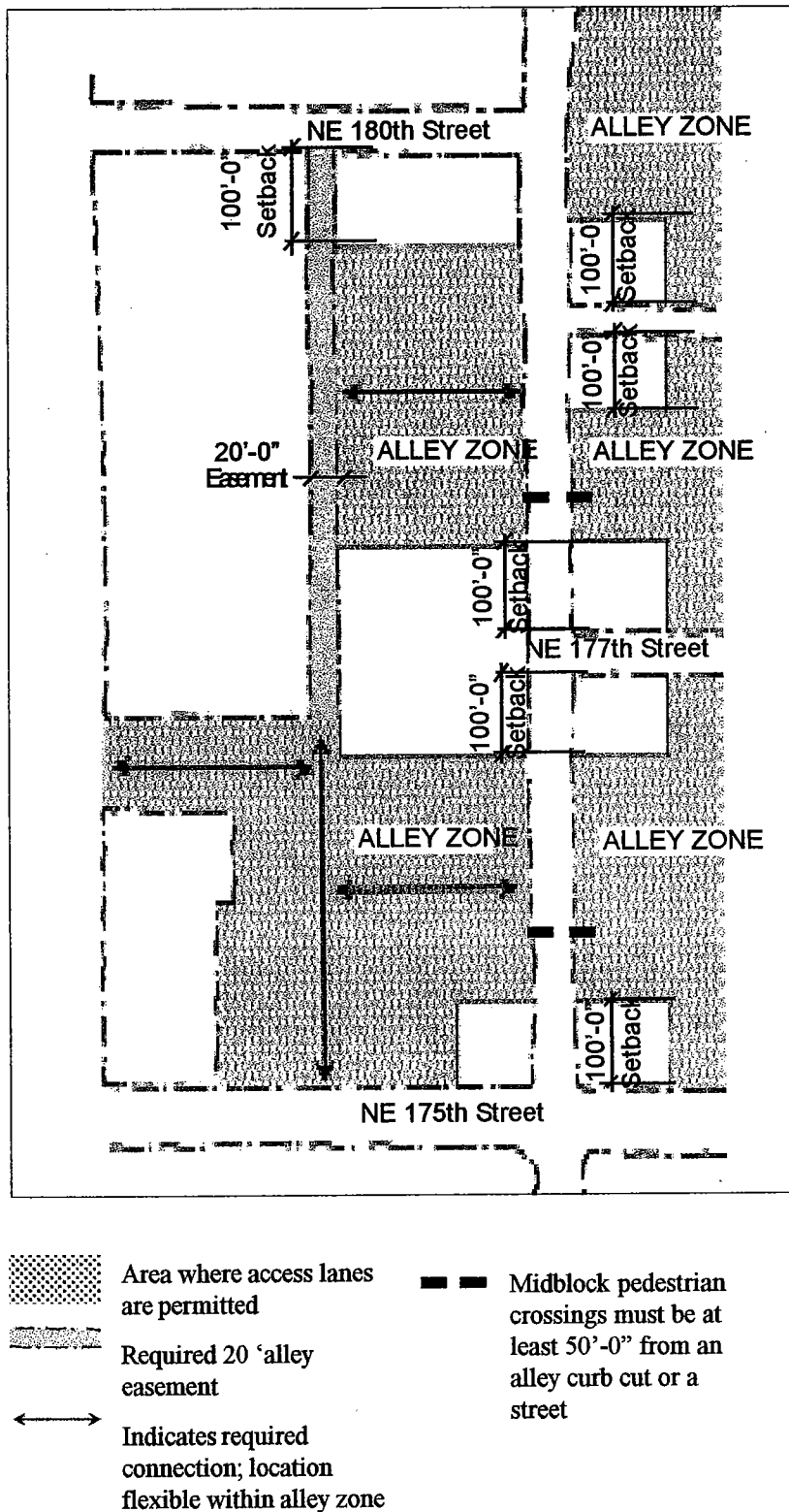


SE corner of 15th Avenue NE and NE 177th Street.

**Figures 20.90.070 (B): Examples of corner treatment.**



## 20.90.080 Parking, Access, and Circulation



**Figure 20.90.80: Schematic design of circulation, access, alleys, and parking along 15th Avenue N.E.**

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

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

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

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

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

**C. Required Parking Spaces.**  
Residential: Minimum 1 space/dwelling unit (regardless of number of bedrooms).  
Commercial: Minimum 1 space/500 sq. ft. 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, Subsection 6 (Sections 20.50.380 through 20.50.520) shall apply.

## 20.90.090 Signs

### A. Table of Dimensional Standards

	<b>Free Standing Signs (Only monument signs permitted.)</b>	<b>Building Mounted Signs</b>	<b>Projecting Signs (Blade)</b>	<b>Entrance &amp; Exit Signs</b>
<b>Maximum Sign Area</b>	25 sq. ft.	25 sq. ft.	12 sq. ft.	4 sq. ft.
<b>Maximum Height</b>	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
<b>Maximum Number Permitted</b>	1 per street frontage	1 per each business		1 per street frontage

- B. Prohibited signs (see Sec. 20.50.550).
- C. Window signs are permitted to occupy a maximum 25% of the total window area.
- D. Street numbers shall be installed on all buildings and will not be counted towards the permitted sign area.
- E. Site specific standards, nonconforming temporary and exempt signs (see Sections 20.50.560 through 20.50.610).

## **20.90.110      Landscaping**

All applicable standards of Sections 20.50.450 through 20.50.520 shall apply.

## **20.90.120      Lighting**

- A.      Lighting should use minimum wattage metal halide or color corrected sodium light sources which give more "natural" light. Non-color corrected low pressure sodium and mercury vapor light sources are prohibited.
- B.      All building entrances should be well lit to provide inviting access and safety.
- C.      Building-mounted lights and display window lights should contribute to lighting of walkways in pedestrian areas.
- D.      Parking area light fixtures should be designed to confine emitted light to the parking area. Post height should not exceed sixteen feet (16').
- E.      Back-lit or internally lit vinyl awnings are prohibited.
- F.      Neon lighting may be used as a lighting element, provided that the tubes are concealed and are an integral part of the building design. Neon tubes used to outline the building are prohibited.