

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Ordinance No. 654, Amending the City's Development Code (Shoreline Municipal Code Chapter 20) for Commercial Design Standards and Commercial Zoning Consolidation and Amending the City's Zoning Map
DEPARTMENT:	Planning and Community Development
PRESENTED BY:	Rachael Markle, Director Paul Cohen, Planning Manager
ACTION:	<input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

The purpose of tonight's meeting is to discuss any remaining issues, deliberate, and adopt the recommended changes to the City's Development Code (Shoreline Municipal Code Chapter 20) concerning commercial design standards and zone consolidation.

The Council last discussed the proposed amendments at its February 25, 2013 meeting.

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2013/staffreport022513-9b.pdf>.

Over the last thirteen years the City created iterations of commercial design standards that staff has administered and navigated with developers. These include those adopted in year 2000 for Commercial/ Mixed Use, North City, Ridgecrest, and Mixed Use Zone design standards. These standards were adopted individually and in some cases as partial standards. The existing commercial design standards (i.e. layout and design of parking, landscaping, signs, entries, facades) are outdated and overwritten by design standards for particular land use districts.

In July 2011 the Council unanimously adopted the Town Center development code as the latest approach to commercial standards. The Town Center development code includes the most recent commercial design and development standards for the City. Rather than having each geographical area with different, conflicting, or redundant standards, Council has made it a goal to consolidate and streamline the code for all commercial zones using the core design standards of Town Center. Additionally, the City has redundant commercial zones with identical land use and dimensional standards. These zones can be consolidated without changing the existing dimensional or land use regulations.

The Planning Commission held a public hearing and made recommended code amendments (Attachments A and B) for the Council's consideration and eventual

adoption. With a few minor exceptions, the existing dimensional standards (i.e. height, setbacks and lot coverage) for each commercial zone are not proposed to change.

RESOURCE/FINANCIAL IMPACT:

No financial impacts are anticipated. Completing the analysis, stakeholder process, and required work with the Planning Commission has been done with existing staff resources.

RECOMMENDATION:

Staff recommends that the Council adopt of Ordinance No. 654, amending Shoreline Municipal Code Chapter 20 and amending the City's Zoning map (Attachment C).

Approved By: City Manager **JUCity Attorney *IS***

BACKGROUND

Over the last thirteen years the City created iterations of commercial design standards that staff has administered and navigated with developers. These include the standards adopted in year 2000: Commercial/ Mixed Use, North City, Ridgecrest, and Mixed Use Zone design standards. These standards were adopted independently and in some cases as partial standards.

In July 2011 the Council unanimously adopted the Town Center development code as the latest approach to commercial standards. The three year review and adoption process for Town Center 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 geographical area with different, conflicting, or redundant standards Council has made it a goal to consolidate and streamline 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 dimensional or land use regulations.

On February 6, 2012 Council approved the workplan to engage the public and property owners in the process to consolidate all commercial design standards toward the Town Center standards and to consolidate redundant zoning designations. Although originally targeted for late 2012, on January 17, 2013, after almost a year of extensive public participation and internal review, the Planning Commission held a public hearing and made recommended code amendments for the Council's consideration and eventual adoption.

The Council last discussed the proposed amendments at its February 25, 2013 meeting.

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2013/staffreport022513-9b.pdf>.

DISCUSSION

Code reform of the City's commercial design standards is important to complete now, while the City has the opportunity to make its code more clear and streamlined prior to the anticipated increase in development activity. As a result, the proposed changes will give greater emphasis to pedestrian amenities and neighborhood protections in addition to added development potential by improving the design standards that are used in the City's commercial areas. The consolidation of the commercial development code will reduce the City's Development Code by approximately 60 pages. The major changes in the proposed code amendments will be to:

- Assimilate Town Center, North City, and Ridgecrest, which are currently independent chapters (SMC 20.90 through 20.92) and Mixed Use Zone standards into a single location in SMC Chapter 20.50 Subchapter 4, Mixed-Use, Commercial and Other Nonresidential Development Design Standards.
- Assign the topics of land uses, dimensional, parking, landscaping, and sign standards of the previously listed zones into their respective subchapters of SMC Chapter 20.50.
- Consolidate the four different transition area standards into SMC Chapter 20.50.020.
- Consolidate and update the site improvement threshold from the six subchapters of SMC Chapter 20.50 into a single location in SMC Chapter 20.50.

The existing commercial design standards (i.e. layout and design of parking, landscaping, signs, entries, facades) are outdated. Generally, when the standards were in conflict, staff would enforce the more stringent requirement (larger separation and buffer) where it affected residential neighborhoods or the less stringent requirement (less separation or smaller buffers) where it only affected other commercial property. This was to enhance development potential of commercial properties. With a few minor exceptions, the existing dimensional standards (i.e. height, setbacks and lot coverage) for each commercial zone are not proposed to change.

Shoreline has eight commercial zoning categories of which three pairs of zones have identical permitted land uses and dimensional standards. Town Center remains unique and Ridgecrest Planned Area (PA2) has very similar standards to Community Business. There is no recommendation to change any of the land area of the existing commercial zones.

The proposal is to consolidate eight zones into four zones is described below:

- Office (O) into Neighborhood Business (NB) zones;
- North City Business District (NCBD) and Ridgecrest (PA2) into Community Business (CB) zones;
- Industrial (I) and Mixed Use Zone (MUZ) into a new “Mixed Business (BB)” zone; and
- Town Center (TC) zones (TC-1, 2, and 3) would remain unchanged. TC-4 is a residential zone within Town Center and is proposed to be moved in with the existing multifamily zones.

A map of the proposed consolidated commercial zoning is included as Attachment D.

Remaining Issues

Transition Area Requirements - There are four sets of transition area regulations in the Development Code where Mixed Use Zone, Ridgecrest, Town Center, and Community Business / Industrial Zones abut or are across streets from single family zones.

Mixed Use Zone has the greatest height restriction:

- 45-foot height for 100 feet of property depth and 55-foot height for the next 100 feet, and 65-foot height beyond 200 feet; and
- Height limits are correlated and change with unit density and Floor Area Ratio limits. Incentives are used to achieve greater height, density, and Floor Area Ratio (FAR). The proposed code amendments recommend removal of these incentives, Floor Area Ratio, and density limits which remove the basis for MUZ height limits and setbacks. These types of zoning incentives are disincentives for redevelopment. Developers prefer clear regulations that provide certainty. Jurisdictions are better served by just requiring the form of development they envision.

Ridgecrest has the least transition area requirements such as:

- Transition areas are only required adjacent to R-6 zones;
- Incentives required for additional building height;
- 7.5-foot setback for just the first story; and
- 10-foot building setback from street fronts across from R-6 zones.

Town Center and Community Business/Industrial zone transition areas are the most similar and can be combined to achieve the best of both standards. Combined they require:

- Transition with R-4, R-6, and R-8 zones that are across the street from and abutting all commercial zones;
- Initial building heights to match the 35 feet of single family residential development for 50 feet (abutting) and 25 feet (across street) of property depth before stepping the building bulk back and up at 2:1 and 1:1 ratios respectively;
- Landscape buffer with significant trees and planted trees with 50-foot height potential and recorded with the property to be replaced; and
- Traffic analysis to determine if traffic calming is required by City Engineer to protect neighborhoods.

Residential Parking – Town Center and the remainder of the City each have their own parking standards. Ridgecrest and North City are similar to the remainder of the City but rely on parking management plans. The remainder of the City parking requirements is 1.2 and 1.5 spaces for studio and one bedroom units with a potential 50% reduction. Town Center and the proposed code amendments would change the parking requirements to .75 spaces for studio and one-bedroom units with a potential 25% parking reduction. By comparison, any other land use zones within the City, that allow apartment dwelling units, allow as little as .68 spaces and the proposed code amendments would amend this to as little as .56 spaces for studio and one-bedroom units. An apartment is defined as any building with 3 or more dwelling units.

When using the right-sized parking method that King County is developing most of Shoreline has a current parking demand for multifamily buildings of 1 space per any sized unit. That is the same number of spaces that would be required under the proposed parking standards if the 25% reduction is applied to an average between the City's proposed .75 required parking spaces for one bedroom units and the maximum 2 parking spaces for a three bedroom unit.

The proposed parking amendments show more confidence in the new, lower standards and, therefore, only a 25% reduction with better defined criteria is necessary. The Council should note that the Planning Commission also recommended that, without meeting the proposed reduction criteria, a 50% reduction of parking spaces for low-income units that are 60% or less of Area Median Income (AMI) could be approved.

Affordable Housing - The City has recently adopted a number of Comprehensive Plan policies in support of affordable housing in Shoreline. The most extensive participation in the commercial design standard code amendment process was advocates for affordable housing. They requested a reduction of the parking standards for low-income housing units and the Planning Commission concurred. Advocates also requested that the Commission consider departures from the transition area standards through the Administrative Design Review (ADR) process. The Commission did not recommend provisions to depart from the transition area standards.

Staff also did not recommend the proposal because:

- Transition areas were a major concern with neighbors during the Town Center plan development and transition areas were not discussed during the public process for the commercial design standard amendments.
- The Planning Director's discretion through the ADR process was meant for design standards that had little effect on development impacts – especially to the single family neighbors.
- Amending the code to fit a specific development proposal is not recommended when it will be applied to all commercial districts.
- The issue of affordable housing is an important one and should be addressed more comprehensively at a later date.

Mixed Business (MB) Zone – Staff had suggested a new zoning designation of Arterial Business (AB) to replace the consolidated Mixed Use Zone (MUZ) and Industrial (I) designations. At the February 25 City Council meeting, the City Council suggested that staff explore an alternative name for the zone to more accurately describe the purpose of the zone. Staff is recommending “Mixed Business.” Mixed Business is meant to be a continuation of the hierarchy of the other business zones (Neighborhood Business and Community Business). The legislative code amendments in Attachment B will reflect the recommendation. Other names for this zone that staff considered were Urban Business, Metro Business, Major Business, Main Business and Primary Business. .

Comprehensive Plan

The Comprehensive Plan was adopted December 2012. In the review of the Plan, Policy LU9 was removed because, in anticipation, it directed implementation of this commercial design standard code amendment. Policies LU10 and LU11 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

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. The existing North City (NCBD) and Town Center Planned Action SEPA were analyzed for adequacy for the proposed amendments that affect the North City Business District and Town Center so that these districts can remain exempt from SEPA review.

Required Process

This amendment proposal includes Type L actions to amend the city zoning map and to amend the development code.

Code Amendment Criteria – 20.30.350 (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.

STAKEHOLDER OUTREACH

- June 20, 2012: Open house - notification by mail to all commercial zoned properties and the surrounding 500 feet of residential properties in addition to Currents and the City webpage.
- June 21, 2012: SE Shoreline – follow-up to due to commercial development discussions in the subarea planning process.
- June 27, 2012: Presentation to the Chamber of Commerce Government Affairs Committee, representing Shoreline business interests
- September 5, 2012: Presentation to the Council of Neighborhoods – representing all neighborhood associations
- October 29, 2012: Presentation to a commercial developer focus group which was a sampling of area developers.
- November 15, 2012, December 6, 2012, and January 3, 2013 Planning Commission Meetings – Staff Reports respectively:
 - <http://cosweb.ci.shoreline.wa.us/uploads/attachments/pcd/pc/2012/1115/8.a.pdf>.
 - <http://cosweb.ci.shoreline.wa.us/uploads/attachments/pcd/pc/2012/1206/7.a.pdf>.
 - <http://cosweb.ci.shoreline.wa.us/uploads/attachments/pcd/pc/2013/0103/7.a.pdf>.
- Group email list updates to people participating in the above meetings.
- January 17, 2013: The Planning Commission held a public hearing on the proposed amendments (Attachment E).

COUNCIL GOAL(S) ADDRESSED

These code amendments support Council Goal 1: Strengthen Shoreline's economic base:

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

RESOURCE/FINANCIAL IMPACT:

No financial impacts are anticipated. Completing the analysis, stakeholder process, and required work with the Planning Commission has been done with existing staff resources.

RECOMMENDATION:

Staff recommends that the Council adopt of Ordinance No. 654, amending Shoreline Municipal Code Chapter 20 and amending the City's Zoning map (Attachment C).

ATTACHMENTS:

Attachment A - Planning Commission Recommendation
 Attachment B - Proposed Code Amendments – Legislative
 Attachment C - Ordinance No. 654
 Attachment D - Proposed Zoning Map
 Attachment E - Exhibits from Public Hearing
 Attachment F - Planning Commission Minutes



Memorandum

DATE: January 17, 2013

TO: Shoreline City Council

FROM: Shoreline Planning Commission

RE: Commission Recommendation for Code Amendments to Commercial Zone and Design Standards Consolidation

The Planning Commission held a study session and a public hearing on the amendments to the Development Code regarding commercial zone and design standards consolidation. The Commission voted to recommend the attached development regulations.

The Commission concluded its public hearing on January 17, 2013 regarding Development Code regulations regarding commercial zone and design standards consolidation and forwarded the attached recommendations. 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

Planning Commission believes the proposed development regulations meet the applicable criteria set forth in the City's Code.

A. Public Outreach Chronology

- 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
- Planning Commission held as public hearing January 17, 2013

B. Development Code Amendment Criteria – 20.30.350

SMC 20.30.350 establishes the following criteria for approval of a Development Code amendment:

1. *The amendment is in accordance with the Comprehensive Plan;*

The Planning Commission completed recommendations for the Comprehensive plan update on October 18th. In the plan policies 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

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.

2. *The amendment will not adversely affect the public health, safety or general welfare;*

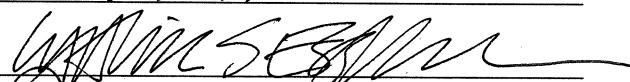
The amendment does not adversely affect the public health, safety or general welfare because it primarily amends the design standards and consolidates code standard redundancies. The potential increase of dwelling density through building bulk limits and the decreased parking requirement to match the Town Center is to improve the viability of these commercial zones and districts while protecting the adjacent residential neighborhoods. More viable commercial districts can become an amenity that can serve the neighborhoods.

3. *The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.*

The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline because it primarily amends the design standards and consolidates code standard redundancies. The potential increase of dwelling density through building bulk limits and the decreased parking requirement to match the Town Center is to improve the viability of these commercial zones and districts while protecting the adjacent residential neighborhoods. More viable commercial districts can become an amenity that can serve the neighborhoods.

The Shoreline Planning Commission reviewed the proposal in light of the criteria and concluded that the proposal met the criteria for amendment of the Development Code.

Date: 2.4.2013

By: 
Planning Commission Chair

Commercial Design Standards & Zoning Consolidation

Development Code Amendments

Planning Commission Recommendation † Jan. 17, 2013

20.20 Definitions

20.20.040 P definitions.

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

20.20.046 S definitions.

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

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

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

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

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

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

20.20.052 V definitions.

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

20.30 Procedures and Administration

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

Action Type	Target Time Limits for Decision (Calendar Days)	Section
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 14. Administrative Design Review	28 days	20.30.297
16 15. Floodplain Development Permit	30 days	13.12.700
17 16. Floodplain Variance	30 days	13.12.800

20.30.297 Administrative Design Review (Type A).

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

- ~~1. The design meets the requirements of the applicable code subsections.~~

~~1. 2.—Departures from the design standards in the applicable chapter shall be consistent~~
Consistent with the purposes or intent of the applicable each subsections; or ~~be justified~~

2. Justified due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.

~~a.—Dimensional standards in Table 20.02.020(B) regarding setbacks and building envelope cannot be departed from in the town center district.~~

~~b.—No departure from standards is allowed in transition overlays and the TC-4 zone.~~

20.30.565 Planned Action Approval SEPA Exemptions.

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

20.40 Zoning and Use Provisions

20.40.020 Zones and map designations.

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

B. **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
Mixed-Use Zone Mixed Business	MUZ MB
Industrial	I
Campus	CCZ, FCZ, PHZ, SCZ ¹
Special Overlay Districts	SO
North City Business District	NCBD
Town Center District	TC-1, TC-2, TC-3, TC-4
Planned Area	PA

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

20.40.040 Nonresidential zones.

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

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

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

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

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

20.40.050 Special districts.

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

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

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

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

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

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

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

Table 20.40.120 Residential type uses.

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	<u>TC-4</u>	NB- O	CB- NCBD	MBMU Z- I	<u>TC-1, 2 & 3</u>
RESIDENTIAL GENERAL									
	Accessory Dwelling Unit	P-i	P-i	P-i	<u>P-i</u>	P-i	P-i	P-i	<u>P-i</u>
	Affordable Housing	P-i	P-i	P-i	<u>P-i</u>	P-i	P-i	P-i	<u>P-i</u>
	Apartment		C	P	<u>P</u>	P	P	P	<u>P</u>
	Duplex	P-i	P-i	P-i	<u>P-i</u>	P-i			
	Home Occupation	P-i	P-i	P-i	<u>P-i</u>	P-i	P-i	P-i	<u>P-i</u>
	Manufactured Home	P-i	P-i	P-i	<u>P-i</u>				
	Mobile Home Park	P-i	P-i	P-i	<u>P-i</u>				
	Single-Family Attached	P-i	P	P	<u>P</u>	P			<u>P</u>
	Single-Family Detached	P	P	<u>CP</u>	<u>P</u>	<u>C</u>			
GROUP RESIDENCES									
	Boarding House	C-i	C-i	P-i	<u>P-i</u>	P-i	P-i	P-i	<u>P-i</u>
	Community Residential Facility-I (Less than 11 residents and staff)	C	C	P	<u>P</u>	P	P	P	<u>P</u>
	Community Residential Facility-II			P-i	<u>P-i</u>	P-i	P-i	P-i	<u>P-i</u>
721310	Dormitory		C-i	P-i	<u>P-i</u>	P-i	P-i	P-i	<u>P-i</u>
TEMPORARY LODGING									
721191	Bed and Breakfasts	P-i	P-i	P-i	<u>P-i</u>	P-i	P-i	P-i	<u>P-i</u>
72111	Hotel/Motel						P	P	<u>P</u>
	Recreational Vehicle	P-i	P-i	P-i	<u>P-i</u>	P-i	P-i	P-i	
	Tent City	P-i	P-i	P-i	<u>P-i</u>	P-i	P-i	P-i	
MISCELLANEOUS									
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	<u>P-i</u>	P-i	P-i	P-i	<u>P-i</u>
P = Permitted Use S = Special Use C = Conditional Use -i = Indexed Supplemental Criteria									

Table 20.40.130 Nonresidential uses.

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

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

Table 20.40.140 Other uses.

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

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

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

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~~, ~~MUZ~~, and ~~MB~~ zones.
- C. A collective garden or facility for delivery of cannabis produced by the garden may not be located within 1,000 feet of schools and not within 1,000 feet of any other collective garden or delivery site.
- D. Any transportation or delivery of cannabis from a collective garden shall be conducted by the garden members or designated provider so that quantities of medical cannabis allowed by RCW 69.51A.040 are never exceeded.

20.40.350 Eating and drinking establishments.

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

20.40.420 Interim recycling facility.

- A. Interim recycling facilities in the residential zones shall be limited to drop box facilities ~~that are~~ accessory to a public or community use such as a school, fire station, or community center.
- B. In NB, ~~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.

20.40.505 Secure community transitional facility.

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

20.40.600 Wireless telecommunication facilities/satellite dish and antennas.

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

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

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

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

~~C. **Permit Requirements.**~~

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

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

D. Building-Mounted Wireless Telecommunication Facilities Standards.

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

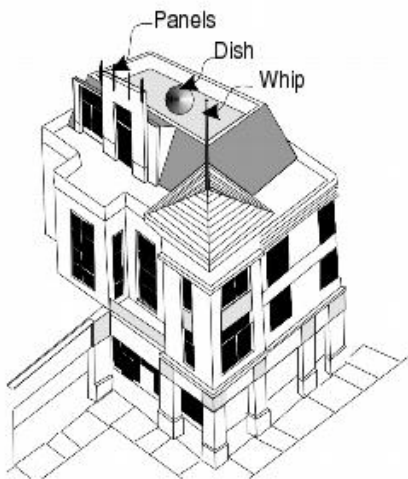


Figure 1 – Wireless facilities integrated into the roof design.



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

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

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

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

EB. Ground-Mounted Wireless Telecommunication Facilities Standards.

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

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

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

Chapter 20.50 General Development Standards

Subchapter 1. Dimensional and Density Standards for ~~Residential~~ Development

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

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

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

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

- 20.50.220 Purpose.
- 20.50.225 Administrative Design Review~~Thresholds – Required site improvements.~~
- 20.50.230 Thresholds – Required 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 6. Parking, Access and Circulation

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

Subchapter 7. Landscaping Standards

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

Subchapter 8. Signs

- 20.50.530 Purpose.

[20.50.532 Permit Required.](#)

~~[20.50.535 Thresholds—Required site improvements.](#)~~

20.50.540 Sign ~~[standards](#)~~[design](#).

20.50.550 Prohibited signs.

20.50.560 ~~[Site-specific sign standards—](#)~~Monument signs.

20.50.570 ~~[Site-specific sign standards—Shopping center/mall type signs in CB, MUZ, and I](#)~~
~~[Zones](#)~~[Building-mounted signs](#).

20.50.580 ~~[Multi-tenant sign bonus and guidelines](#)~~[Under-Awning signs](#).

20.50.590 Nonconforming signs.

20.50.600 Temporary signs.

20.50.610 Exempt signs.

Subchapter 1. Dimensional and Density Standards for Residential Development

20.50.010 Purpose.

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

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

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

20.50.020 Standards – Dimensional requirements.

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

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

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

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

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	<u>TC-4</u>
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	<u>Based on bldg. bulk limits</u>
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	<u>Based on bldg. bulk limits</u>
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	<u>N/A</u>
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	<u>N/A</u>
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	<u>15 ft</u>

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%	N/A
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 [single family detached development](#) exceptions to front yard setback requirements, please see SMC [20.50.070](#).

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

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

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

- (7) The base density for single-family detached dwellings on a single lot that is less than 14,400 square feet shall be calculated using a whole number, without rounding up.
- (8) For development on R-48 lots abutting R-12, R-24, R-48, O, NB, CB, NCBD, MUZ, I, and CZ zoned lots the maximum height allowed is 50 feet and may be increased to a maximum of 60 feet with the approval of a conditional use permit.
- (9) Base height for high schools in all zoning districts except R-4 is 50 feet. Base height may be exceeded by gymnasiums to 55 feet and by theater fly spaces to 72 feet.

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

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

Exceptions to Table 20.50.020(2):

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

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

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

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

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

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

B. Table 20.50.230-020(2) – Dimensions for Commercial Development in Commercial Zones

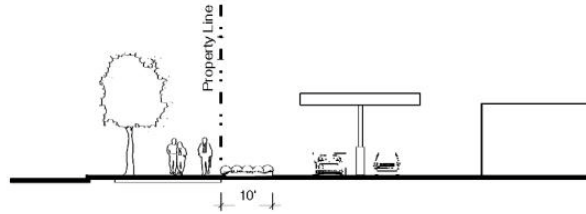
Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

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

Exceptions to Table 20.50.230-020(2):

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

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



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

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

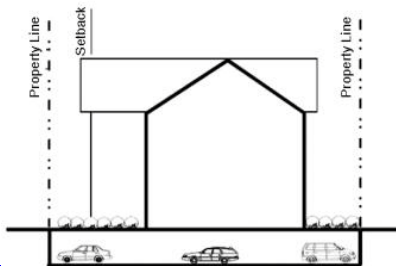
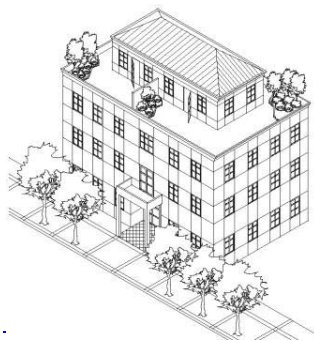


Diagram of multifamily structure with underground parking within a required setback.

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

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



Example of bonus floor for mixed-use development.

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

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

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

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

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

cb. 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;

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

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

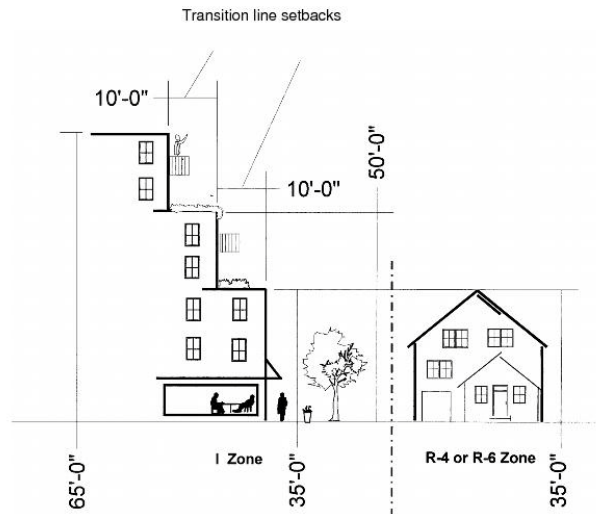
20.50.021 Transition Area Standards~~Development in the mixed-use zone (MUZ).~~

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

1. ~~(a) From abutting property, A a 35-foot maximum building height at the required setback, and a building envelope under 35 feet of height for an additional 30 feet of property depth, and a two horizontal to one horizontal to vertical slope up to the maximum height of the zone. From across street rights-of-way, a 35-foot maximum building height at the required 15-foot setback, a building envelope under 35 feet of height for an additional 10 feet of property depth, and a one to one horizontal to vertical slope up to the maximum height of the zone. Parking garages facing Transition Areas with abutting property shall be entirely walled without openings. However, safety railings with thin or transparent components and whip antennas are allowed above this building envelope. Structures allowed above the maximum height of the zone under Exception 20.50.230(5) may not exceed the building envelope slope, or exceed the maximum building height by more than 10 feet, or four feet for parapet walls.~~

~~(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.~~

2. ~~(e)~~ Type I landscaping ([SMC 20.50.460](#)), significant tree preservation, and a solid, eight-foot, property line fence shall be required for transition area setbacks abutting R-4, R-6, or R-8 zones. [20% of significant trees that are healthy without increasing the building setback shall be protected per SMC 20.50.370. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping and required significant trees. Utility easements parallel to the required landscape area shall not encroach into the landscape area.](#) Type II landscaping shall be required for transition area setbacks abutting rights-of-way [directly](#) across from R-4, R-6 or R-8 zones. ~~Patio or outdoor recreation areas may replace up to 20 percent of the landscape area that is required in the transition area setback so long as Type I landscaping can be effectively grown. No patio or outdoor recreation areas in the transition area setback may be situated closer than 10 feet from abutting property lines.~~ Required tree species shall be selected to grow a minimum height of 50 feet. ~~A developer shall provide a Type I landscaping plan for distribution with the notice of application. Based on comments at a public meeting held by staff, the City may approve an alternative landscaping buffer with substitute tree species, spacing and size; provided, that the alternative will provide equal value and achieve equal tree canopy. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping. Utility easements parallel to the required landscape area shall not encroach into the landscape area.~~
3. ~~(d)~~ All vehicular access to proposed development in [commercial MUZ, CB, or I](#) zones shall be from arterial classified streets, unless determined by the Director to be technically not feasible [or in conflict with state law addressing access to state highways.](#) [All developments in commercial zones shall conduct a transportation impact analysis per the Engineering Development Manual. Developments that creates additional traffic and that is projected to use Local streets may be required to install appropriate traffic-calming measures. These additional measures will be identified and](#) ~~If determined to be technically not feasible, the developer shall implement traffic mitigation measures,~~ approved by the City's Traffic Engineer, ~~which mitigate potential cut-through traffic impacts to single-family neighborhoods.~~



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

20.50.120 Purpose.

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

20.50.125 Thresholds – Required site improvements.

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

- [1. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure\(s\) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or](#)
- [2. When aggregate building construction valuations for issued permits, within any 5-year period after March 30, 2013, exceed 50 percent of the County assessed or an appraised value of the existing land and structure\(s\) at the time of the first issued permit.](#)

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

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

- ~~• Completely new development;~~

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

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

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

Sections:

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

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

20.50.220 ~~20.92.010~~ Purpose.

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

20.50.220 Purpose.

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

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

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

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

~~20.92.012~~ Planned action.

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

~~20.50.225~~20.014 Administrative Design Review.

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

~~20.50.230~~20.015 Threshold – Required ~~for~~ site improvements.

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

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

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

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

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

2. 20.92.020 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.



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~~

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

20.92.030 Street types and pedestrian circulation.

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

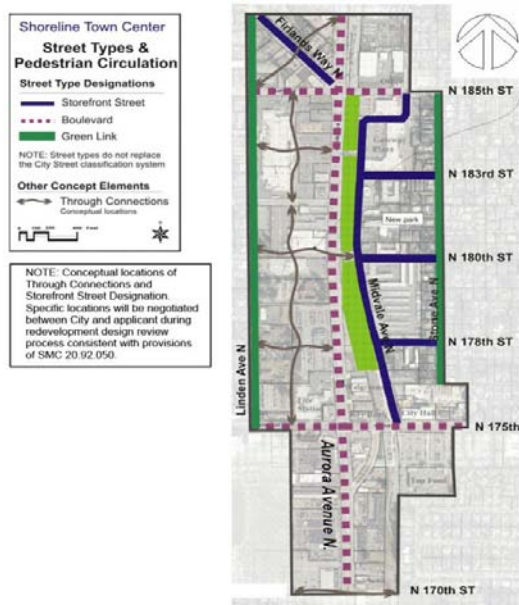


Figure 20.92.030

20.92.040 Neighborhood protection standards.

A. Purpose.

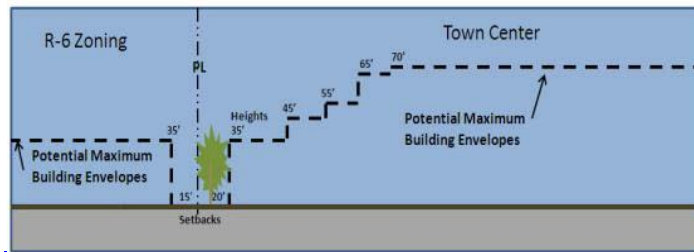
- Minimize negative impacts of town center development on adjacent single-family neighborhoods.
- Enhance residential neighborhoods on both sides of Linden and Stone Avenue North.

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

C. Building Heights.

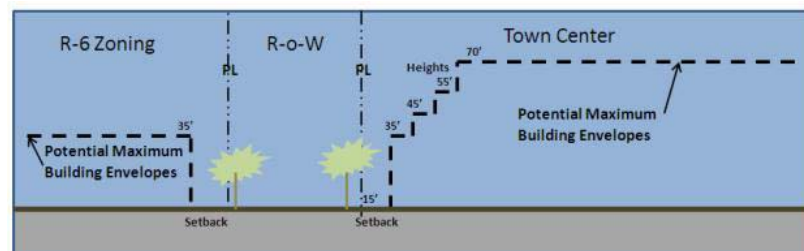
1. TC-4 zone maximum building heights are 35 feet.
2. Transition Overlay 1 is 100 feet in depth adjoining R-4 or R-6 zoned property lines. From the adjoining property line, development requires 20 feet of Type I landscaping/building setback, limits building height to 35 feet for 30 more feet of setback,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

~~obtained.~~



Transition Overlay-1

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



Transition Overlay-2

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

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

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

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

20.92.050 Street frontage design standards.

A. Purpose.

- ~~Enhance the appeal of street frontages to encourage people to walk and gather.~~
- ~~Establish frontage standards for different streets to:~~
 - ° ~~Reinforce site and building design standards in each zone.~~
 - ° ~~Provide safe and direct pedestrian access within the town center and from adjacent neighborhoods.~~
 - ° ~~Minimize conflicts between pedestrians, bicyclists, and vehicular traffic and parking.~~

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

C. ~~Design.~~

1. ~~In accordance with the Master Street Plan of the Transportation Master Plan, Storefront and Greenlink Street frontages, as depicted on Figure 20-92.030, shall have:~~
 - a. ~~Street frontage dimensions for the following streets are:~~
 - i. ~~Midvale Ave. N.— eastside: 10-foot sidewalks and five-foot amenity zone. Westside: 17-foot back-in parking (Seattle City Light) with 30-foot street cross-section.~~
 - ii. ~~N. 178th, N. 180th, N. 183rd Streets on both sides: eight-foot sidewalks and five-foot amenity zones with a 36-foot street cross-section.~~
 - iii. ~~Stone Ave. on both sides: eight-foot sidewalks and five-foot amenity zones with a 32-foot street cross-section.~~
 - iv. ~~Linden Ave. N.— eastside: eight-foot sidewalks and five-foot amenity zone. Westside: five-foot sidewalks and five-foot amenity zone with a 38-foot street cross-section.~~
 - v. ~~Firlands Way on both sides: 10-foot sidewalk, five-foot amenity zone, and 17-foot back-in parking with 24-foot street cross-section.~~
 - vi. ~~All frontage dimensions shall include six-inch curbs and minimum six-inch separation between buildings and sidewalks.~~
 - vii. ~~All street sections include on-street, parallel parking except where back-in parking is designated.~~

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

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

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

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

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



Street frontage design

20.50.24092.060 Site ~~d~~Design standards.

A. Purpose.

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

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

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

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

B. Overlapping Standards~~Site Frontage~~.

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

C. Site Frontage.

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

~~1. Storefront Streets.~~

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

b. Minimum space dimension for building interiors that are ground-level and fronting on streets shall be 12-foot height and 20-foot depth and built to commercial building standards. These spaces may be used for any permitted land use.

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

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

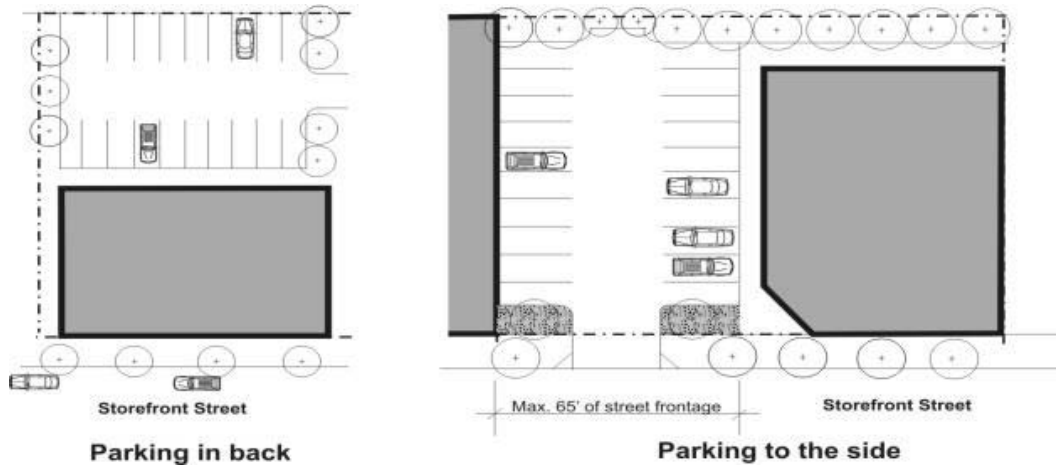
~~e. d.~~ Minimum weather protection shall be provided at least five feet in depth, 9-foot height clearance, and along at least 80 percent of the facade width where over pedestrian facilities, including building entries. Awnings may project into public rights-of-way, subject to City approval; and

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

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



Storefront and boulevard buildings



Parking lot locations along Storefront Streets

2. Rights-of-Way Lighting.

- a. Pedestrian lighting standards shall meet the standards for Aurora Avenue pedestrian lighting standards. One to two footcandles and between 10 feet and 15 feet above in height for sidewalks areas. Lighting may be located within the public rights-of-way, on private property, or mounted on building facades.
- b. Street light standards shall be a maximum 25-foot height for street light standards, designed using the Aurora Avenue model and color, modified to meet the 25-foot maximum height, and spaced to meet City illumination requirements standards.
- c. Lights shall be shielded to prevent direct light from entering adjoining property. (Ord. 609 § 12 (Exh. B), 2011).

~~2. Greenlink Streets.~~

- a. Minimum front yard setback is 15 feet. Porches and entry covers may project six feet into the front yard setbacks;
- b. Transparent window area is 15 percent of the entire facade;
- c. Building entries shall be visible and accessible from a streetfront sidewalk. An entrance may be located on the building side if visible;
- d. Minimum weather protection is five feet deep over building entries;
- e. Landscaped front yards may be sloped or terraced with maximum three-foot-high retaining walls; and
- f. Surface parking is no more than 65 lineal feet of the site frontage and set back 10 feet from property line. Parking lots are not allowed at street corners. No parking or vehicle circulation is allowed between the rights-of-way and the building front facade. See subsection (E)(2) of this section for parking lot landscape standards.

~~3. Boulevard Streets.~~

- a. Minimum transparent window area is 60 percent of the ground floor facade placed between the heights of 30 inches and eight feet above the ground for each front facade;
- b. Minimum weather protection at least five feet in depth, along at least 80 percent of the facade width, including building entries; and

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

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



Landscaped yards

CD. Corner Sites.

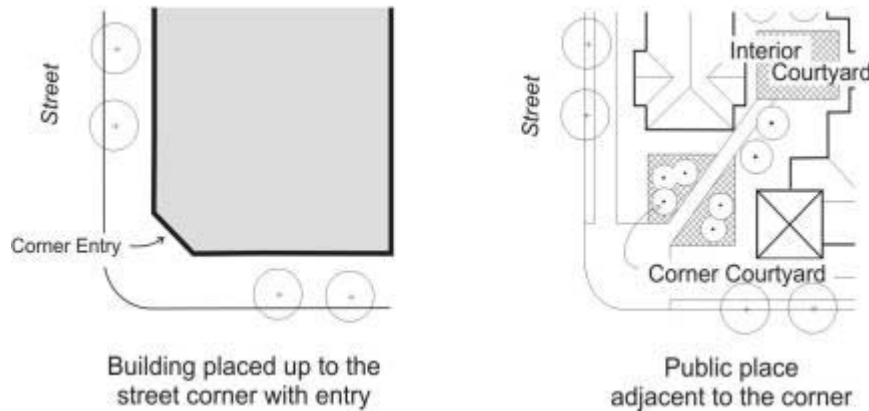
1. All development proposals located on street corners ~~and Through-Connection sites~~ shall include at least one of the following ~~three~~ design treatments on both sides of the corner.

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

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

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

d. Include a separate, pedestrian structure on the corner that provides weather protection or site entry. The structure may be used for signage (SMC 20.92.080).



Street Corner Sitesdevelopments

2. Corner buildings ~~on Boulevard and Storefront Streets~~ using the option in subsection (C)(1)(a) of this section shall provide at least one of the elements listed below ~~to~~for 40 lineal feet of both sides from the corner:

- a. Twenty-foot beveled building corner with entry and 60 percent of the first floor in ~~non-reflective transparent~~ glass (included within the 80 lineal feet of corner treatment).
- b. Distinctive facade (i.e., awnings, materials, offsets) and roofline designs ~~s_beyond~~above the minimum standards ~~identified for these items in other~~ code sections ~~20.50.250~~for town center.
- c. Balconies ~~for residential units~~ on all floors above the ground floor.
- ~~d. Other unique treatment as determined by the Director.~~

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

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

requirement on both sides of the corner.



Building ~~corners~~Corners

~~DE.~~ Through-Connections andSite Walkways.

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

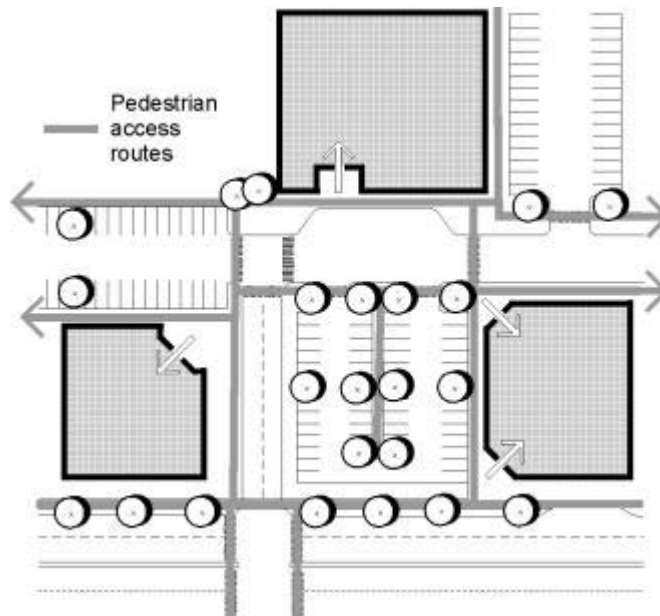
~~Walkways and Through-Connections shall be connected, and may be combined as long as standards of both can be met. The east-west connection aligned with N. 180th may be a combination of vehicle access or street and a pedestrian Through-Connection. North-south connections can be used as alley access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



Through-Connections

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

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



Well-connected ~~w~~Walkways network

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

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



Parking ~~l~~ot ~~w~~Walkway

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



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

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

~~E. Vehicle Parking and Landscaping.~~

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

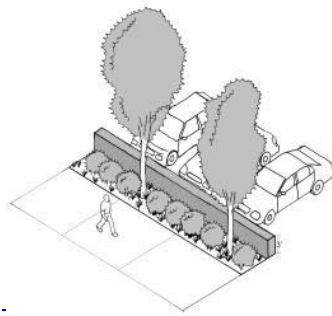
- ~~a. Residential—0.75 spaces/bedroom or studio, and up to 2.0 for three bedroom plus units.~~
- ~~b. Retail—one space/400 net square feet.~~
- ~~c. Civic/Office—one space/500 net square feet.~~
- ~~d. Reductions up to 25 percent may be approved by Director using combinations of the following criteria:~~
 - ~~i. On street parking along the parcel's street frontage.~~
 - ~~ii. Shared parking agreement with adjoining parcels and land uses that do not have conflicting parking demand.~~
 - ~~iii. Commute trip reduction program per State law.~~
 - ~~iv. High occupancy vehicle (HOV) parking.~~
 - ~~v. Conduit for future electric vehicle charging spaces equivalent to the number of required handicapped parking spaces.~~
 - ~~vi. A light rail stop within one half mile radius.~~

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

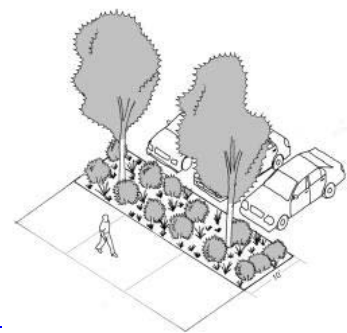
viii.—The Director may impose performance standards and conditions of approval on a project including a financial guarantee or participation in a future public or private parking facility within walking distance, a parking enforcement program, or other programs named above.

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

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



2a. Parking lot planting buffer with low wall



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

3.—Vehicle Display Areas Landscaping. Landscape requirements for vehicle display areas as authorized in SMC 20.02.020(B)(6) shall be determined by the Director through Administrative Design Review under SMC 20.30.297. Subject to the Director's discretion to reduce or vary the depth, landscaped areas shall be at least 10 feet deep relative to the front property line. Vehicle display areas shall be framed by appropriate landscape construction materials along the front property line. While allowing that the vehicles on display remain plainly visible from the public rights-of-way, these materials shall be configured to create a clear visual break between the

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

F. Public 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. This requirement may be divided into public places with a minimum 400 square feet each.

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

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

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

5. No lineal dimension is less than 6 feet.

~~2. On parcels greater than five acres:~~

~~a. Buildings border at least two sides of the public place;~~

~~b. The public place shall be at least 5,000 square feet with no dimension less than 40 feet; and~~

~~c. Eighty percent of the area shall be with surfaces for people to stand or sit on.~~

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

~~a. The public place shall be at least 2,500 square feet with a minimum dimension of 20 feet; and~~

~~b. Eighty percent of the area shall have surfaces for people to sit and stand on.~~

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

a. Physically accessible and visible from the public sidewalks, walkways, or Through-Connections;

b. Pedestrian access to abutting buildings;

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

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



Public ~~p~~Places

G. Multifamily Open Space.

1. All multifamily development shall provide open space;
 - a. Provide 800 square feet per development or 50 square feet ~~per dwelling unit~~ of open space ~~per dwelling unit~~, whichever is greater;
 - b. Other than private balconies or patios, open space shall be accessible to all residents and include a minimum ~~lineal~~20-foot dimension ~~of 6 feet~~. ~~Thiese~~ standards ~~s~~ appli~~es~~y 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~~obstruct -access or reduce the overall landscape standard. Open spaces shall not be placed adjacent to parking lots and service areas without screening; and

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



Multifamily ~~e~~Open ~~s~~Spaces

H. Outdoor Lighting.

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

2-3. Mercury vapor luminaries are prohibited.

I. Service 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 ~~to~~ project into ~~any~~ public rights-of-ways.



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

J. ~~2.~~ **Utility and Mechanical Equipment.**

- ~~a1.~~ Equipment shall be located and designed to minimize its visibility to the public. Preferred locations are off alleys; service drives; within, atop, or under buildings; or other locations away from the street. Equipment shall not intrude into required pedestrian areas.



Utilities consolidated and separated by landscaping elements.

- ~~b2.~~ All exterior mechanical equipment shall be screened from view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells, clerestories, equipment rooms, materials and colors. Painting mechanical equipment as a means of screening is not permitted.

20.50.25092-070 Building ~~d~~Design ~~s~~Standards.

A. **Purpose.**

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

B. **Building Facade** Articulation.

1. ~~All Commercial~~ buildings [fronting facing Storefront Streets per Figure 20.92.030 streets other than State Routes](#) shall include one of the two articulation features set forth in subsections (B)(2)(a) and (b) of this section no more than every 40 lineal feet facing a street, parking lot, or public place. Building facades less than 60 feet wide are exempt from this standard.



Building Façade Storefront a Articulation

2. ~~All Commercial~~ buildings [fronting facing streets that are State Routes Boulevard Streets per Figure 20.92.030](#) shall include one of the two articulation features below no more than every 80 lineal feet facing a street, parking lot, or public place. Building facades less than 100 feet wide are exempt from this standard.
 - a. For the height of the building, each facade shall be offset at least two feet in depth and four feet in width, if combined with a change in siding materials. Otherwise, the facade offset shall be at least 10 feet deep and 15 feet wide.
 - b. Vertical piers at the ends of each facade section that project at least two inches from the facade and extend from the ground to the roofline.

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

- a. Vertical building modulation 18 inches deep and four feet wide, if combined with a change in color or building material. Otherwise, ~~the~~ minimum depth of modulation is 10 feet and ~~the~~ minimum width for each modulation is 15 feet. Balconies may be used to meet modulation; and
- b. Distinctive ground or first floor facade, consistent articulation of middle floors, and a distinctive roofline or articulate on 35-foot intervals.



Multifamily building articulation



Multifamily building articulation

4. ~~Roofline Modulation.~~ Rooflines shall be modulated at least every 120 feet by emphasizing dormers, chimneys, stepped roofs, gables, or prominent cornices or walls. Rooftop appurtenances ~~may be considered~~ ~~are included as~~ modulation. Modulation shall consist of a roofline elevation change of at least four feet every 50 feet of roofline.
5. ~~Maximum Facade.~~ For ~~every~~ ~~each~~ 150 feet in ~~building~~ length along the streetfront ~~a building~~ shall have a minimum 30-foot-wide section that is offset ~~by~~ at least 20 feet through all floors.



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

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



Window trim design

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



Covered secondary public access

8. **Facade Materials.**

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



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

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



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

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



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

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

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

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

~~cii.~~ Corrugated, fiberglass sheet products:-, ~~and~~

~~diii.~~ Plywood siding.

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

~~20.92.080 Sign design standards.~~

~~A. Purpose.~~

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

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

~~C. **Permitted Illumination.**~~

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



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

~~D. **Monument Signs.**~~

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

3. Signs in Zone TC-3 when placed along Storefront Streets shall have a maximum height of six feet and a maximum area of 50 square feet per sign face.

4. Signs in Zones TC-1 and TC-2 when placed along Boulevard Streets shall have a maximum height of 12 feet and a maximum area of 100 square feet per sign.

5. Signs may be placed up to the front property line if sight distancing and public safety standards are met.

6. Signs shall be set back from the side property lines at least 20 feet.



Monument sign

E. Building Signs.

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



~~Signs are centered on architectural features of the building~~

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



Projecting sign

F. Under-Awning Signs.

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

3. ~~Not exceed two feet in height; and~~

4. ~~One sign per business.~~

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



Under-awning signs

H. ~~A-Frame or Standing Signs.~~

1. ~~One sign per business;~~

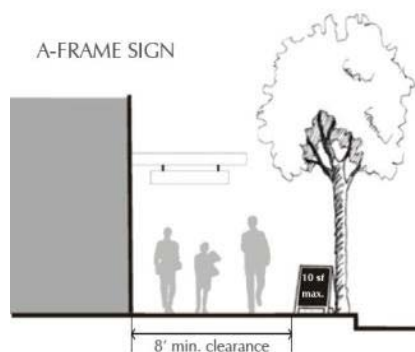
2. ~~Must be directly in front of the business;~~

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

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

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

6. ~~No lighting of signs is permitted.~~



A-frame sign

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

~~J. **Prohibited Signs.**~~

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

Subchapter 6. Parking, Access and Circulation

~~**20.50.385 Thresholds—Required site improvements.**~~

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

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

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

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

20.50.390 Minimum off-street parking requirements—Standards.

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

Table 20.50.390A – General Residential Parking Standards

RESIDENTIAL USE	MINIMUM SPACES REQUIRED
Single detached/townhouse:	2.0 per dwelling unit
Apartment:	
Studio units:	4.2 <u>4.75</u> per dwelling unit
One-bedroom units:	4.5 <u>4.75</u> per dwelling unit
Two-bedroom units:	4.8 <u>4.15</u> per dwelling unit
Three-bedroom units:	2.0 per dwelling unit
Accessory dwelling units:	1.0 per dwelling unit
Mobile home park:	2.0 per dwelling unit

Table 20.50.390B – Special Residential Parking Standards

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

Table 20.50.390C – General Nonresidential Parking Standards

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

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

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

Table 20.50.390D – Special Nonresidential Standards

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
Bowling center:	2 per lane
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 300 <u>400</u> square feet
Self-service storage:	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Specialized instruction schools:	1 per classroom, plus 1 per 2 students
Theater:	1 per 3 fixed seats
Vocational schools:	1 per classroom, plus 1 per 5 students
Warehousing and storage:	1 per 300 square feet of office, plus 0.5 per 1,000 square feet of storage area
Wholesale trade uses:	0.9 per 1,000 square feet
Winery/brewery:	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area

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

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

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

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

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

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

20.50.400 Reductions to minimum parking requirements — ~~Standards.~~

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

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

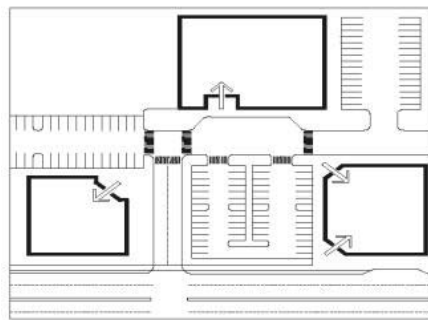


Figure 20.50.400(A): Example showing how shared driveways and consolidated parking lots can

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

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

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

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

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

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

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

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

20.50.410 Parking design standards.

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

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

Subchapter 7. Landscaping Standards

~~20.50.455 Thresholds — Required site improvements.~~

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

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

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

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

~~20.50.470 Street frontage landscaping — Standards.~~

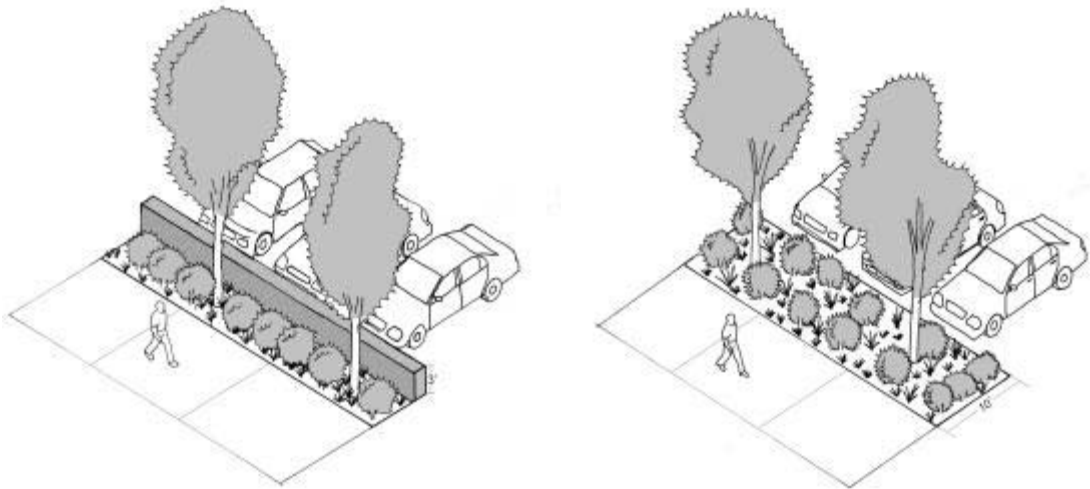
~~A. A 10-foot width of Type II landscaping located on-site along the front property line is required for all development including parking structures, surface parking areas, service areas, gas station islands, and similar paved surfaces. See SMC 20.50.470(D) for street frontage screening standards in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

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

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

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

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



20.50.470.A. Parking lot planting buffer with low wall

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

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

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

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

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

20.50.500 Internal Landscaping for of surface parking area—Standards.

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

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

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

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

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

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

~~2. One tree for every 10 parking stalls for residential or institutional development.~~

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

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

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

Subchapter 8. Signs

20.50.530 Purpose.

The purposes of this subchapter are:

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

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

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

20.50.532 Permit required.

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

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

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

20.50.535 Thresholds — Required site improvements.

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

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

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

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

20.50.540 Sign design standards.

A. Sight distance.

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

~~B. Table.~~

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

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

C. Sign copy area.

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

D. Building addresses.

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

B-E. Materials and design.

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

F. Illumination.

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

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



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

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

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

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

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

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

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

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

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

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

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

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

Exceptions to Table 20.50.540(G):

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

H. Window signs.

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

I. ~~H.~~ **A-Frame or Standing S**signs.

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

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

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

J. Other Residential Signs.

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

20.50.550 Prohibited signs.

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

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

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

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

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

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

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

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

~~D. E.— Signs mounted on the roof.~~

~~E. Pole signs.~~

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

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

20.50.560 ~~Site-specific sign standards—~~Monument signs.

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

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

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

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

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

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

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

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

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

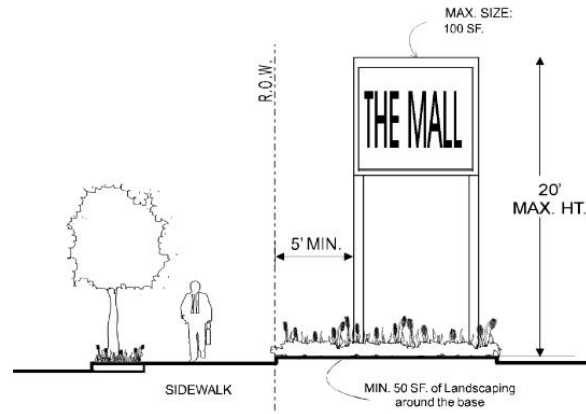


Figure 20.50.570: Mall Sign.

20.50.580 Under-Awning signs.

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

20.50.580 Multi-tenant sign bonus and guidelines.

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

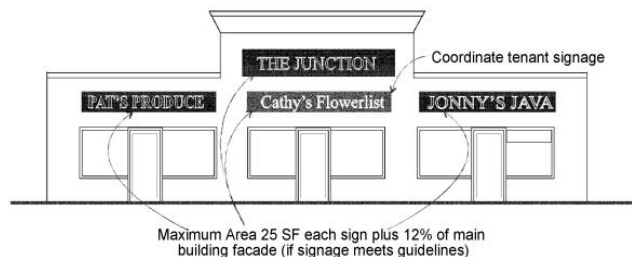


Figure 20.50.580: Building-Mounted Sign.

20.50.590 Nonconforming signs.

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

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

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

20.50.600 Temporary signs.

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

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

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

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

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

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

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

20.50.610 Exempt signs.

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

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

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

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

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

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

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

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

P. City land-use public notification signs.

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

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

20.70 Engineering and Utilities Development Standards

Subchapter 4. Required Improvements

20.70.320 Frontage improvements.

- A. Standard Ffrontage improvements shall be upgraded or installed pursuant to standards set forth in the Transportation Master Plan Street Classification Map, the Master Street Plan adopted in Chapter 12.10 SMC, and the Engineering Development Manual for the specific street which is substandard to satisfy adequate public roadways required for subdivisions by Chapter 58.17 RCW and Chapter 20.30 SMC, Subchapter 7, and to mitigate direct impacts of land use approvals. Deviations from the Engineering Development Manual may be considered through a deviation from the engineering standards as set forth in SMC 20.30.290.
- B. AStandard frontage improvements consist of right-of-way dedication, curb, gutter, sidewalk, amenity zone and landscaping, drainage improvements, and pavement overlays s up to one-half of each right-of-way abutting a property as defined in the Master Street Plan for the specific street classification. Additional improvements may be required to ensure safe movement of traffic, including pedestrians, bicycles, transit, and non-motorized vehicles. The improvements can include transit bus shelters, bus pullouts, utility undergrounding, street lighting, signage, and channelization.

C. BFrontage improvements are required fo:

1. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or
 2. When aggregate building construction valuations for issued permits, within any 5-year period after March 30, 2013, exceed 50 percent of the County assessed or an appraised value of the existing structure(s) at the time of the first issued permit.
 3. For subdivisions; or
 4. For development consisting of more than one dwelling unit on a single parcel.
1. All new multifamily, nonresidential, and mixed-use construction;
 2. Remodeling or additions to multifamily, nonresidential, and mixed-use buildings or conversions to these uses that increase floor area by 20 percent or greater, as long as the original building footprint is a minimum of 4,000 square feet, or any alterations or repairs which exceed 50 percent of the value of the previously existing structure;
 3. Subdivisions; or

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

D. Exemptions to frontage improvements are limited to:

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

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

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

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

Exception:

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

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

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

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

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

~~20.50.220 Purpose.~~

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

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

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

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

~~20.50.225 Thresholds—Required site improvements.~~

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

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

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

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

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

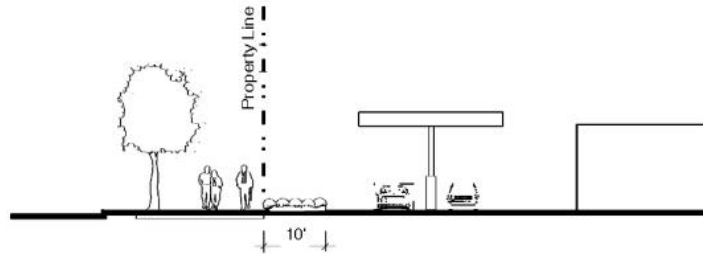
~~Table 20.50.230—Dimensions for Commercial Development in Commercial Zones~~

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

~~Exceptions to Table 20.50.230:~~

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

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



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

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

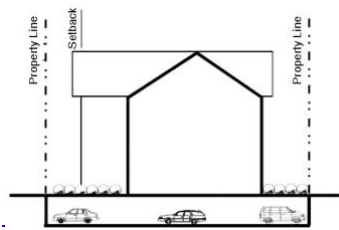
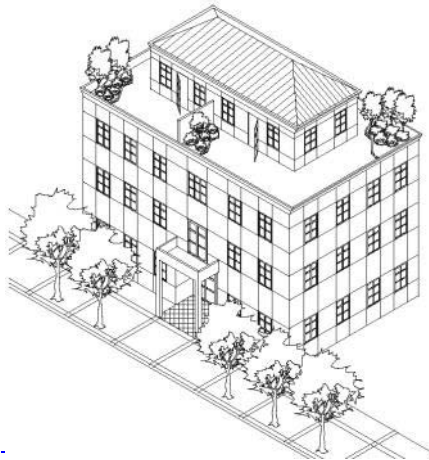


Diagram of multifamily structure with underground parking within a required setback.

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

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



~~Example of bonus floor for mixed-use development.~~

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

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

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

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

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

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

20.50.240 Site planning — Street frontage — Standards.

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

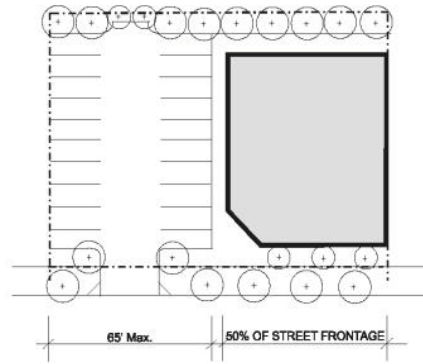


Figure 20.50.240(A): Example of parking width restriction and street frontage requirement.

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

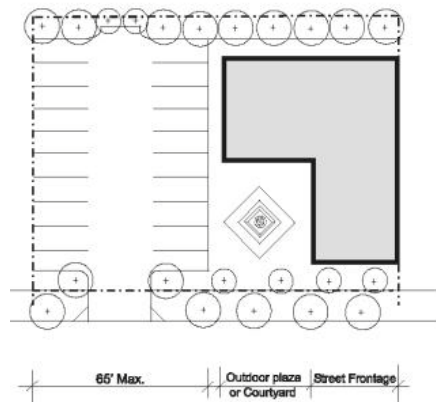


Figure Exception to 20.50.240(A)(1): Example of reduction of the building frontage in order to create an outdoor plaza.

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

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

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

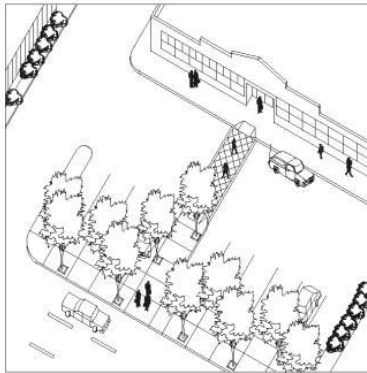


Figure Exception to 20.50.240(A)(2): Example of design elements to connect the building frontage to a street across a parking area.

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

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

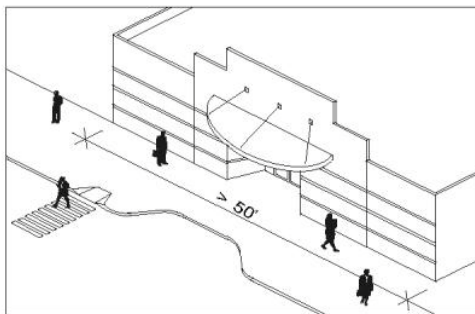


Figure 20.50.240(B): Recessed building entrance provides a relief to a facade.

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

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

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

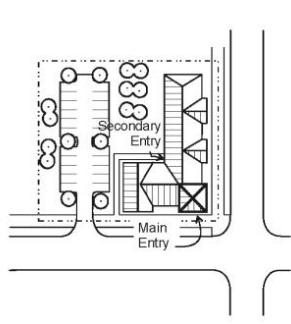


Figure 20.50.240(C): The main building entrance shall face a street.

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

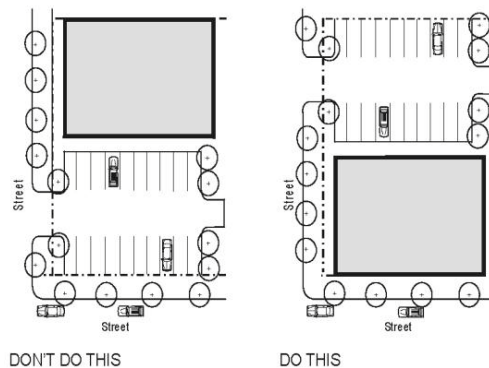


Figure 20.50.240(D): Parking shall not be located on a street corner.

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

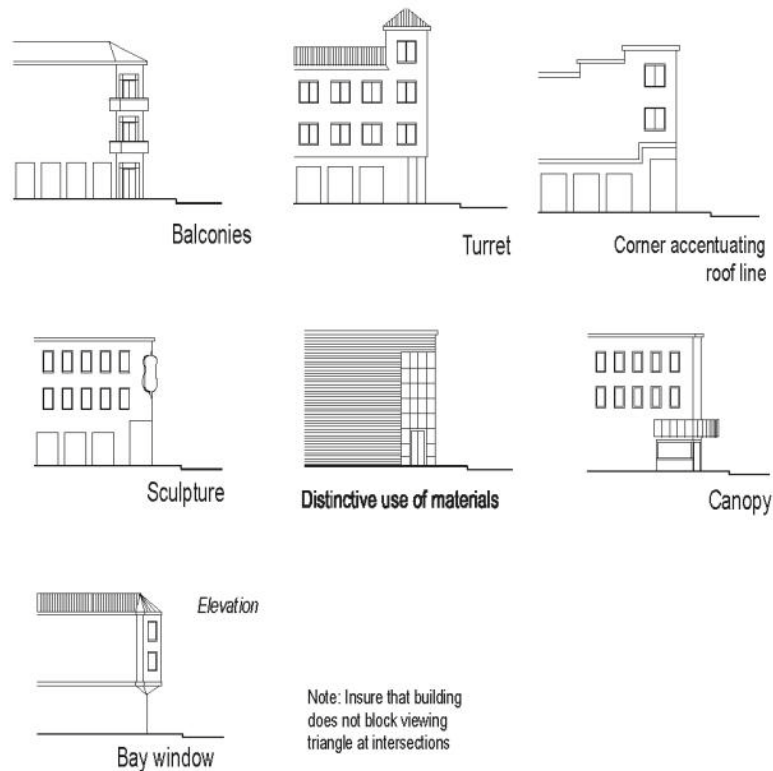


Figure 20.50.240(E): Examples of architectural treatment of corners.

20.50.250 Pedestrian and bicycle circulation — Standards.

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

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

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

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

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

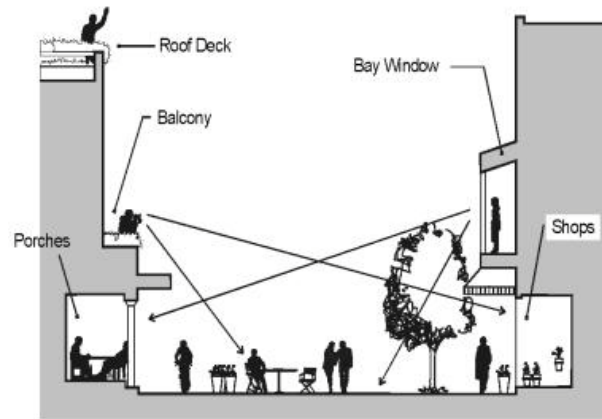


Figure 20.50.250(E): Example of how building facades and the outdoor space complement each other. (The building facade has balconies, bay windows, decks, etc.)

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

20.50.260 Lighting — Standards.

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

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

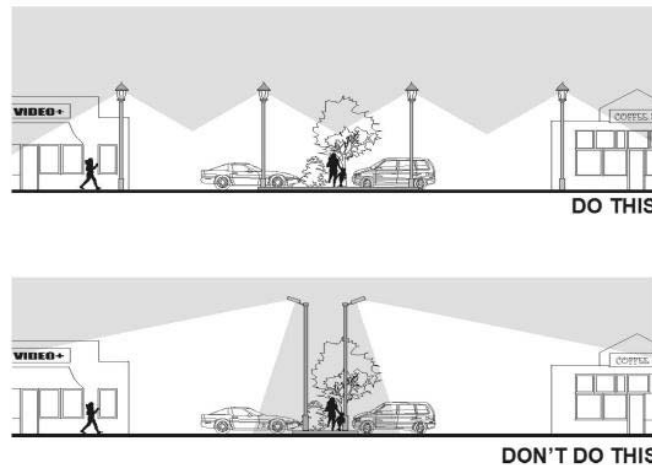


Figure 20.50.260: Locate lighting so it does not have a negative effect on adjacent properties.

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

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

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

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

20.50.270 Service areas and mechanical equipment — Standards.

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

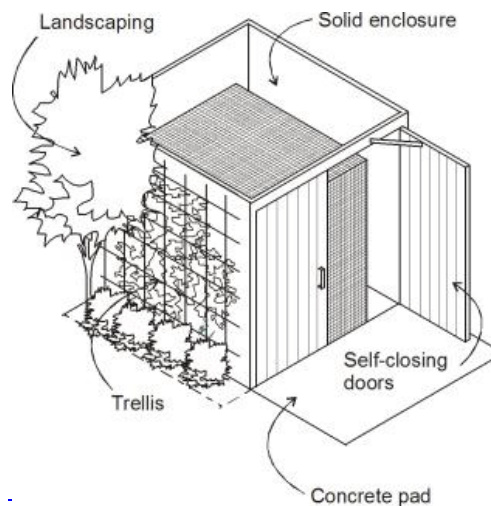


Figure 20.50.270(A): Example of outdoor storage screening.

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

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

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

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

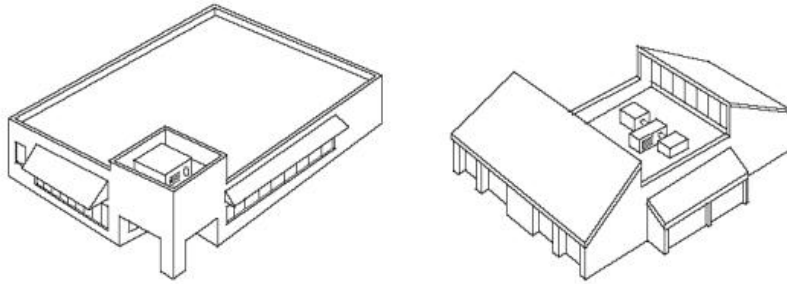


Figure 20.50.270(E): Example of mechanical equipment incorporated into the roof design.

20.50.280 Building design — Features — Standards.

- A. ~~Building design shall reinforce the building's location adjacent to street edge and public space.~~
- B. ~~All new buildings and additions increasing the square footage by 50 percent, except residential structures, must have a minimum of 50 percent of the first floor facing the street treated with transparent windows or doors.~~

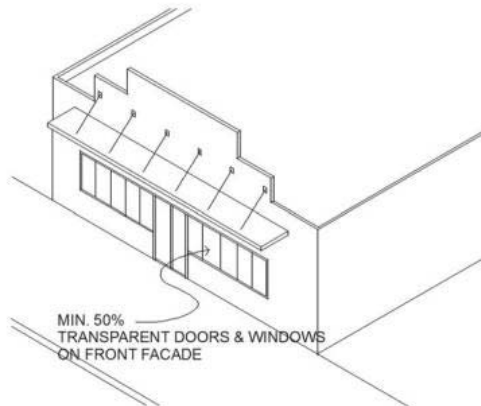


Figure 20.50.280(B): Transparent storefronts create a more pedestrian-friendly facade.

- C. ~~All buildings shall employ at least three of the following features on or along the street facade:~~
1. ~~At least 100 square feet of outdoor, sheltered building entry which is adjacent or connected to and faces the public sidewalk.~~

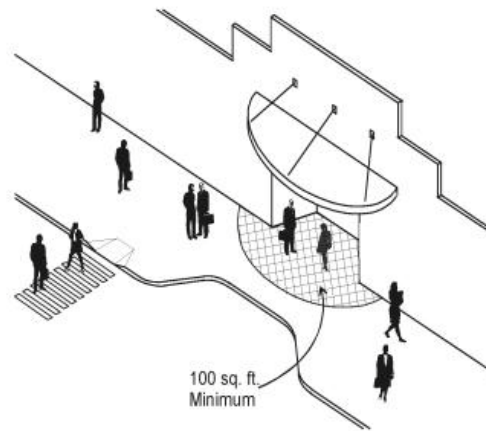


Figure 20.50.280(C)(1): Example of sheltered building entry.

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

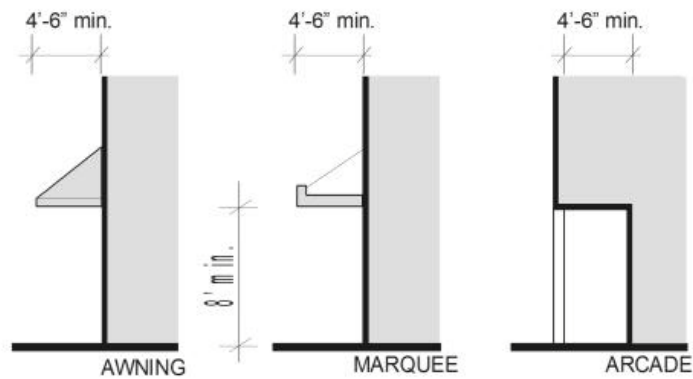


Figure 20.50.280(C)(2): Examples of awning, marquee, and arcade.

3. ~~Increase required frontage landscaping by 30 percent.~~

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

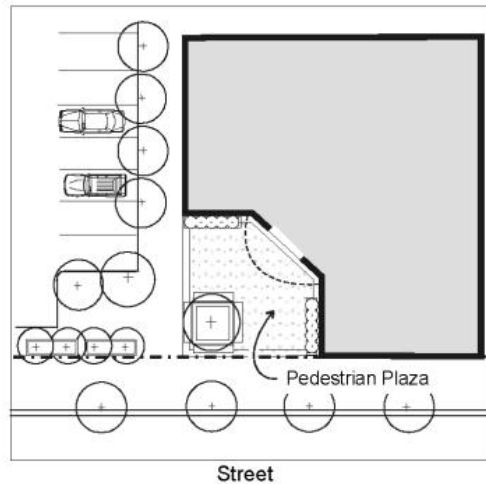


Figure 20.50.280(C)(4): Example of a pedestrian plaza connection between the street and the building.

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

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

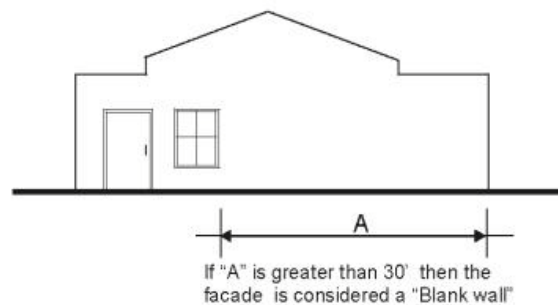


Figure 20.50.280(D): Example of a blank wall that must be modified or otherwise altered under the provisions of this subsection.

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

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

4. ~~Other equivalent method that provides for enhancement of the wall.~~

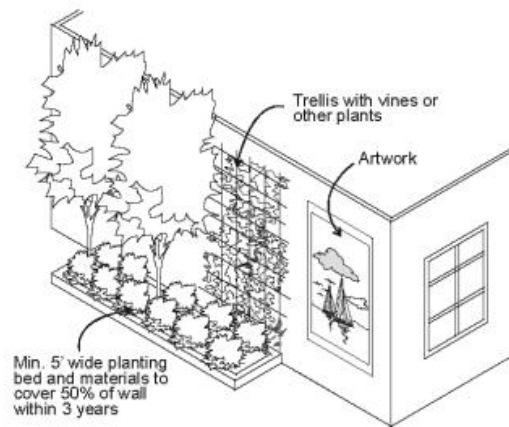


Figure 20.50.280(E): Examples

Delete entire Chapter 20.90 North City Business District

Sections:

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



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

~~20.90.010 Purpose.~~

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

- ~~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.~~

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

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

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

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

~~20.90.020 North City Business District Zone and permitted uses.~~

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

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

~~Focus Areas~~

~~1.—Main Street 1~~

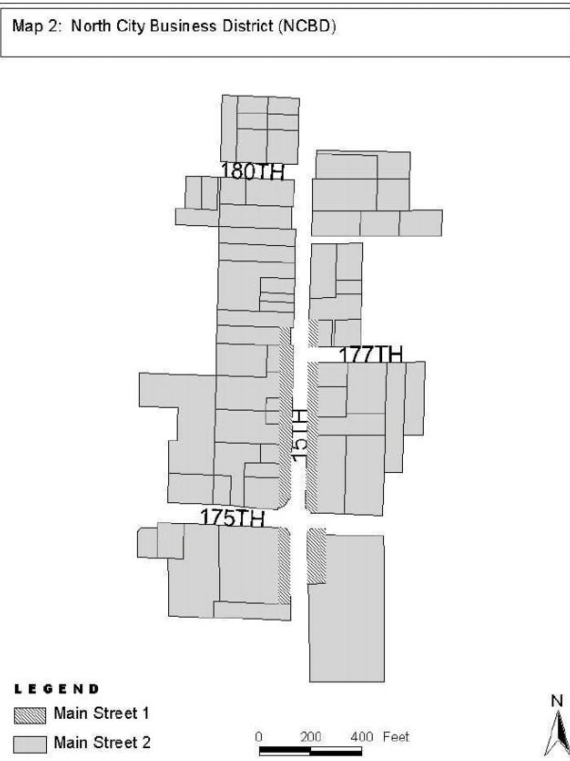
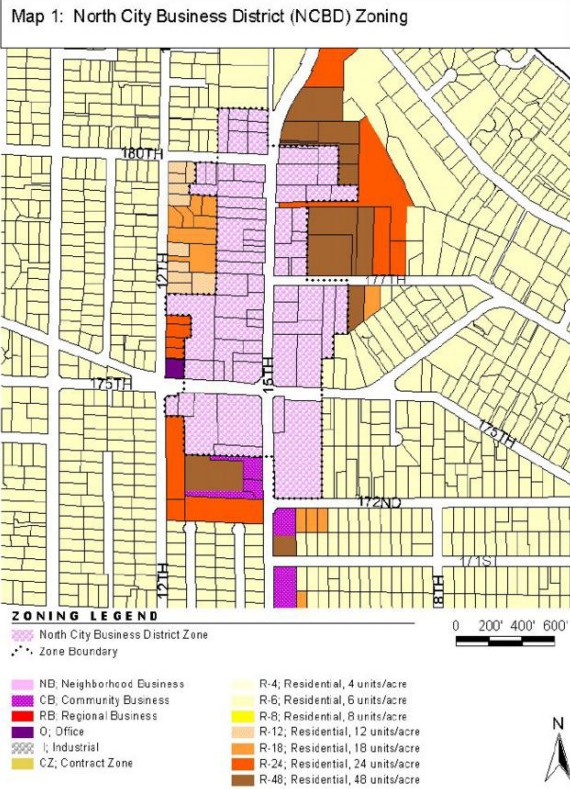
~~The purpose of Main Street 1 is to create a focused commercial core with residential or office uses located on the upper stories. Commercial uses are required at the street level fronting on 15th Avenue N.E. The minimum depth of street level commercial uses shall be 20 feet from the frontage line of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

~~2.—Main Street 2~~

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

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

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



(Ord. 281 § 7, 2001).

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

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

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

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

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

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

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

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

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

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

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

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

- ~~1.—Use of shared parking facilities where possible.~~
- ~~2.—Prepare a parking management plan to ensure efficient and economic use of parking. The parking management plan shall include at a minimum a program for sharing residential and nonresidential spaces, encourage use of transit and other forms of transportation, and provide incentives for commute trip reduction.~~
- ~~3.—Include in the project design facilities that support bicycle use; provide bike racks, covered and secured bike storage areas for riders employed on site.~~
- ~~4.—Provide public alley rights-of-way through designated areas identified in Figure 20.90.080.~~
- ~~5.—In order to enhance security throughout the project, the following will be included as part of the site design of any proposed development:~~
 - ~~a.—Pathway, buildings, and parking structure lighting shall be designed to enhance security.~~
 - ~~b.—During the site plan review, the City's Police Department will be provided with the opportunity to review and comment on the development plans.~~
 - ~~c.—Landscape areas will be designed so as not to conceal potential criminal activity around buildings and parking areas.~~

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

~~20.90.030 Density.~~

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

20.90.040 Dimensional standards.**Table 20.90.040—North City Business District Site Development Standards**

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

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

Exceptions to Table 20.90.040:

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

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

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

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

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

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

~~20.90.050 Existing structures.~~

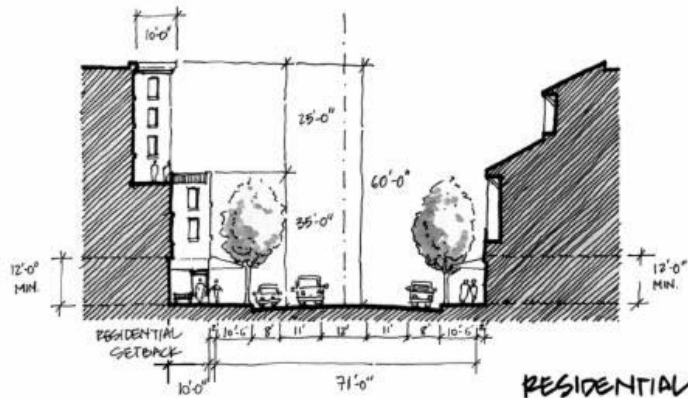
~~A. All structures that existed prior to the effective date of the ordinance codified in this chapter shall be considered conforming. A structure that existed prior to the effective date of the ordinance codified in this chapter, and which is damaged or partially destroyed as a result of a catastrophic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

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

~~20.90.060 Street frontage standards.~~

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

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



~~Figure 20.90.060(A): Residential street frontage standards.~~

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

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

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

~~E.—Encroachments into Sidewalk.~~

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

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

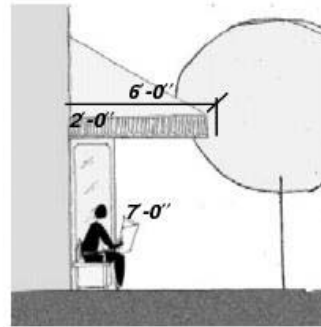


Figure 20.90.060(E): Examples of encroachments into the sidewalk.

~~(Ord. 281 § 7, 2001).~~

~~**20.90.070 Street corner standards.**~~

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

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

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

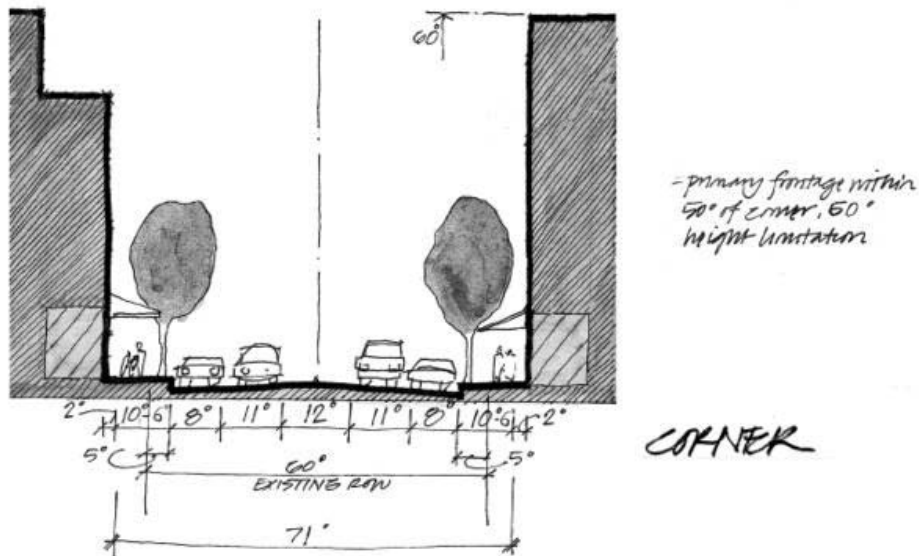


Figure 20.90.070: Corner buildings shall be set back by two feet.



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



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

~~Figures 20.90.070: Examples of corner treatment.~~

~~(Ord. 281 § 7, 2001).~~

~~20.90.080 Parking, access, and circulation.~~

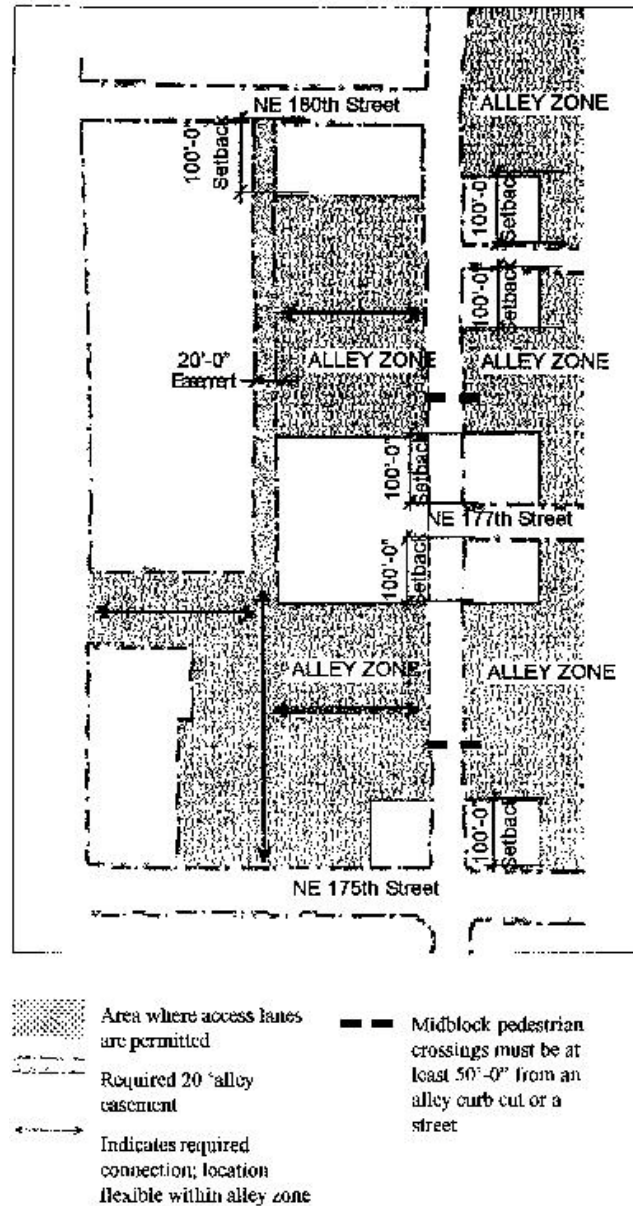


Figure 20.90.080: Schematic design of circulation, access, alleys, and parking along 15th Ave. N.E.

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

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

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

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

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

~~C. **Required Parking Spaces.**~~

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

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

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

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

20.90.090 Signs.

~~A. **Table of Dimensional Standards.**~~

	Freestanding Signs (Only monument signs permitted)	Building-Mounted Signs	Projecting Signs (Blade)	Entrance and Exit Signs
-				
- Maximum Sign Area	25 sq. ft.	25 sq. ft.	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
-			

~~B. Prohibited signs (see SMC 20.50.550).~~

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

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

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

~~20.90.100 Landscaping.~~

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

~~20.90.110 Lighting.~~

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

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

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

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

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

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

Delete entire Chapter 20.91 Ridgecrest Commercial Planned Area 2*

Sections:

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

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

~~20.91.010 Purpose and scope.~~

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

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

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

~~20.91.020 Permitted/prohibited uses.~~

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

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

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

- ~~1.—Adult use facilities;~~
- ~~2.—Gambling uses;~~
- ~~3.—Vehicle repair, service and/or sales unless entirely within an enclosed building;~~
- ~~4.—Wastewater treatment facilities;~~
- ~~5.—Wrecking yards;~~
- ~~6.—Warehousing, self-storage warehouses and wholesale trade;~~
- ~~7.—Outdoor material storage, including vehicles. Material storage will be allowed only within a fully enclosed structure;~~
- ~~8.—Shipping containers;~~
- ~~9.—Other uses the director determines to not comport with the intent of the district as expressed in SMC 20.01.010(A). (Ord. 492 § 1, 2008).~~

~~20.91.030 Density and dimensional standards.~~

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

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

~~1.—Setback, Height, and Floor Area Ratio Standards.~~

~~Table 20.91.030B—Dimensional Standards~~

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

	abutting 5th Ave. NE, NE 165th Street and all other MF zones.
-	Buildings on NE 163rd, across from R-6 zoning, may be 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[†] Planned Area 2b, 2c, and 2d: NB standards apply
Maximum Floor Area Ratio (FAR)	For six stories: Up to 4.75 For five stories: Up to 3.875 For four stories: Up to 3.0
Density	Unit total shall be limited by FAR and the following absolute maxima: a. Planned Area 2a: Limited to a density of 110 units per acre. b. Planned Area 2b, 2c, and 2d: Limited to a density of 24 units per acre.
[†] See SMC 20.91.060 for building height incentives.	

~~2.—Impervious Area.~~ Impervious area is 100 percent.

~~3.—Additional Height Provisions.~~

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

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

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

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

~~20.91.040 Administrative Design Review.~~

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

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

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

~~**20.91.050 Design standards.**~~

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

~~B.—Developments in the Ridgcrest 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 Ridgcrest Neighborhood by requiring first floors adjacent to the street be constructed to accommodate commercial services.~~

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

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

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

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

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

~~c.—**Buffering.**~~

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

- ii.—~~Decorative features such as plantings and/or trellises are to cover at least 50 percent of the building base on the side at the time of construction.~~
- iii.—~~Stamped and painted concrete (decorative treatments to the building base) will be used on building facades not covered by plantings to provide a visual relief to single-family residences.~~
- iv.—~~Mature trees and shrubs will be used on portions of the property abutting the right-of-way to soften the appearance of the building.~~
- v.—~~Retaining existing vegetation is encouraged to create a visual buffer to existing single-family residential.~~



d.—~~Driveway Access.~~

- i.—~~Intent: To ensure development reduces potential automobile conflicts on adjacent residential properties. Design ingress and egress points in a manner to reduce automobile impacts to adjacent residential uses.~~
- ii.—~~Limit egress to NE 165th and 5th Avenue NE.~~

e.—~~Transit Stops.~~

- i.—~~Intent: To ensure development of sites adjacent to transit stops is designed to support, complement and accommodate the stop and promote use of the stop.~~
- ii.—~~Development on parcels that front locations on 5th Avenue NE designated for a public transportation stop will be designed and furnished to accommodate the intent in a manner approved by the director. Weather protection will be included in the design.~~

f.—~~Entry Courtyard.~~

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

ii. ~~Entry courtyards will:~~

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

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

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

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

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

a. ~~Pedestrian Enhancements and Transparency.~~

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

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

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



~~street trees, streetlights, etc.~~

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

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

~~b.—Blank Walls.~~

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

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

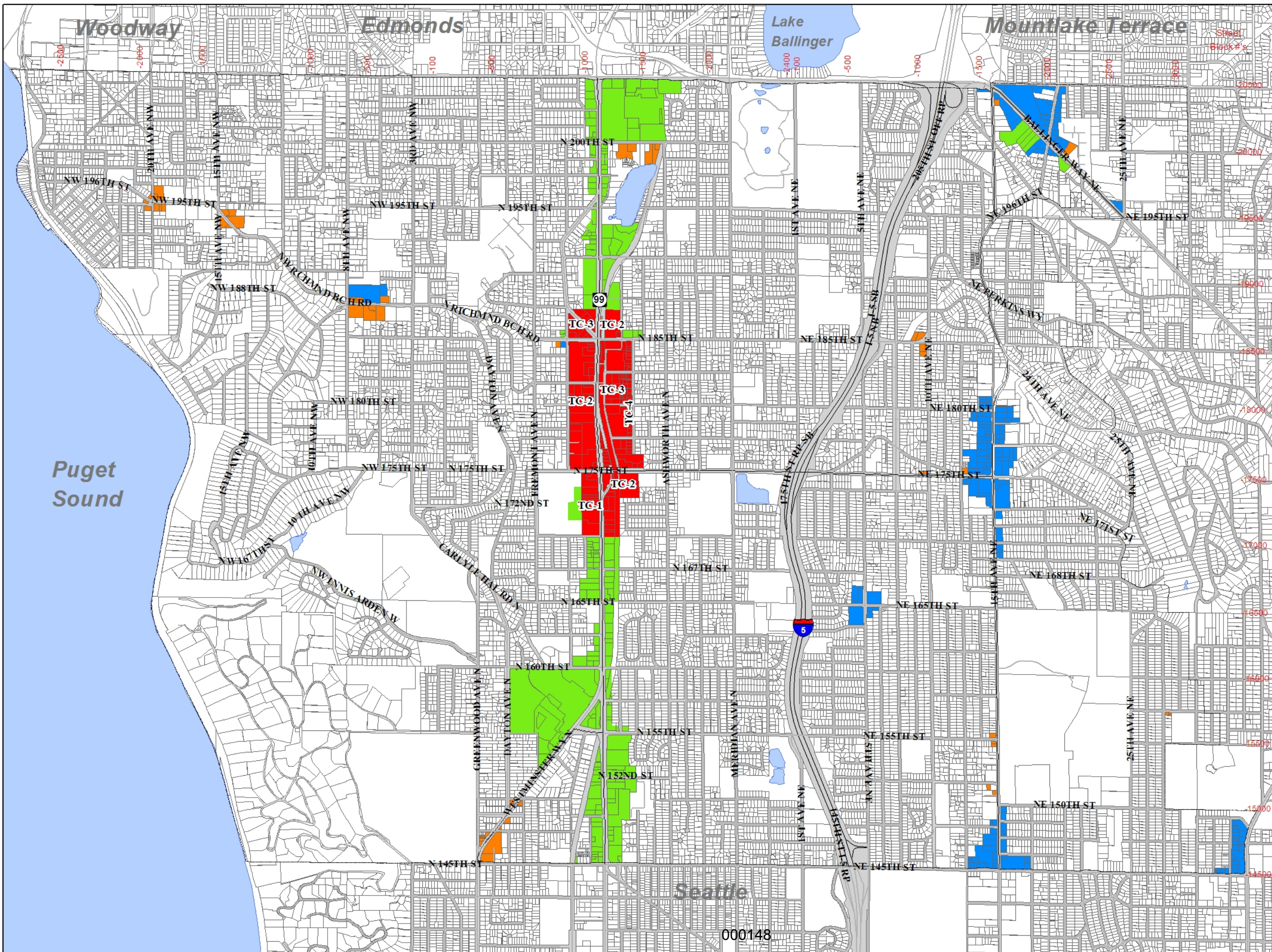
Integrate Chapter 20.92 (Town Center District) into
20.50 (General Development Standards)

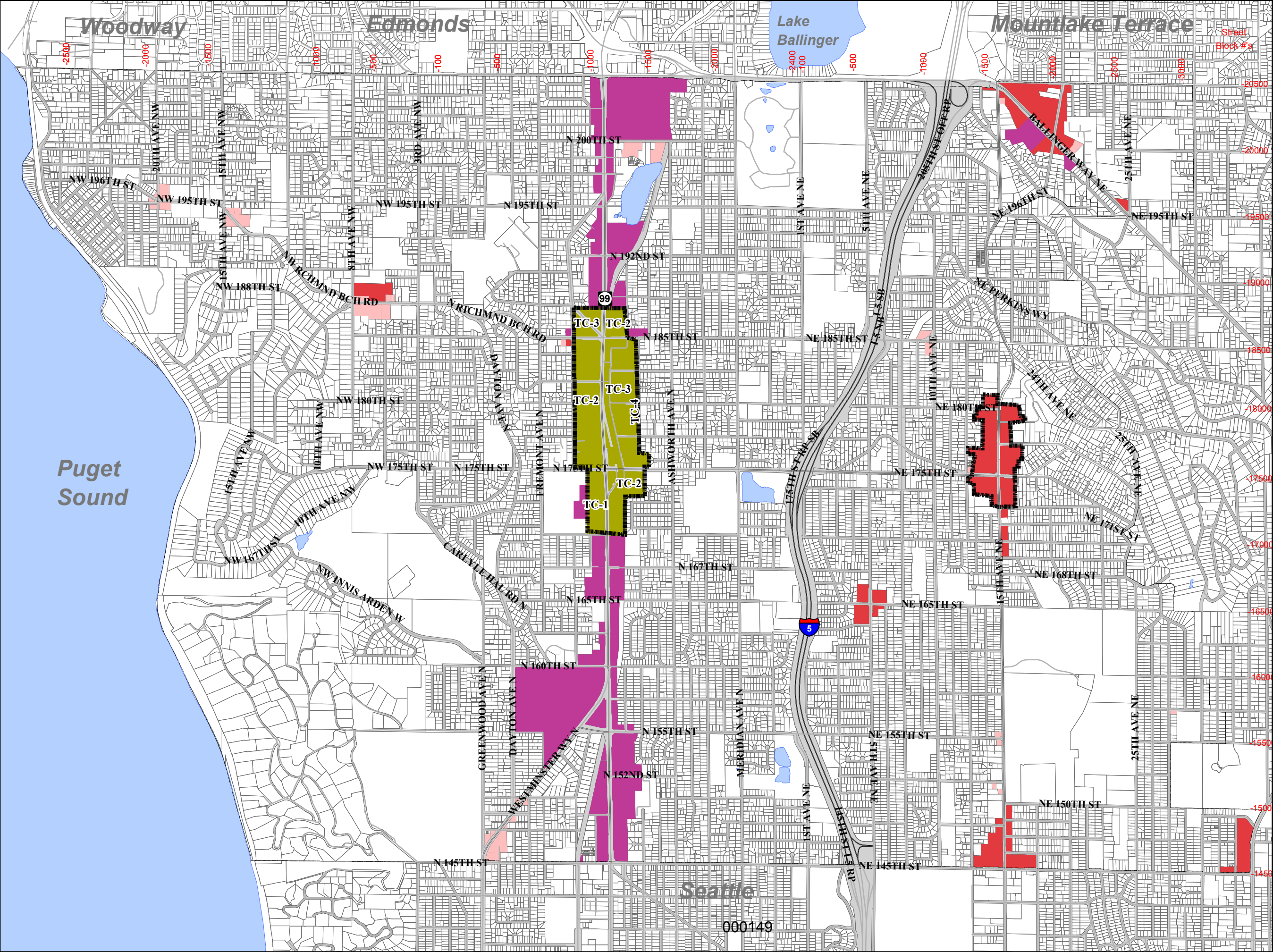
Proposed Consolidated Commercial Zones 5/1/2012

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)

1 inch = 1,810 feet
0 460 920 1,840 2,760 3,680 Feet

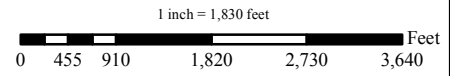




**Proposed
Consolidated
Commercial
Zones
3/18/2013**

Zoning Designations

- TC 1-4; Town Center 1 to 4
- MB; Mixed Business
- CB; Community Business
- NB; Neighborhood Business
- Planned Action Approvals





PUBLIC HEARING RECORD

Commercial Design Standards & Zoning Consolidation

January 17, 2013 / List of Exhibits

- Exhibit 1** January 17, 2013 Staff Report “Commercial Zoning and Design Standards Amendments”
- Exhibit 2** Proposed Development Code Amendments (with legislative markup), dated January 17, 2013
- Exhibit 3** Proposed Development Code Amendments (clean version without legislative markup), dated January 17, 2013
- Exhibit 4** Proposed Zoning Map
- Exhibit 5** Notice of Public Hearing
- Exhibit 6** SEPA DNS
- Exhibit 7** Comment letter from Phyllis Johnson, Building Committee Chair, Ronald United Methodist Church, received 1/10/13
- Exhibit 8** City Attorney’s Office proposed changes to the Development Code Amendments (Exhibit 2)
- Exhibit 9** Updated Map of proposed Consolidated Commercial Zones, dated 1/17/2013
- Exhibit 10** Comment letter from Kelly Rider, Policy Director, Housing Development Consortium, dated 12/5/12
- Exhibit 11** Comment letter from Kelly Rider, Policy Director, Housing Development Consortium, dated 1/17/13

Exhibit 12 Comment letters from Paula McCutcheon, Pastor Ronald United Methodist Church and Phyllis Johnson Ronald Methodist Church Building Committee Chair, emailed 1/17/13

- 1/17/13 Paula McCutcheon
- 1/17/13 Phyllis Johnson
- 1/10/13 Phyllis Johnson (already logged as Exhibit 7)
- 1/3/13 Phyllis Johnson
- 12/6/12 Phyllis Johnson
- 12/5/12 Paula McCutcheon
- May 2012 Paula McCutcheon
- Cross Connection (URMC Newsletter) Article “Bold Ministry Plan for Shoreline

Exhibit 13 Comment letter from Poppi Handy, SMR Architects, dated 1/3/13 and revised 1/17/13

Exhibit 14 Comment letter from Christopher Palms, emailed 1/17/13

Exhibit 15 Comment letter from MJ Kiser, Compass Housing Alliance, dated 1/16/13

Exhibit 16 Comment letter from Boni Biery, emailed 1/17/13

Planning Commission Meeting Date: January 17, 2013

Agenda Item 7.A

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 checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> Study Session	<input checked="" type="checkbox"/> Recommendations	
<input type="checkbox"/> Discussion	<input type="checkbox"/> Update	<input type="checkbox"/> Other	

INTRODUCTION

Tonight's meeting is to conduct a public hearing on the proposed amendments from the Commission's January 3 study session and to make final recommendations to the City Council. Based on the discussion of January 3, staff has made some minor changes to the draft code (Attachment B) and a version that is clear of legislative marks but with highlighted code sections (Attachment C) that remain to be discussed and deliberated upon.

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 D).

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, and lot coverage) for each commercial zone would not change - with a few small exceptions.

Approved By:

Project Manager Planning Director 

000152

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 City 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.

Comprehensive Plan

The Planning Commission completed recommendations for the Comprehensive plan update on October 18th. In the plan policies 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

- 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 E).

Required Process

Amendments to the Development Code and City initiated area-wide amendment to the Zoning Map are Legislative Actions and follow the Type L process.

Code Amendment Criteria – 20.30.350 (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.

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.
- Notice of January 17, 2013 Public Hearing (Attachment F)
- City Council review and adoption dates are February 25, March 25th, and April 22, 2013.

RECOMMENDATIONS

Staff recommends that the Commission conduct a public hearing, deliberate, and make recommendations (Attachment G) to the Council on the proposed amendments.

ATTACHMENTS

Attachment A - List of Exhibits
Attachment B - Proposed Development Code Amendments
Attachment C - Proposed Development Code without Legislative Marks
Attachment D - Proposed Zoning Map
Attachment E - SEPA DNS
Attachment F - Notice of Public Hearing
Attachment G - Draft Planning Commission Recommendations
Attachment H - Public Comment

Commercial Design Standards Code Amendments

January 17, 2013

20.20 Definitions

20.20.012 B definitions.

Building-Mounted Sign A sign permanently attached to a building, ~~and~~ including 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 pedestrians to gather

20.20.048 T definitions

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

20.20.050 U definitions

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

-Sign

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

20.30.297 Administrative Design Review (Type A).

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

~~1. The design meets the requirements of the applicable code subsections.~~

- ~~1. 2. Departures from the design standards in the applicable chapter shall be C~~consistent with the purposes or intent of the applicable each subsections; ~~or be justified~~
- ~~2. Justified due to it has been demonstrated that due to~~unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.

~~a. Requests to depart from the Dimensional Standards in Table 20.92.020(B) regarding setbacks and building envelope cannot be departed from in the town center districts as part of Administrative Design Review.~~

- ~~1. b. departure from standards is allowed in transition overlays and the TC-4 zone. (Ord. 609 § 6, 2011).~~

20.30.565 Planned Action Approval SEPA Exemptions

Development approvals in Planned Area districts identified in SMC 20.40.050(C) and on the City zoning map are designated Planned Action Approvals pursuant to WAC 197-11-164. The environmental impacts of development in these districts consistent with the applicable code provisions have been addressed in the Planned Action EIS and do not require additional SEPA review.

20.40

Zoning and Use Provisions

20.40.020 Zoning and Map Designations

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

Table 20.40.020 Zones and map designations.

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

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

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) ~~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 stores and ~~comparison~~ retail, personal services for the local service community, 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 land uses, civic developments, and transportation-oriented design.~~

20.40.050 Special district.

- ~~A. **Special Overlay District.** The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district (Chapter 20.100 SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations.~~
- ~~B. **Subarea Plan District.** The purpose of a subarea plan district is to implement an adopted subarea plan using regulations tailored to meet the specific goals and policies established in the Comprehensive Plan for the subarea.~~
 - ~~1. **North City Business District (NCBD).** The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must comply with the standards specified in Chapter 20.90 SMC.~~

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

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.~~

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 & 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	GP	P	GP			
	GROUP RESIDENCES								
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i	P-i	P-i
	Community Residential Facility-I (Less than 11 residents and staff)	C	C	P	P	P	P	P	P
	Community Residential Facility-II			P-i	P-i	P-i	P-i	P-i	P-i
721310	Dormitory		C-i	P-i	P-i	P-i	P-i	P-i	P-i

TEMPORARY LODGING									
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
72111	Hotel/Motel					P	P	P	
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
	Tent City	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
MISCELLANEOUS									
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

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

(Ord. 560 § 3 (Exh. A), 2009; Ord. 469 § 1, 2007; Ord. 317 § 1, 2003; Ord. 299 § 1, 2002; Ord. 281 § 6, 2001; 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 & NCB D	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 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	CP	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	
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 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).

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).

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 a ~~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.

- 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 OTC)	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 (+)	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~~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.

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%

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
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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	<u>Based on bldg. bulk limits</u>
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	<u>Based on bldg. bulk limits</u>
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	<u>NA</u>
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	<u>NA</u>
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	<u>15 ft</u>
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	<u>5 ft</u>
Min. Side Yard Setback (2) (4) (5)	5 ft min. and 15 ft total sum of two	5 ft min. and 15 ft total sum of two	5 ft	5 ft	5 ft	5 ft	5 ft	<u>5 ft</u>
Base Height (9)	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (8)	<u>35 ft</u>
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	<u>NA</u>
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	<u>75%</u>

Exceptions to Table 20.50.020(1):

(1) Repealed by Ord. 462

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

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

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

- (5) For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see SMC [20.50.130](#).
- (6) The maximum building coverage shall be 35 percent and the maximum hardscape area shall be 50 percent for single-family detached development located in the R-12 zone.
- (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.

Table 20.50.020(2)230— Dimensions for ~~Commercial~~ 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) (see Transition Area setback 20.50.021)	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 (25)	50 ft	60 ft	65 ft	70 ft
Hardscape	85%	85%	95%	95%

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) 2) In accordance with (is it a specific map or maps in the TMP???) we need to refer to something specifically adopted to avoid takings)~~

~~(13) Front yards may be used for outdoor display of vehicles to be sold or leased.~~

~~(4) adjacent to internal lot lines internal to the project~~

~~(25) The following structures may be erected above the height limits in all commercial zones:~~

- ~~a. Roof structures housing or screening elevators, stairways, tanks, mechanical equipment required for building operation and maintenance, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 10 feet above the height limit of the district, whether such structure is attached or freestanding. 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 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;~~
- ~~e. Solar energy collector arrays, small scale wind turbines, or other renewable energy equipment have no height limits.~~

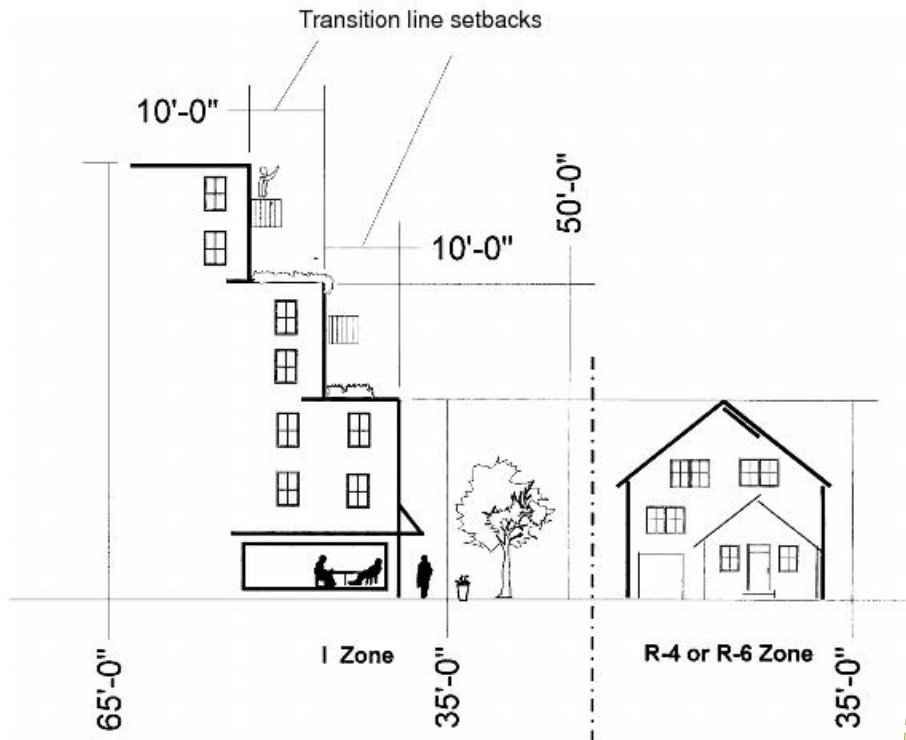
20.50.021 Transition Area Standards

~~(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 horizontal to 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 horizontal to vertical slope up to the maximum height of the zone. Parking garages facing Transition Areas~~

with abutting property shall be entirely walled without openings. ~~(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.~~

- b. Type I landscaping ~~(SMC 20.50.460)~~, significant tree preservation, and a solid, eight-foot, property line fence shall be required for transition area setbacks abutting R-4, R-6, or R-8 zones. ~~20% of significant trees that are healthy without increasing the building setback shall be protected per SMC 20.50.370. 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.~~
- 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 ~~may~~shall be required to install appropriate traffic-calming measures. These additional measures will be identified and approved by the City's Traffic Engineer. .



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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:

~~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.~~

~~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:~~

~~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.~~

~~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.

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.

20.50.220.010 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).~~

20.50.225 Administrative Design Review.

Administrative Design Review approval under SMC [20.30.297](#) is required for all development [applications that propose](#) ~~sales prior to approval of any construction permit. A permit applicant wishing to modify any of the standards in this chapter may apply for a design departure from the design standards in this chapter or sign standards in SMC 20.50, Subchapter 8, under SMC 20.30.297. (Ord. 609 § 12 (Exh. B), 2011).~~

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.~~

~~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.~~

~~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.~~

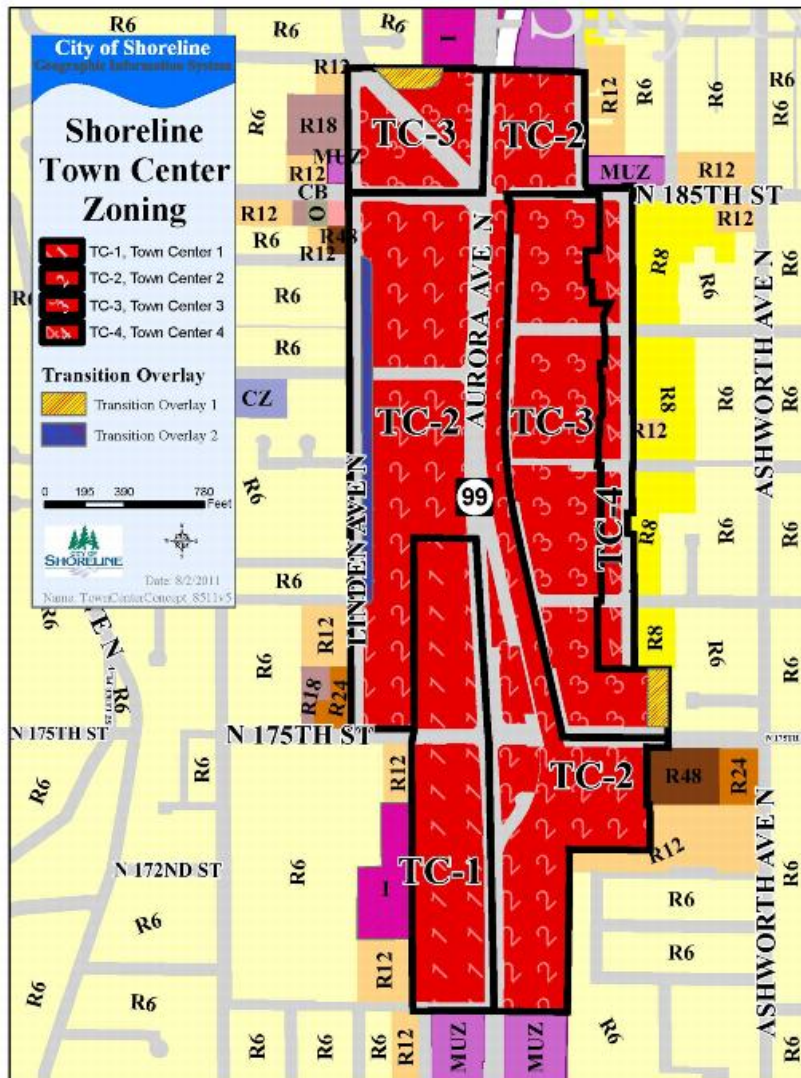


Figure 20.92.020

B.—Table 20.92.020(A) lists general categories of permitted land uses for each of the town center zones. The general categories for permitted uses include all of the specific uses listed in the corresponding

tables cited, except for those listed in this table as “prohibited uses.” Permitted uses do not include the approval processes in the general categories, such as special use or conditional use permits. If further clarification is required, the Director shall issue an administrative determination consistent with the provisions of this chapter and the policy guidance of the Town Center Subarea Plan.

Table 20.92.020(A) — Land Use Chart

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

	TC-1 Aurora	TC-2 Aurora	TC-3 Midvale/ Stone	TC-4 Stone	Transition Overlays 1
--	-------------	-------------	---------------------	------------	-----------------------

	SW		Firlands	Ave. Resid.	and 2
Minimum Front Yard Setback (1)(2)(3)	0—10 ft (6)	0—10 ft	0—10 ft	15 ft	15 ft
Minimum Side Yard Setback from Nonresidential Zones (4)	0 ft	0 ft	0 ft	5 ft (5)	5 ft (5)
Minimum Rear Yard Setback from Nonresidential Zones	0 ft	0 ft	0 ft	5 ft	0 ft
Minimum Side & Rear Yard (Interior) Setback from R-4 & R-6	15 ft	15 ft	15 ft	5 ft	20 ft
Minimum Side & Rear Yard Set-back from R-8 through R-48 and TC-4	15 ft	15 ft	15 ft	5 ft	15 ft
Maximum Height (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.

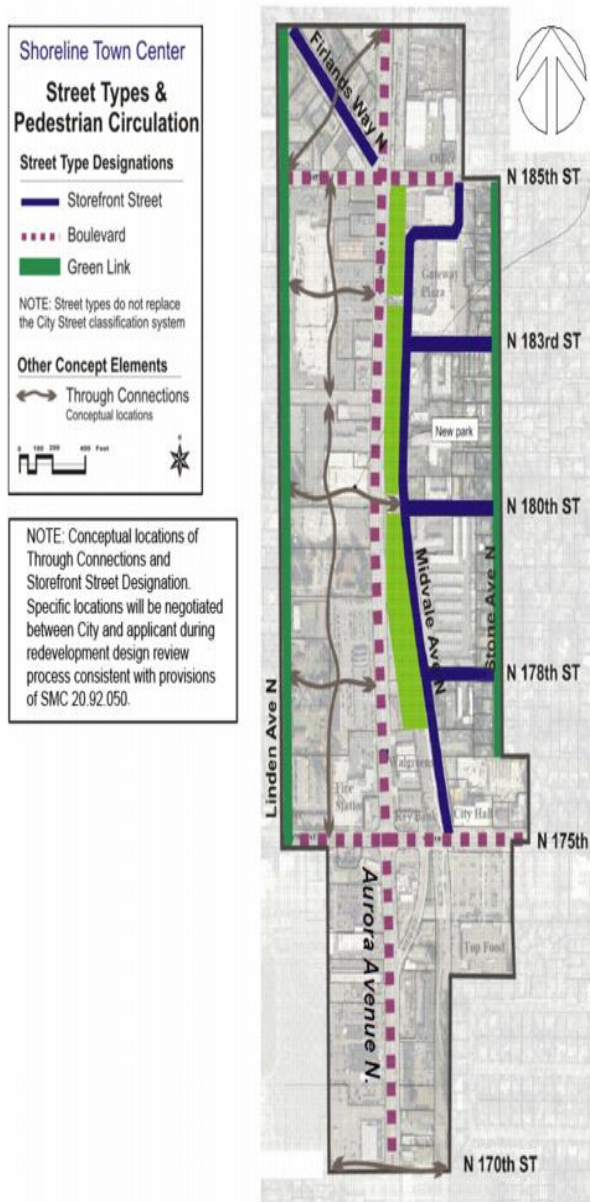
(5) —See SMC 20.92.040(C) for height step-back standards.

(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. 609 § 12 (Exh. B), 2011).

20.92.030 Street types and pedestrian circulation.

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



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Figure 20.92.030

(Ord. 609 § 12 (Exh. B), 2011).

20.92.040 Neighborhood protection standards.

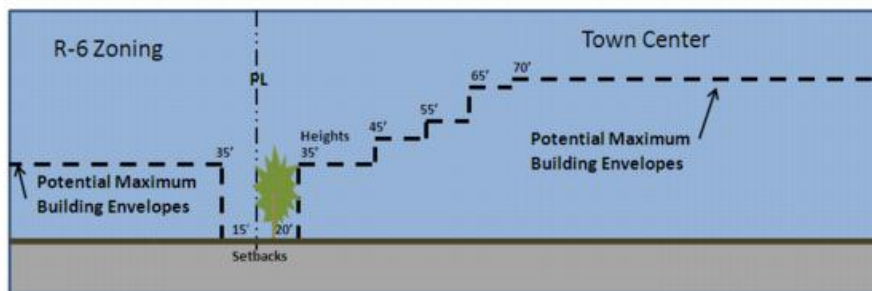
A. Purpose.

- 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.



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Transition Overlay-1

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

height requires 10 more feet of setback until the maximum building height of the underlying zone is obtained **Transition Overlay-2**

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

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

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

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

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

i.—Midvale Ave. N.—eastside: 10-foot sidewalks and five-foot amenity zone.

Westside: 17-foot back-in parking (Seattle City Light) with 30-foot street cross-section.

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

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

iv.—Linden Ave. N.—eastside: eight-foot sidewalks and five-foot amenity zone.

Westside: five-foot sidewalks and five-foot amenity zone with a 38-foot street cross-section.

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

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

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

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

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

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

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

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



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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).~~

20.5092.240060 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~~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. Storefront Streets.

a. Buildings shall be placed at the property line or abutting ~~public~~planned sidewalks if on private property. However, buildings may be set back farther if public places, landscaping, splays 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.~~

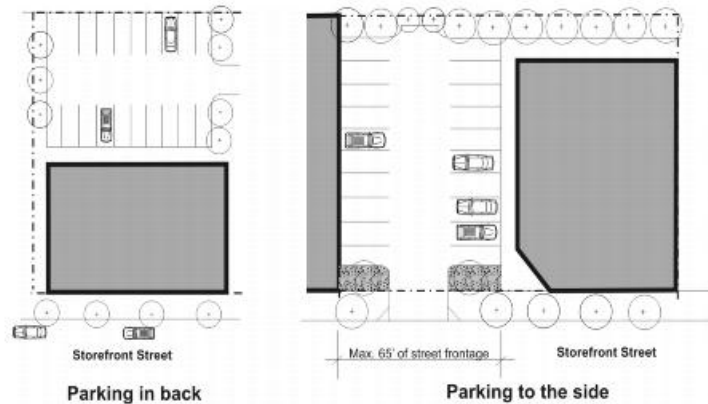
c. Minimum ~~transparent~~ window area is 50 percent of the ground floor facade placed between the heights of 30 inches and ~~teneight~~ feet above the ground for each front facade;

- 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;
- 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~~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
- g. Surface parking along ~~Storefront-S~~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.



Storefront and boulevard buildings

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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.~~

~~2. Greenlink Streets.~~

- ~~a. Minimum front yard setback is 15 feet. Porches and entry covers may project six feet into the front yard setbacks;~~
- ~~b. Transparent window area is 15 percent of the entire facade;~~
- ~~c. Building entries shall be visible and accessible from a streetfront sidewalk. An entrance may be located on the building side if visible;~~
- ~~d. Minimum weather protection is five feet deep over building entries;~~

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

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

3.—Boulevard Streets.

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

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

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

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

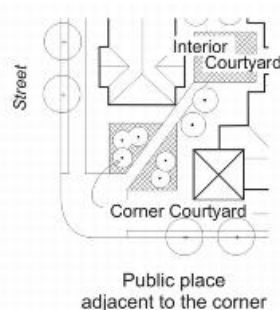
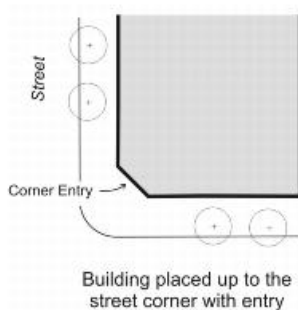


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Landscaped yards

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 code~~ section 20.50.250.s for town center.

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

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

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

a. ~~Corner buildings on Greenlink Streets and Through-Connections using the option in subsection (C)(1)(a) of this section shall minimally provide 10-foot beveled building corners.~~

b. ~~Corner buildings with a combination of Greenlink Streets or Through-Connections and Boulevard or Storefront Streets shall meet the applicable Boulevard or Storefront Street requirement on both sides of the corner.~~



Building ~~C~~orners

E. ~~Through-Connections and 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. ~~A public easement for pedestrian access through properties and City blocks between streets shall be provided for Through-Connections, as generally illustrated in the Street Types and Pedestrian Circulation Map (SMC 20.92.030).~~

~~Walkways and Through-Connections shall be connected, and may be combined as long as standards of both can be met. The east-west connection aligned with N. 180th may be a combination of vehicle access~~

or street and a pedestrian Through-Connection. North-south connections can be used as alley access or

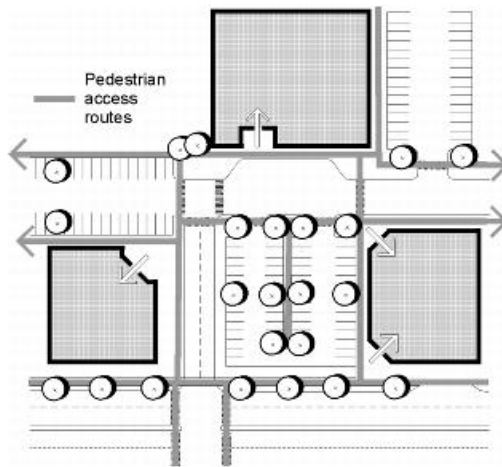


as a Storefront Street.

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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;~~



Well-connected Walkways 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~~



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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 Development Manual shall be provided every 30 feet on average in grated tree pits if the walkway is eight feet wide or in planting beds if walkway is greater than eight feet wide. Pedestrian-scaled lighting shall be provided per subsection H.1.b.

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

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

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

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

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

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

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

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

iii. ~~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.~~

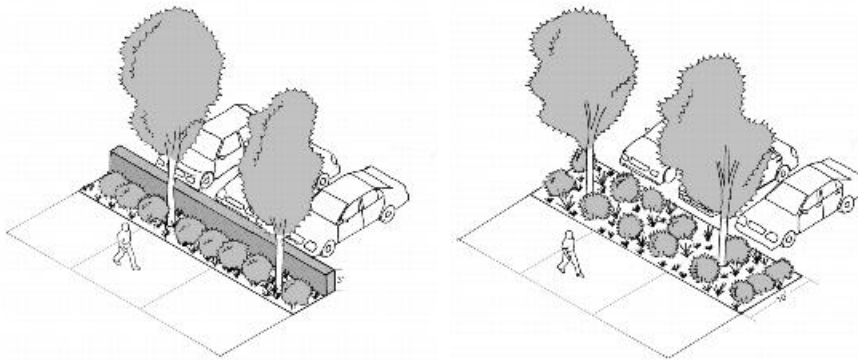
2. **~~Parking Lot Landscaping.~~** The following provisions shall supplement the landscaping standards set forth in Subchapter 7 of SMC 20.50.450. Where there is a conflict, the standards herein shall apply. All parking lots and loading areas shall meet the following requirements:

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.~~



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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.~~

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.~~ This requirement may be divided into multiple public places with a minimum 400 square feet each.

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

~~34. Buildings border at least one side of the public place;~~

~~45. Eighty percent of the area shall be with surfaces for people to stand or sit.~~

~~56. No lineal dimension is less than 6 feet. 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:~~

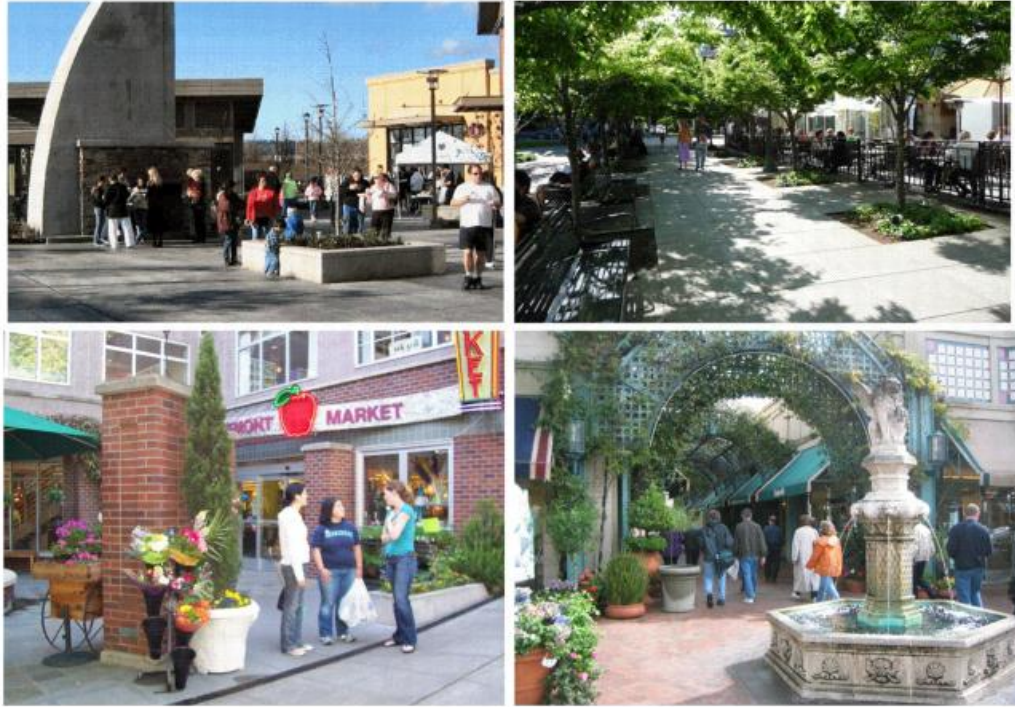
~~a. The public place shall be at least 2,500 square feet with a minimum dimension of 20 feet; and~~

~~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

- 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 dwelling 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 ~~lineal 20-foot~~ dimension of 6 feet. These standards apply to all open spaces including parks, playgrounds, rooftop decks and ground-floor courtyards; and may also be used to meet the walkway standards as long as the function and minimum dimensions of the open space are met;

- c. Required landscaping can be used for open space if it does not 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 ~~O~~pen ~~S~~paces

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:

- 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).

20.9250.250070 Building ~~D~~esign standards.

A. Purpose.

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

B. 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.



Building Façade Storefront articulation

2. All buildings fronting acing 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 ~~that is not, unless~~ screened from public view ~~and within limited areas approved by the Director under SMC 20.30.297~~. No razor or, barbed, ~~or cyclone~~ material shall be allowed.

b. Corrugated, fiberglass sheet products.

c. Plywood siding.

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

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

~~C. Permitted Illumination.~~

~~1. Channel lettering or individual backlit letters mounted on a wall, or individual letters placed on a raceway, where only light shines through the letters.~~

~~2. Opaque cabinet signs where light only shines through letter openings.~~

~~3. Shadow lighting, where letters are backlit, but light only shines through the edges of the letters.~~

~~4. Neon signs.~~

5.—Externally lit signs.



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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.



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.~~



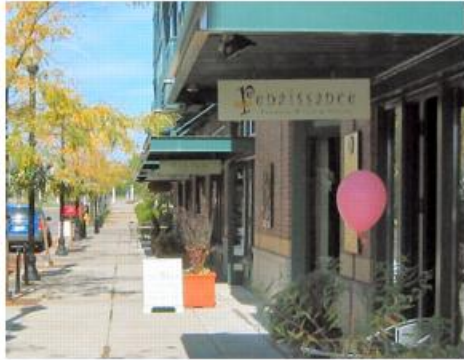
Projecting sign

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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.~~

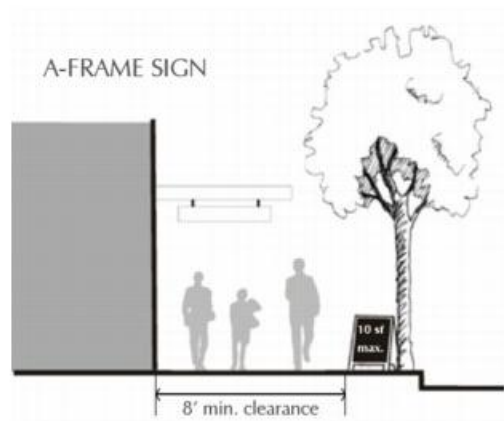


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Under-awning signs

~~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.~~

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~~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).~~

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.

Table 20.50.390A — General Residential Parking Standards

RESIDENTIAL USE	MINIMUM SPACES REQUIRED
Single detached/townhouse:	2.0 per dwelling unit
Apartment:	
Studio units:	4-2.75 per dwelling unit
One-bedroom units:	4-5.75 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

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 3500 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 3400 square feet

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

Table 20.50.390D – Special Nonresidential Standards

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
Bowling center:	2 per lane
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 34 400 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.

20.50.400 Reductions to minimum parking requirements – Standards.

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

Multiple parcels may be treated as a single development site if all owners sign a binding and recorded agreement.

The requirement for primarily nighttime uses, such as theaters, bowling alleys and restaurants, may be supplied in part by parking serving primarily daytime uses, such as banks, offices and retail stores.

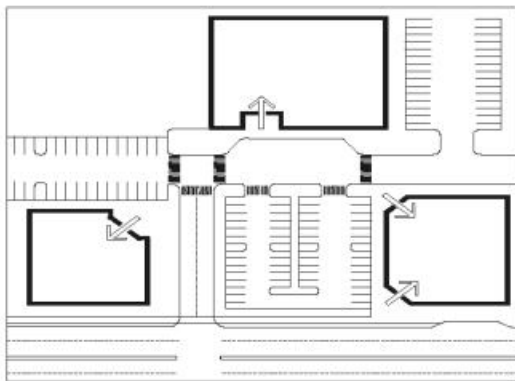


Figure 20.50.400(A): Example showing how shared driveways and consolidated parking lots can reduce parking requirement while also creating more pedestrian friendly environments by reducing curb along streets.

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

- 1.—The applicant can prove that parking demand can be adequately met with a reduced parking requirement through measures such as proximity to transit routes, commuter trip reduction programs, supplementary on-site nonmotorized and high occupancy vehicle facilities, or
- 2.—The applicant can prove that parking demand can be adequately met through a shared parking agreement. (Ord. 238 Ch. V § 6(B-2), 2000).

ae. 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.~~
- iiiv. High-occupancy vehicle (HOV) and hybrid or electric vehicle (EV) parking.
- iv. Conduit for future electric vehicle charging spaces, per National Electrical Code, equivalent to the number of required disabled parking spaces.
- v. High-capacity transit service available within a one-half mile walk shed
- vi. 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.
- vii. Concurrence with King County Right-sized Parking data, census tract data, and other parking demand study results.

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

~~c. The Director may impose performance standards and conditions of approval on a project including a financial guarantee. r participation in a future public parking facility within walking distance and a parking enforcement program.~~

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

20.50.410 Parking design standards.

B. All vehicle parking and storage for multifamily and commercial uses must be on a paved surface, pervious concrete or pavers. ~~All vehicle parking in the MUZ zone shall be located on the same parcel or same development area that parking is required to serve. Parking for residential units shall be assigned a specific stall until a parking management plan is submitted and approved by the Director.~~

Subchapter 7. Landscaping

20.50.455 Thresholds – Required site improvements.

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

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

- Completely new development;

Expanding the square footage of an existing structure by 20 percent, as long as the original building footprint

- is a minimum size of 4,000 square feet; or

- The construction valuation is 50 percent of the existing site and building valuation.

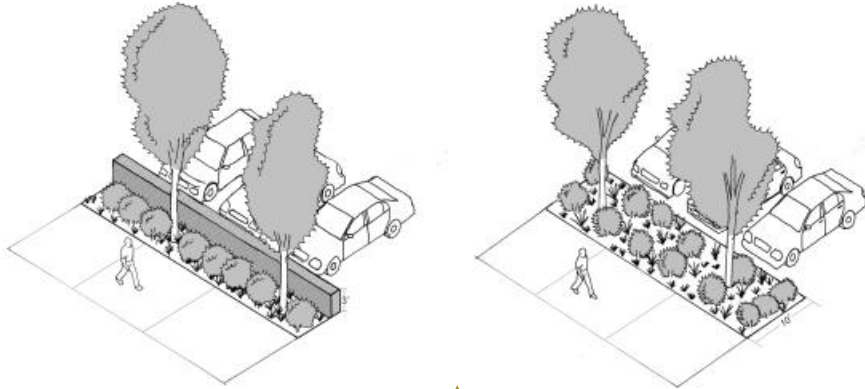
Note: For thresholds related to off-site improvements, see Chapter 20.70 SMC. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 515 § 1, 2008; Ord. 299 § 1, 2002).

20.50.470 Street ~~F~~frontage ~~L~~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.

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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.

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.

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.

G. 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-caliber 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.

~~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).~~

20.50.500 Internal Landscaping ~~for of surface p~~Parking Area—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.

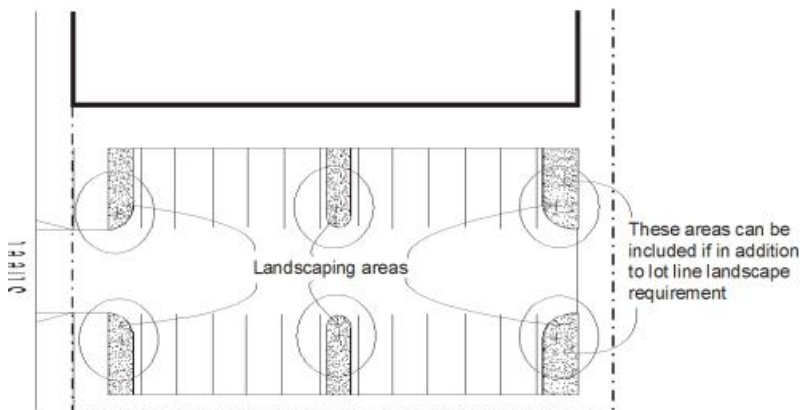


Figure 20.50.500(B): Example of parking area landscaping.

- 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.
 - ~~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).

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 Rrequired.

- 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. ~~No permit is required for n~~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 subchapter must receive an Administrative Design Review approval under SMC 20.30.297 for all signs on the property as a comprehensive signage package.

20.50.535 Thresholds—Required site 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 Design.

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 ~~S~~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 ~~under~~per Exception 20.50.540(F)50(B)(4) or 20.50.610 and consistent with SMC Chapter 12.15.

CB. Sign Copy Area ~~Calculation~~.

~~Calculation of signage area per sign face may be done using~~shall minimally use rectangular areas with inch increments a combination of rectilinear and triangular shapes that will enclose each logical portion of the signage (such as letters, words, phrases, logos, graphics, and symbols other than non-illuminated background), at intervals of not less than six inches. The sign area calculations of cabinet signs must include the whole cabinet. 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.

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.

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.

EE. Permitted Illumination.

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

1. Channel lettering or individual backlit letters mounted on a wall, or individual letters placed on a raceway, where only light shines through the copyletters.
2. Opaque cabinet signs where light only shines through copyletter openings.
3. Shadow lighting, where letters are backlit, but light only shines through the edges of the copyletters.
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 – Sign DimensionsStandards 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 <u>on same property</u> .	
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.
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 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)

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.

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.

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 sign~~ permit ~~, however, a~~ right-of-way site permit ~~is~~ require~~d~~ments.

20.50.550 Prohibited ~~S~~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.

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

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

~~D.E.—~~ Signs mounted on the roof.

~~E.F.—~~ Pole signs.

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

~~G.H.—~~ 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).

20.50.560 Monument ~~S~~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.

~~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-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.

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.~~

20.50.~~590~~ 590 Nonconforming Ssigns.

- 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.

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

1. ~~Shall not be increased in size or elevation, nor shall be relocated to another location.~~
2. Shall be kept in good repair and maintained, ~~in a neat, clean, attractive, and safe condition. Grounds surrounding a billboard shall be kept free of debris, litter, and unsightly vegetation.~~
3. ~~Removal.~~ Any outdoor advertising sign not meeting ~~these restrictions this Code~~ shall be removed within 30 days of the date when an order by the City to remove such sign is given. (Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(E), 2000).

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 ~~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 announce ~~s~~ 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 ~~grand~~ announcing ~~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 ~~s~~ 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.

KL. 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.

LM. City-sponsored event signs up for no more than two weeks.

MN. Gateway signs constructed in compliance with the Gateway Policy and Guideline Manual.

NO. 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.

PO. 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.

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

RQ. City land-use public notification signs.

SR. 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).

Chapter 20.70

Engineering and Utilities Development Standards

Subchapter 4. Required Improvements

20.70.320 Frontage Improvements

- A. Standard frontage Improvements shall be upgraded or installed pursuant to standards set forth in the Transportation Master Plan Street Classification Map, the Master Street Plan adopted in Chapter 12.10 SMC and the Engineering Development Manual for the specific street which is substandard to satisfy adequate public roadways required for subdivisions by Chapter 58.17 RCW and Chapter 20.30 SMC, Subchapter 7, and to mitigate direct impacts of land use approvals.
- B. Standard frontage improvements consist of curb, gutter, sidewalk, amenity zone and landscaping, drainage improvements and pavement overlays up to one-half of each right-of-way abutting a property as defined in the Master Street Plan. 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.
- 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. Subdivisions improvements shall be completed prior to the final plat approval. A bond or other surety may be allowed as provided for in SMC 20.30.440 in lieu of completion of all improvements.

~~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 (Exh. 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~~

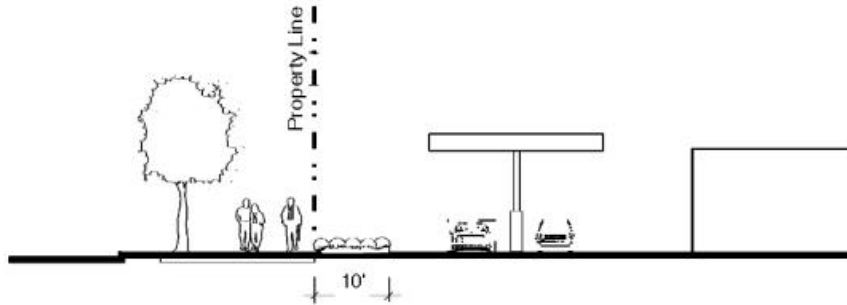
~~—Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.~~

~~Exceptions to Table 20.50.230:~~

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

~~—Front Yard (Street) Setback: Residential developments (excluding mixed-use developments), parking structures, surface parking areas, service areas, gas station islands, and similar paved surfaces shall~~

have a minimum 10-foot-wide, fully landscaped separation measured from the back of the sidewalk.



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

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

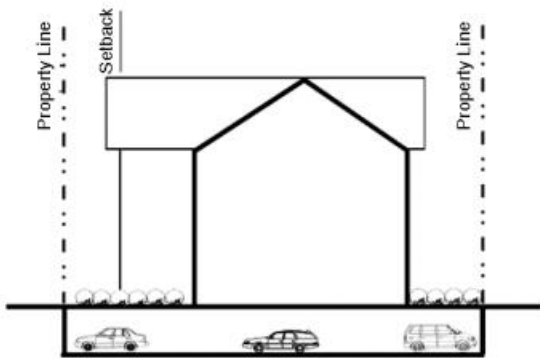
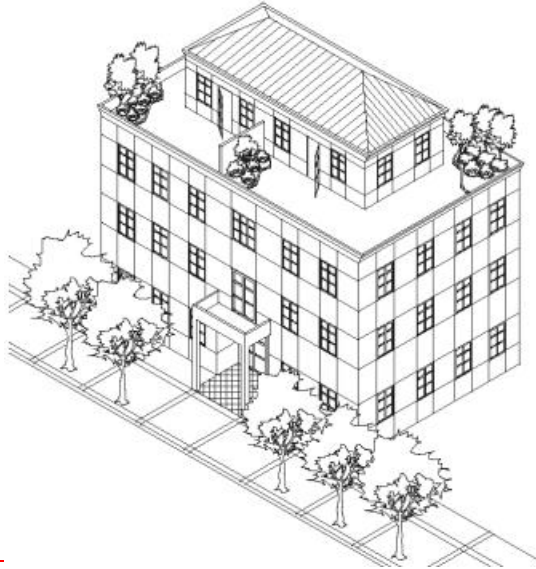


Diagram of multifamily structure with underground parking within a required setback.

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

~~Residential dwelling units shall occupy a minimum of 25 percent to a maximum of 90 percent of the total~~



~~floor area of the building.~~

~~Example of bonus floor for mixed-use development.~~

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

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

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

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

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

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

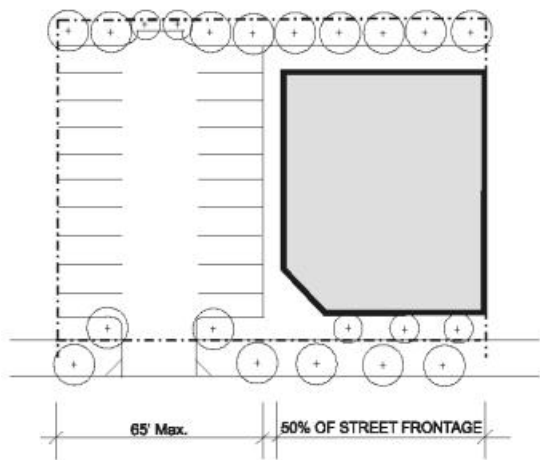


Figure 20.50.240(A): Example of parking width restriction and street frontage requirement.

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

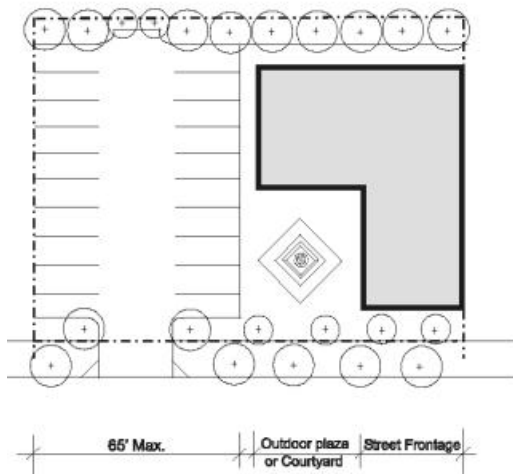


Figure Exception to 20.50.240(A)(1): Example of reduction of the building frontage in order to create an outdoor plaza:

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

1. Vertical plantings, such as trees or shrubs;
2. Texture, pattern, or color to differentiate and maximize the visibility of the pedestrian path;
3. Emphasis on the building entrance by landscaping and/or lighting, and avoiding location of parking spaces directly in front of the entrance.
4. The pedestrian walkway or path shall be raised three to six inches above grade in a tapered manner similar to a speed table.

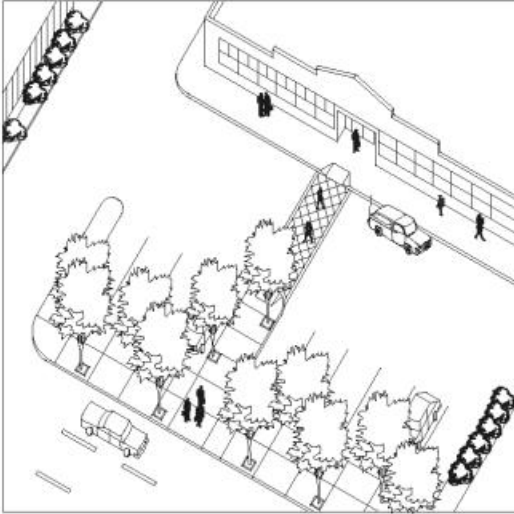


Figure Exception to 20.50.240(A)(2): Example of design elements to connect the building frontage to a street across a parking area.

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

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

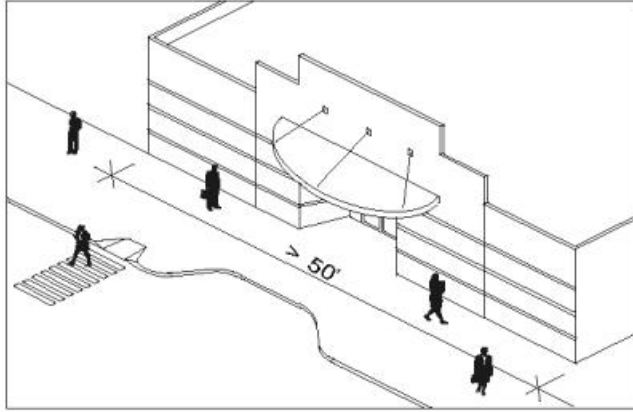


Figure 20.50.240(B): Recessed building entrance provides a relief to a facade.

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

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

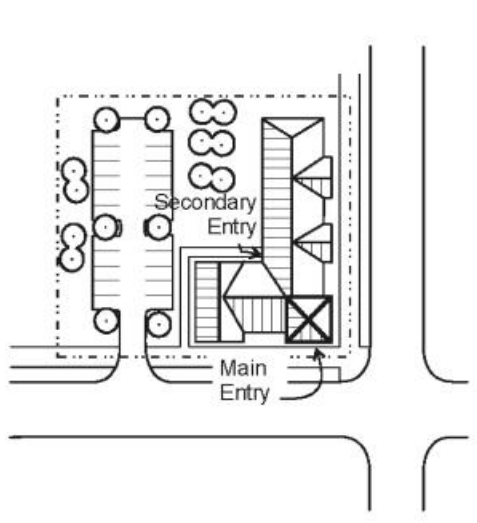
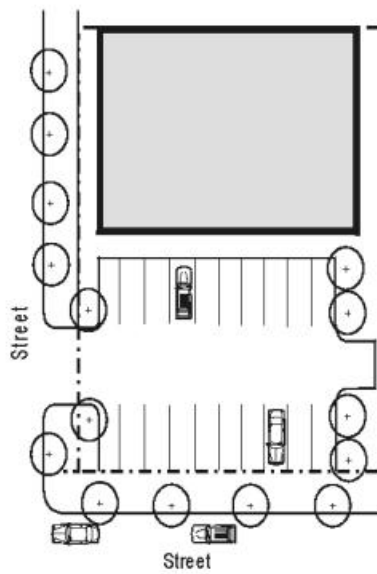
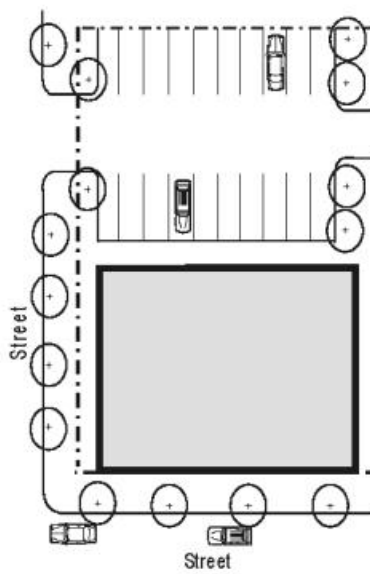


Figure 20.50.240(C): The main building entrance shall face a street.

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



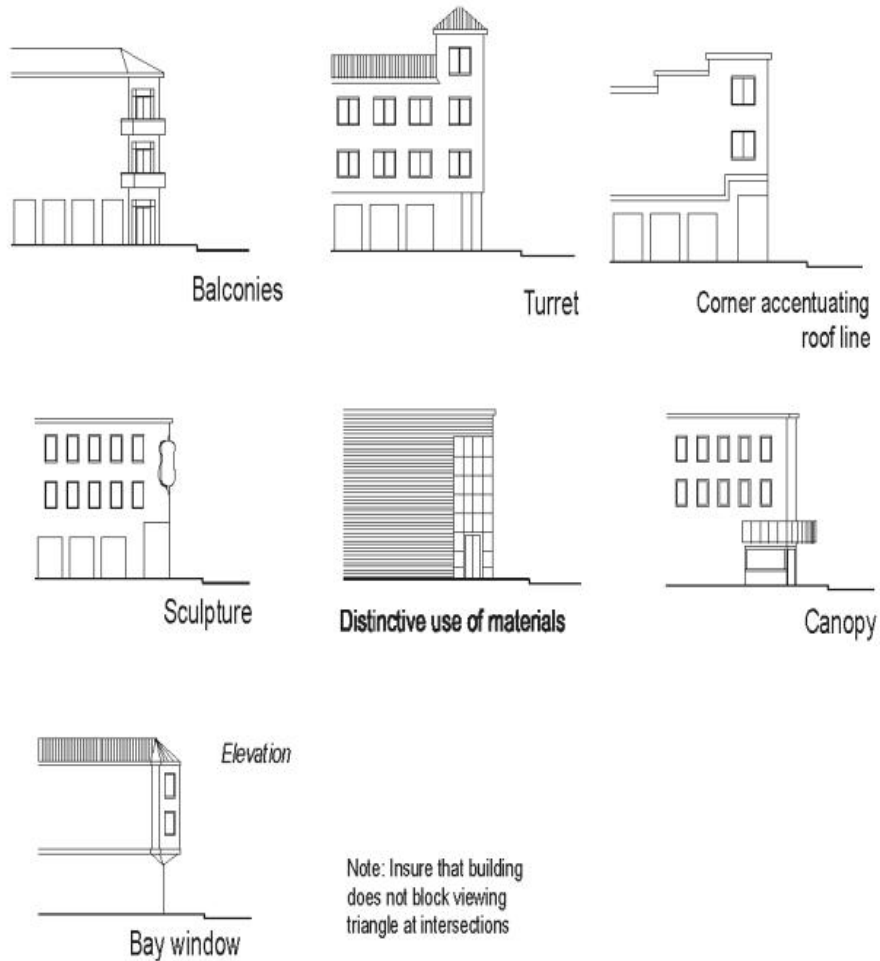
DON'T DO THIS



DO THIS

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

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



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

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

20.50.250 Pedestrian and bicycle circulation — Standards.

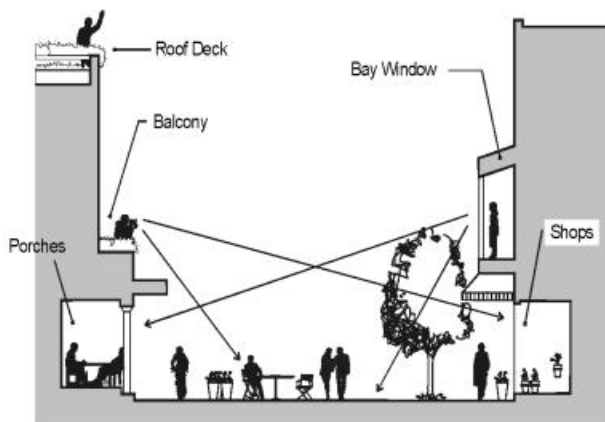
~~A.— Pedestrian and bicycle access shall be incorporated to and through all developments where the total site area exceeds 28,000 square feet (half a City block).~~

~~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 sight lines that allow observation of outdoor spaces by building occupants. Site buildings so that windows, balconies and entries overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.~~



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

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

20.50.260 Lighting — Standards.

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

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



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

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

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

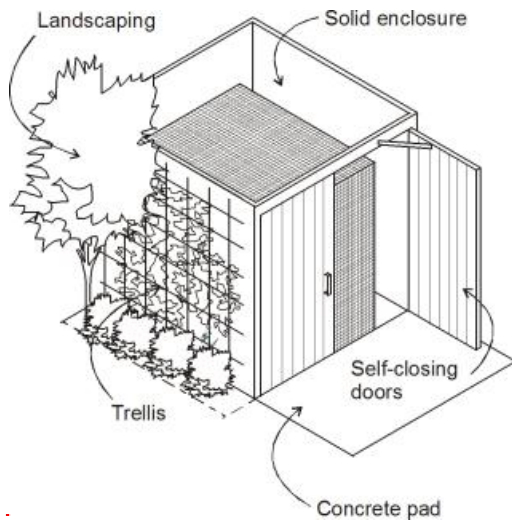


Figure 20.50.270(A): Example of outdoor storage screening.

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

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

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

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

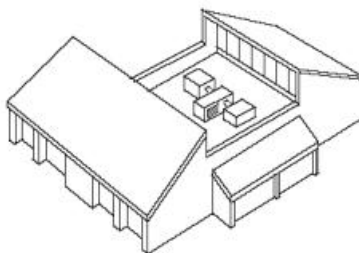
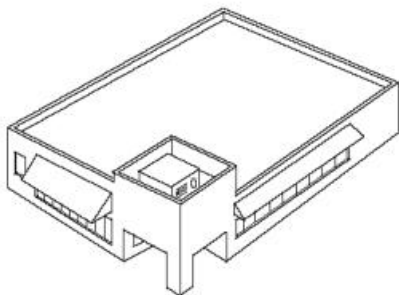


Figure 20.50.270(E): Example of mechanical equipment incorporated into the roof design.

(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.

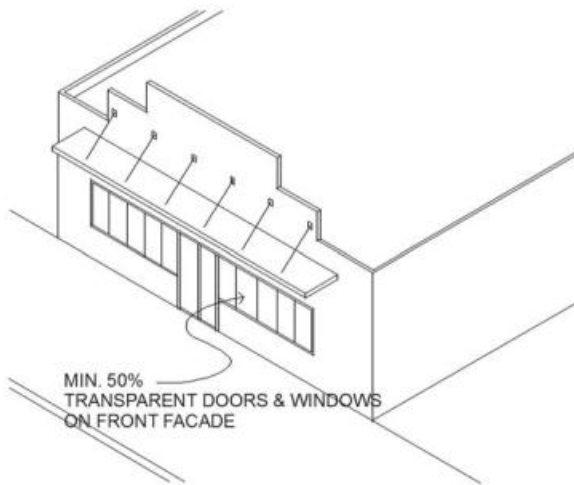


Figure 20.50.280(B): Transparent storefronts create a more pedestrian-friendly facade.

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

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

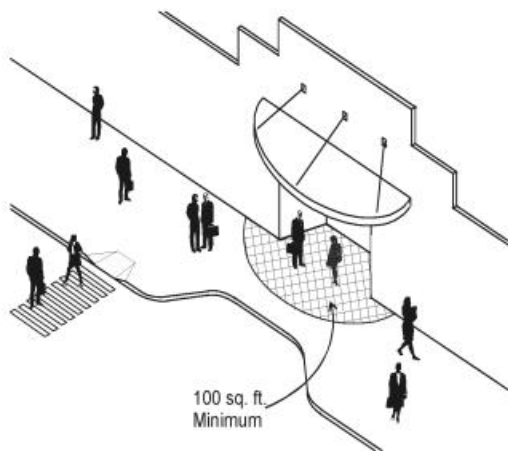


Figure 20.50.280(C)(1): Example of sheltered building entry.

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

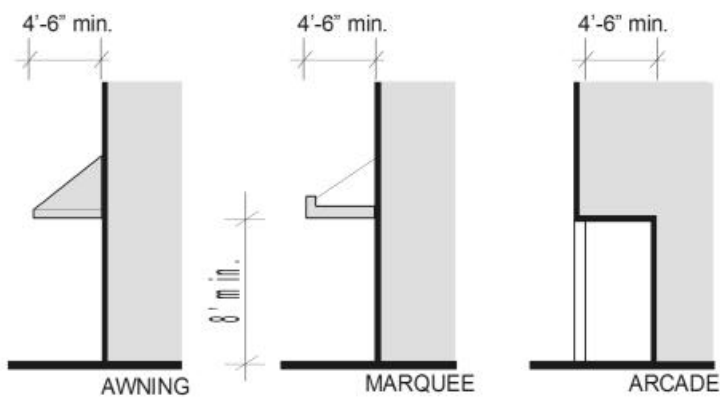


Figure 20.50.280(C)(2): Examples of awning, marquee, and arcade.

3. —Increase required frontage landscaping by 30 percent.

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

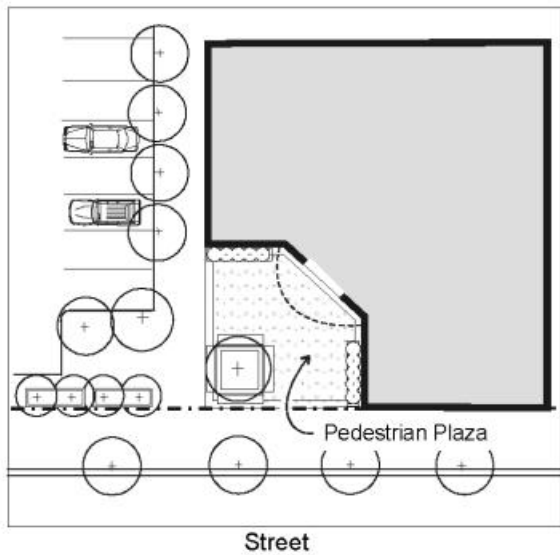


Figure 20.50.280(C)(4): Example of a pedestrian plaza connection between the street and the building.

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

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

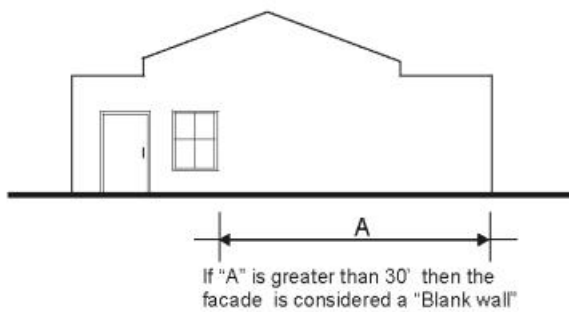


Figure 20.50.280(D): Example of a blank wall that must be modified or otherwise altered under the provisions of this subsection.

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

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

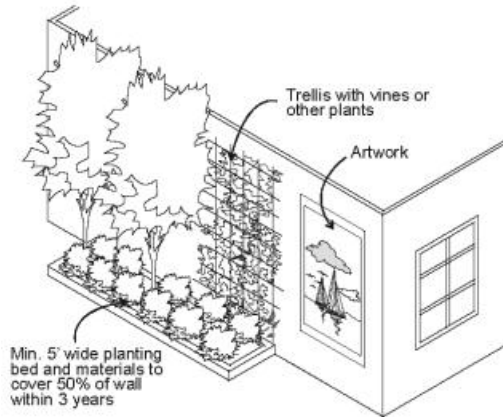


Figure 20.50.280(E): Examples

Delete entire Chapter 20.90

Chapter 20.90
North City Business District

Sections:

20.90.010—Purpose.

20.90.020—North City Business District Zone and permitted uses.

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

~~20.90.030—Density.~~

~~20.90.040—Dimensional standards.~~

~~20.90.050—Existing structures.~~

~~20.90.060—Street frontage standards.~~

~~20.90.070—Street corner standards.~~

~~20.90.080—Parking, access, and circulation.~~

~~20.90.090—Signs.~~

~~20.90.100—Landscaping.~~

~~20.90.110—Lighting.~~

20.90.010 Purpose.



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

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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.

~~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.~~

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

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

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

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

~~20.90.020 North City Business District Zone and permitted uses.~~

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

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

~~Focus Areas~~

~~1.—Main Street 1~~

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

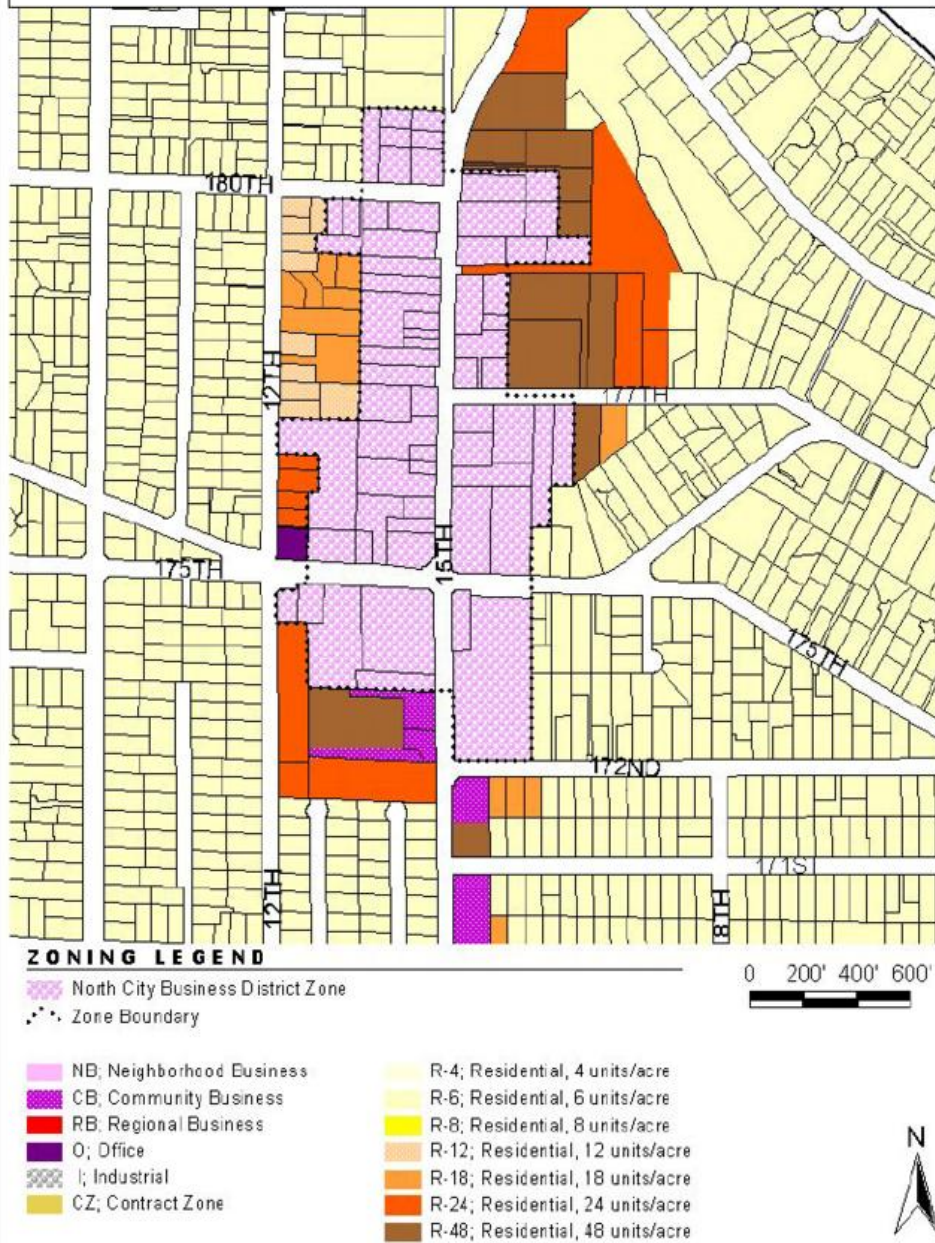
~~2.—Main Street 2~~

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

~~C.—Land located within the North City Business District zone is subject to regulations of this chapter and Chapter 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**.~~

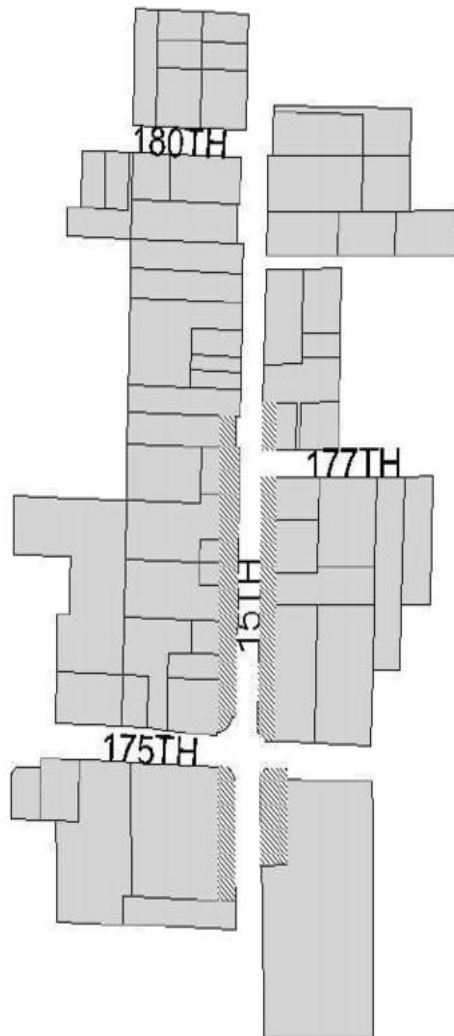
Map 1: North City Business District (NCBD) Zoning



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Planning Commission Public Hearing 1/17/13

Map 2: North City Business District (NCBD)



LEGEND

- Main Street 1
- Main Street 2

0 200 400 Feet



Planning Commission Public Hearing 1/17/13

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(Ord. 281 § 7, 2001).

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

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

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

~~1.—The development proposal is located within the North City Business District zone; and~~

~~2.—The significant environmental impacts of the proposal had been adequately addressed in the Supplemental Environmental Impact Statement (hereafter “SEIS”) prepared for the North City Subarea Plan; and~~

~~3.—The development proposal implements the North City Subarea Plan; and~~

~~4.—The project is not an essential public facility as defined in RCW 36.70A.200; and~~

~~5.—The thresholds for total development analyzed in the SEIS would not be exceeded.~~

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

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

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

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

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

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

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

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

1.—Use of shared parking facilities where possible.

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

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

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

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

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

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

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

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

~~20.90.030 Density.~~

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

~~20.90.040 Dimensional standards.~~

Table 20.90.040 — North City Business District Site Development Standards

Standards	Main Street 1	Main Street 2
Maximum front (street setback)	0 ft. (3) (4)	10 ft. (1) (3)

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

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

Exceptions to Table 20.90.040:

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

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

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

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

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

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

20.90.050 Existing structures.

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

B.—Structures that are enlarged, intensified, increased or altered in excess of 50 percent of the value of the existing structure shall comply with the development standards. The value of the structure shall be

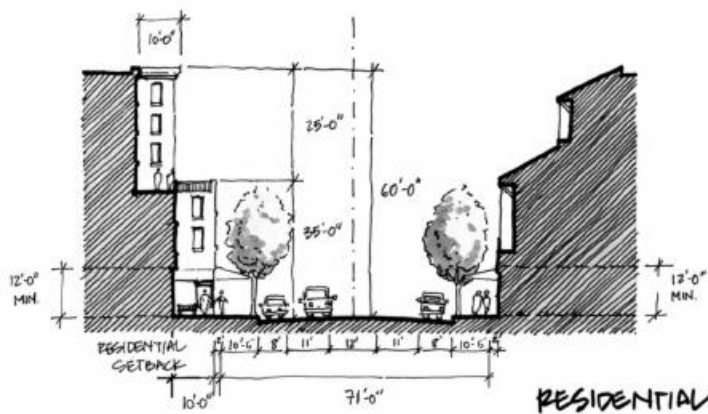
deemed to be the value at the time a development application is submitted, excluding the value of tenant improvements. (Ord. 281 § 7, 2001).

20.90.060 Street frontage standards.

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

1.—Residential buildings must be set back from back of sidewalk 10 feet (front yard setback).

2.—The first floor of residential buildings shall be one-hour fire-rating construction and 12-foot in height from finished floor to finished ceiling.



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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.

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

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

E.—Encroachments into Sidewalk.

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

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

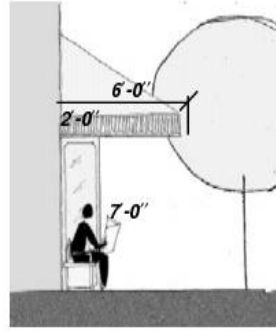


Figure 20.90.060(E): Examples of encroachments into the sidewalk.

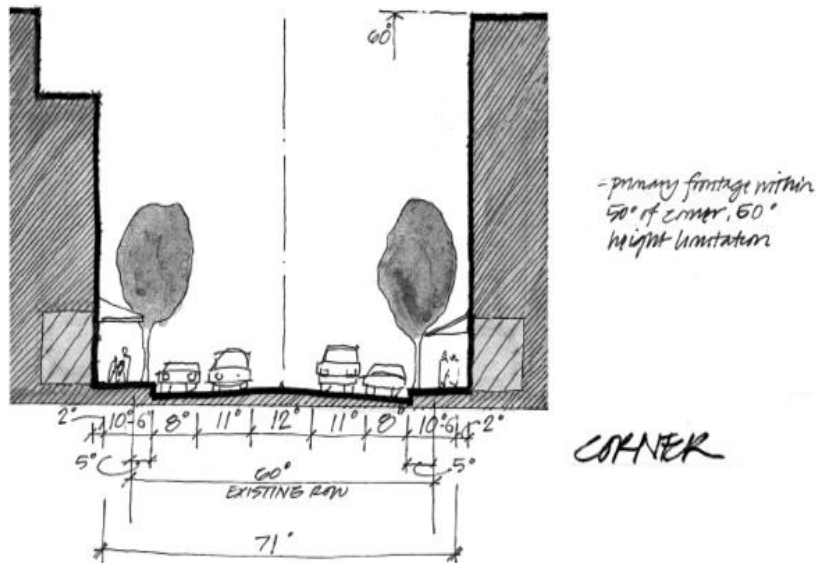
(Ord. 281 § 7, 2004).

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.

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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.



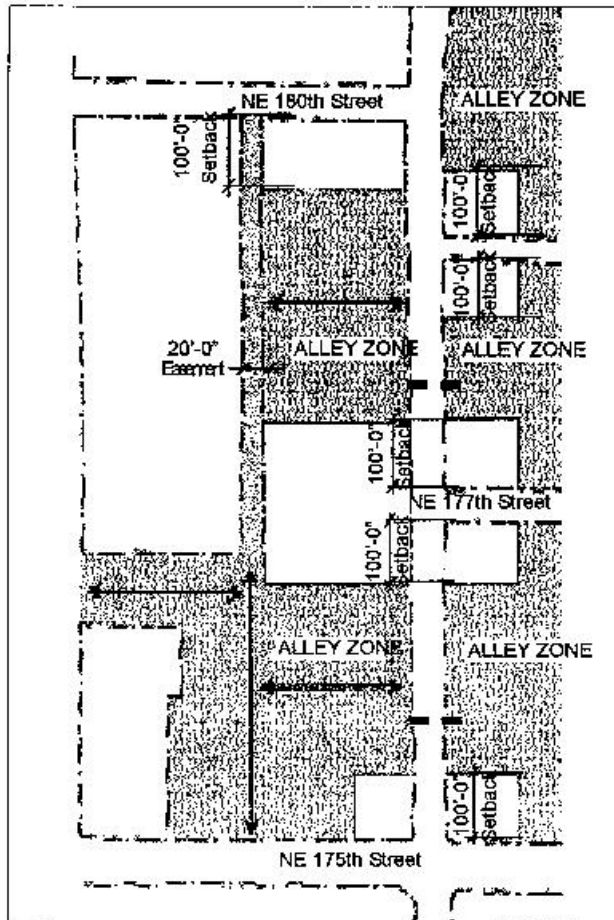
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SE corner of 15th Avenue NE and NE 177th Street.

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

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A.—Alleys. A system of alleys and access lanes should provide easy access to buildings and parking lots located in the rear of the properties behind the buildings facing 15th Avenue N.E. This alley system is a

secondary circulation system that helps avoid too many curb cuts on 15th Avenue N.E. Curb cuts would disrupt the desired pedestrian main street character.

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

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

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

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

C. Required Parking Spaces.

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

Commercial: Minimum one space per 500 square foot 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).

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

20.90.090 Signs.

A. Table of Dimensional Standards.

	Freestanding Signs (Only monument signs permitted)	Building-Mounted Signs	Projecting Signs (Blade)	Entrance and Exit Signs
Maximum Sign Area	25 sq. ft.	25 sq. ft.	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
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~~B.— Prohibited signs (see SMC 20.50.550).~~

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

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

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

~~20.90.100 Landscaping.~~

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

~~20.90.110 Lighting.~~

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

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

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

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

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

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

Delete entire Chapter 20.91

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

~~Table 20.91.030B— Dimensional Standards~~

Standards	Planned Area 2
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Setback for Building Base	7.5' adjacent to residential zones, 0' abutting the public right-of-way.
Setback/Stepbacks from Property Line for Buildings	Buildings must be at least 20' from property lines at 35' building height abutting all R-6 zones. Above 35', building to setback ratio will be 2:1.
	Buildings must be at least 10' from all property lines above the 4th story abutting 5th Ave. NE, NE 165th Street and all other MF zones.
	Buildings on NE 163rd, across from R-6 zoning, may be 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 maxima: a. Planned Area 2a: Limited to a density of 110 units per acre. b. Planned Area 2b, 2c, and 2d: Limited to a density of 24 units per acre.
¹ See SMC 20.91.060 for building height incentives.	

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

3.—Additional Height Provisions:

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

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

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

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

20.91.040 Administrative Design Review.

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

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

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

20.91.050 Design standards.

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

~~B.—Developments in the Ridgcrest 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 Ridgcrest Neighborhood by requiring first floors adjacent to the street be constructed to accommodate commercial services.~~

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

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

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

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

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

~~c.—Buffering.~~

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

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

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

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

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



residential.

d.—Driveway Access:

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

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

e.—Transit Stops:

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

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

f.—Entry Courtyard:

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

ii.—Entry courtyards will:

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

- ~~▪ Recess;~~
- ~~▪ Overhang;~~

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

- ~~▪ Ornamental building name or address;~~
- ~~▪ Landscape pots or boxes;~~

- ~~▪ Fixed seating;~~
- ~~▪ 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.~~

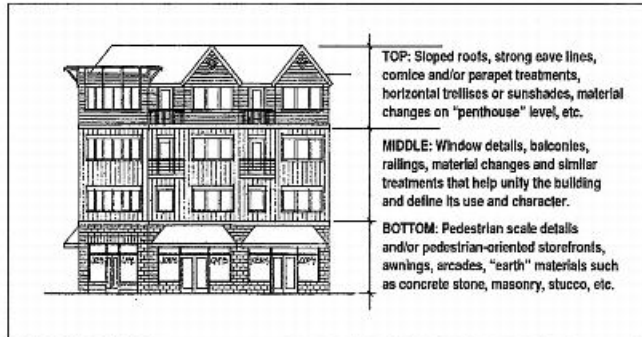
iii. ~~Buildings with more than two stories above elevation of the nearest public sidewalk will also distinguish a middle through:~~

- ~~▪ 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.~~

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.~~

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

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

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

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.~~

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.~~

- 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.

- 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.

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.

j.—Live/Work Units.

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).

20.91.060 Height incentives.

The following height incentives will only apply to developments in the Ridgcrest 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.~~

~~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.

~~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).

20.91.070 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 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.~~

~~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~~

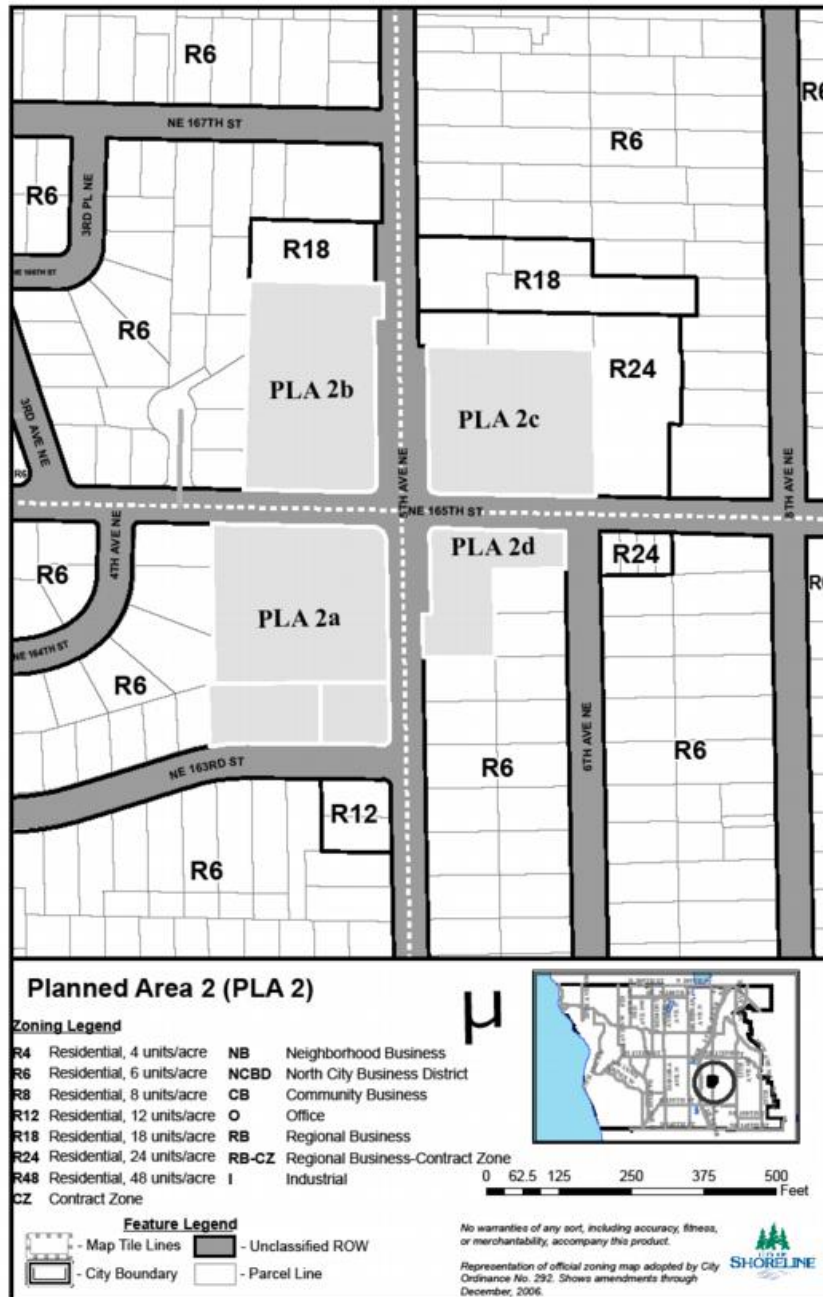
~~3.— Be located so it does not have a negative effect on adjacent properties or rights of way.~~

~~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).~~

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Integrate ~~Delete~~ entire Chapter 20.92

Commercial Design Standards Code Amendments

January 17, 2013

20.20 Definitions

20.20.012 B definitions.

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

Comment [p1]: Moss suggested that sign definitions should reference sign code.

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 pedestrians to gather

20.20.048 T definitions

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

20.20.050 U definitions

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

Sign**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. Administrative Design Review	28 days	20.30.297

20.30.297 Administrative Design Review (Type A).

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

1. Consistent with the purposes or intent of the applicable subsections; or
2. Justified due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.

20.30.565 Planned Action Approval SEPA Exemptions

Development approvals in Planned Area districts identified in SMC 20.40.050(C) and on the City zoning map are designated Planned Action Approvals pursuant to WAC 197-11-164. The environmental impacts of development in these districts consistent with the applicable code provisions have been addressed in the Planned Action EIS and do not require additional SEPA review.

20.40**Zoning and Use Provisions****20.40.020 Zoning and Map Designations**

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

Table 20.40.020 Zones and map designations.

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

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.

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 stores 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 land uses, civic developments, and transportation-oriented design.

20.40.050 Special district.

- 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 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.

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Planning Commission Public Hearing 1/17/13

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
	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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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					P	P	P	P only in TC-1

	Service								
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	

Comment [p2]: Moss questioned this land use and the zones permitted.

Comment [p3]: Moss questioned these land uses and the permitted zones.

	Wireless Telecommunication Facility	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
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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	

Comment [p4]: Moss questioned allowing this use in CB.

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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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 a 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 TC)	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.
ABl Zone	Maximum height specified for the 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.

20.50

General Development Standards

Sections:

Subchapter 1. Dimensional and Density Standards for 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 Improvements.
[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 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%
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Exceptions to Table 20.50.020(1):

- (1) Repealed by Ord. 462
- (2) These standards may be modified to allow zero lot line developments. Setback variations apply to internal lot lines only. Overall site must comply with setbacks, building coverage and hardscape limitations; limitations for individual lots may be modified.
- (3) For single family detached development exceptions to front yard setback requirements, please see SMC [20.50.070](#).
- (4) For single family detached development exceptions to rear and side yard setbacks, please see SMC [20.50.080](#).
- (5) For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see SMC [20.50.130](#).
- (6) The maximum building coverage shall be 35 percent and the maximum hardscape area shall be 50 percent for single-family detached development located in the R-12 zone.
- (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.

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) (see Transition Area	0 ft	0 ft	0 ft	0 ft

setback 20.50.021)				
Min. Side and Rear Yard Setback from Commercial Zones	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 (2)	50 ft	60 ft	65 ft	70 ft
Hardscape	85%	85%	95%	95%

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 yards may be used for outdoor display of vehicles to be sold or leased.
- (2) The following structures may be erected above the height limits in all commercial zones:
 - a. Roof structures housing or screening elevators, stairways, tanks, mechanical equipment required for building operation and maintenance, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 10 feet above the height limit of the district, whether such structure is attached or freestanding. 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.

20.50.021 Transition Area Standards

(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 to one horizontal to vertical slope up to the maximum height of the zone. From across street rights-of-way, a 35-foot maximum building height at the required

15 foot setback and a building envelope within a one to one horizontal to vertical slope up to the maximum height of the zone.

- b. Parking garages facing Transition Areas with abutting property shall be entirely walled without openings. Type I landscaping (SMC 20.50.460), significant tree preservation, and a solid, eight-foot, property line fence shall be required for transition area setbacks abutting R-4, R-6, or R-8 zones. 20% of significant trees that are healthy without increasing the building setback shall be protected per SMC 20.50.370. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping and required significant trees. Utility easements parallel to the required landscape area shall not encroach into the landscape area. Type II landscaping shall be required for transition area setbacks abutting rights-of-way directly across from R-4, R-6 or R-8 zones. Required tree species shall be selected to grow a minimum height of 50 feet.
- 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 may be required to install appropriate traffic-calming measures. These additional measures will be identified and approved by the City's Traffic Engineer. .

Comment [p5]: Clarifies the code section that protects trees during construction and does not require greater building setback..

Subchapter 3. Multifamily and Single Family Attached Residential Design Standards

20.50.120 Purpose.

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

20.50.125 Thresholds – Required Site Improvements.

The purpose of this section is to determine how and when the provisions for full site improvement standards apply to a development application in TC-4, PA3, 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.

20.50.225 Administrative Design Review.

Administrative Design Review approval under SMC [20.30.297](#) is required for all development applications that propose departures from the design standards in this chapter or sign standards in SMC 20.50, Subchapter 8. 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.

Comment [p6]: Moss commented that the provision is unclear.

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.

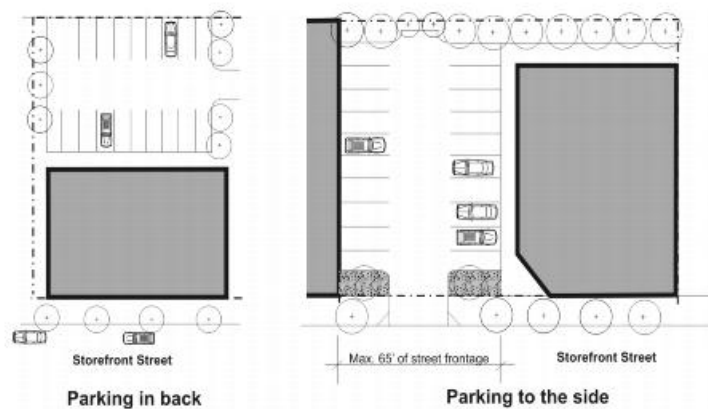
C. Site Frontage.

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

- a. Buildings shall be placed at the property line or abutting public sidewalks if on private property. However, buildings may be set back farther if public places, landscaping, plays 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 50 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 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

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

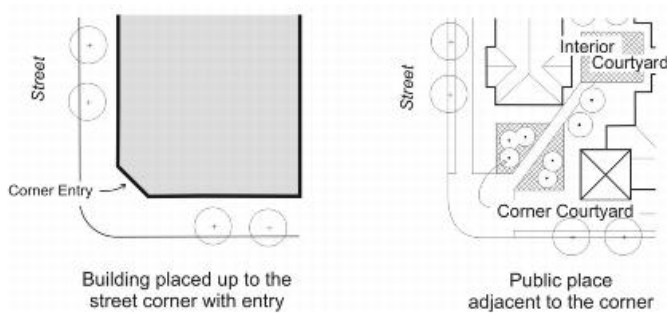
2 Rights-of-Way Pedestrian Lighting.

- 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.

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

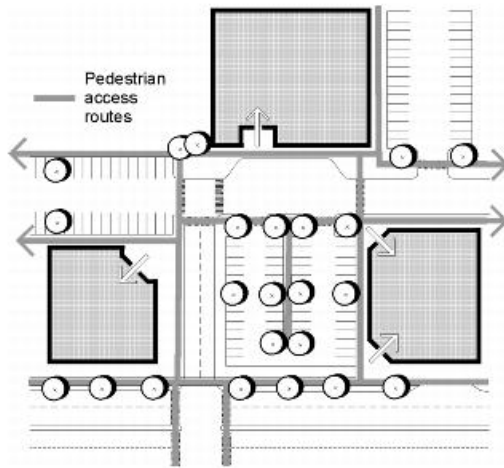
2. Corner buildings using the option in subsection (C)(1)(a) of this section shall provide at least one of the elements listed below for 40 lineal feet of both sides from the corner:
 - a. Twenty-foot beveled building corner with entry and 60 percent of the first floor in non – reflective glass (included 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 code section 20.50.250..
 - 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.
 - 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.
 - b. Continuous pedestrian walkways shall be provided along the front of all businesses and the entries of multiple commercial buildings;



Well-connected Walkways

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

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



Parking Lot Walkway

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

Comment [p7]: Maul suggested striking out highlighted, redundant language.

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. This requirement may be divided into multiple public places with a minimum 400 square feet each.
2. Public places may be covered but not enclosed unless by 3. below.
3. Buildings border at least one side of the public place;
4. Eighty percent of the area shall be with surfaces for people to stand or sit.
5. No lineal dimension is less than 6 feet.
6. 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 [p8]: Moss recommends to clarify dimensions. Corrected with "lineal".

Comment [p9]: Maul pointed out conflict with 400 SF minimum. Corrected.

- 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 dwelling 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 lineal dimension of 6 feet. These standards apply to all open spaces including parks, playgrounds, rooftop decks and ground-floor courtyards; and may also be used to meet the walkway standards as long as the function and minimum dimensions of the open space are met;

- c. Required landscaping can be used for open space if it does not 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 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.



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 for the pedestrian experience.
- Facilitate design that is responsive to the commercial and retail attributes of existing and permitted uses.

Comment [p10]: Esselman suggested adding "pedestrian experience". Corrected.

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.



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.



- 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.



9. Prohibited Exterior Materials.

- a. Chain-link fencing that is not screened from public view. No razor or barbed, material shall be allowed.
- b. Corrugated, fiberglass sheet products.

- c. Plywood siding.

Subchapter 6. Parking, Access and Circulation

20.50.390 Minimum off-street parking requirements – Standards.

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

Table 20.50.390A –General Residential Parking Standards

RESIDENTIAL USE	MINIMUM SPACES REQUIRED
Single detached/townhouse:	2.0 per dwelling unit
Apartment:	
Studio units:	.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

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

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.

20.50.400 Reductions to minimum parking requirements – Standards.

a. 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. High-occupancy vehicle (HOV) and hybrid or electric vehicle (EV) parking.
- iv. Conduit for future electric vehicle charging spaces, per National Electrical Code, equivalent to the number of required disabled parking spaces.
- v. High-capacity transit service available within a one-half mile walk shed
- vi. 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.
- vii. Concurrence with King County Right-sized Parking data, census tract data, and other parking demand study results.

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

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

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

Comment [p11]: Scully comment that EV parking is not connected to reducing parking demand.

Comment [p12]: PC comment for building standards reference.

Comment [p13]: Moss comment that "disabled" is more correct than "handicapped"

Comment [p14]: Montero comment that these 2 items are not criteria and should be separate.

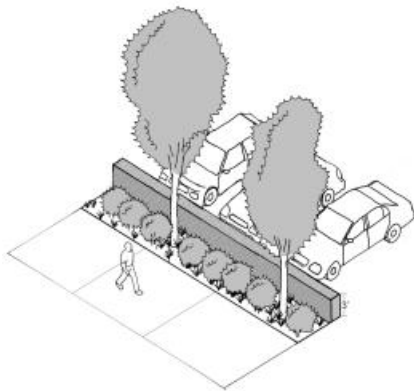
Comment [p15]: Wagner comment that provision is not specific enough to be administrated.

Comment [p16]: Scully comment that the 50% reduction for affordable housing should be separate from the other criteria.

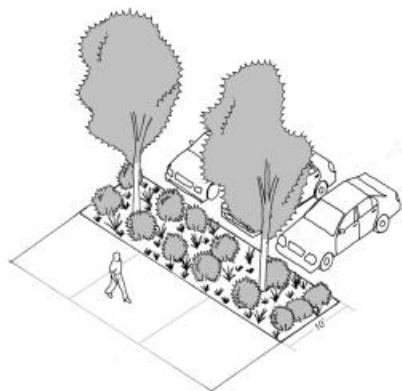
Subchapter 7. Landscaping

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.



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.

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.

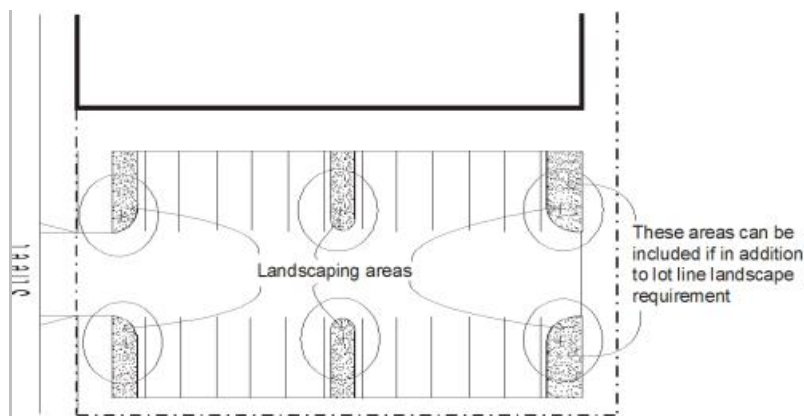


Figure 20.50.500(B): Example of parking area landscaping.

Comment [p17]: Moss commented that the landscape ratio seems too high and that the drawing needs to be changed to match the requirement.

C. Trees shall be provided and distributed throughout the parking area 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).

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.
- 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).

20.50.532 Permit Required

- A. Except as provided in this chapter, no temporary or permanent sign may be constructed, installed, posted, displayed or modified without first obtaining a sign permit approving the proposed sign's size, design, location, and display .
- B. No permit is required for normal and ordinary maintenance and repair, and changes to the graphics, symbols, or copy of a sign, without affecting the size, structural design or height. Exempt changes to the graphics, symbols or copy of a sign must meet the standards for permitted illumination.
- C. Sign applications that propose to depart from the standards of this subchapter must receive an Administrative Design Review approval under SMC 20.30.297 for all signs on the property as a comprehensive signage package.

20.50.540 Sign Design.

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 under Exception 20.50.540(F) or 20.50.610 and consistent with SMC Chapter 12.15.

Comment [p18]: Maul suggested renaming to "Sign Design".

Comment [p19]: Esselman remarked about signage creating traffic safety.

C. Sign Copy Area.

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

D. Building Addresses.

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

E. Materials and Design.

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

F. Permitted Illumination.

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

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



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).

Table 20.50.540F – Sign Dimensions

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.
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	
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
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

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.

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.

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 and are exempt from sign permit, however, a right-of-way site permit is required.

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.

- C. Outdoor advertising signs (billboards).

Comment [p20]: Maul suggested that this be removed.

- D. Signs mounted on the roof.

- E. Pole signs.

- F. Backlit awnings used as signs.

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

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.

20.50.570 Building-Mounted Signs.

- A. Design.

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

Comment [p21]: Maul suggested removing covering windows since the code allows window signs. (done)

- 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.

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.
- 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.
 3. Any outdoor advertising sign not meeting these restrictions 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 [p22]: Moss suggest that billboards are different and that clearing of weeds and debris is OK.

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 announcing purpose for which the building is intended. Total signage area for both new construction and remodeling shall be a maximum of 32 square feet. Signs shall be installed only upon City approval of the development permit, new construction or tenant improvement permit and shall be removed within seven days of final inspection or expiration of the building permit.

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

20.50.610 Exempt signs.

The following are exempt from the provisions of this chapter, except that all exempt signs must comply with 20.50.540(A) Sight Distance:

- 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.
- K. 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.
- L. City-sponsored event signs up for no more than two weeks.
- M. Gateway signs constructed in compliance with the Gateway Policy and Guideline Manual.
- N. Parks signs constructed in compliance with the Parks Sign Design Guidelines and Installation Details as approved by the Parks Board and Planning & Community Development Director. Departures from these approved guidelines may be reviewed as departures through the Administrative Design Review process and may require a sign permit for installation.

- P. 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.
- Q. Garage sale signs not exceeding four square feet per sign face and not advertising for a period longer than 48 hours.
- R. City land-use public notification signs.
- S. 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.

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

Chapter 20.70

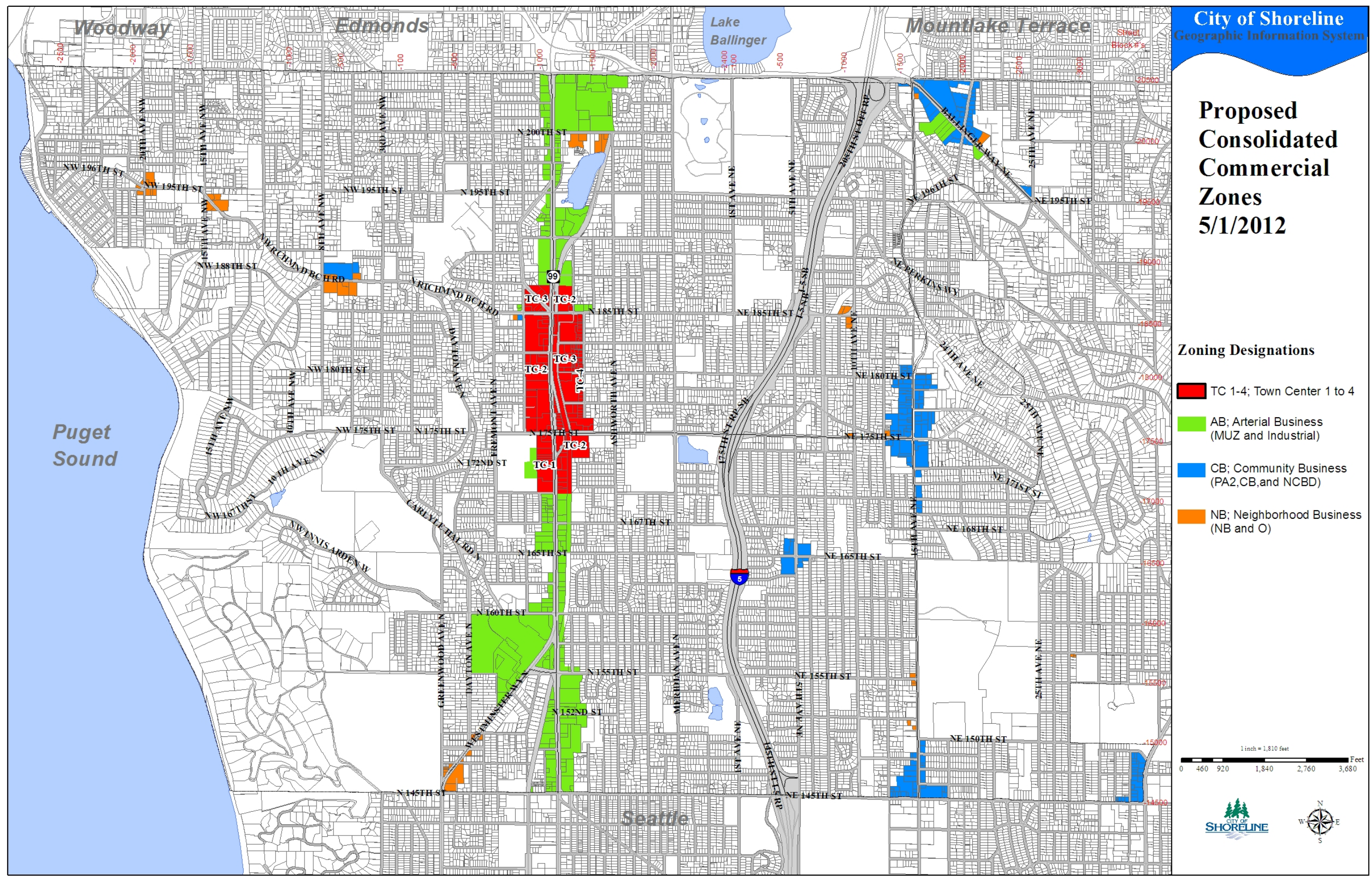
Engineering and Utilities Development Standards

Subchapter 4. Required Improvements

20.70.320 Frontage Improvements

- A. Standard frontage Improvements shall be upgraded or installed pursuant to standards set forth in the Transportation Master Plan Street Classification Map, the Master Street Plan adopted in Chapter 12.10 SMC and the Engineering Development Manual for the specific street which is substandard to satisfy adequate public roadways required for subdivisions by Chapter 58.17 RCW and Chapter 20.30 SMC, Subchapter 7, and to mitigate direct impacts of land use approvals.
- B. Standard frontage improvements consist of curb, gutter, sidewalk, amenity zone and landscaping, drainage improvements and pavement overlays up to one-half of each right-of-way abutting a property as defined in the Master Street Plan. 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. 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. Subdivisions improvements shall be completed prior to the final plat approval. A bond or other surety may be allowed as provided for in SMC 20.30.440 in lieu of completion of all improvements.



The Seattle Times

RECEIVED
DEC 20 2012
PCD

City of Shoreline
Kim Sullivan
17500 Midvale Ave N

Shoreline, WA 98133-4905

Re: Advertiser Account # [REDACTED]

Ad #: 271143

Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper and Publication Date(s)

Seattle Times 12/19/12

Agent

Justyne H. Menesini

Signature

Justyne Menesini

Subscribed and sworn to before me on

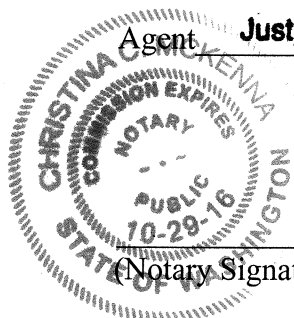
Dec 19, 2012

DATE

Christina C. McKenna

Christina C. McKenna

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle



The Seattle Times

Re: Advertiser Account # [REDACTED]

Ad #: 271143

AD TEXT

RE-NOTICE

The City of Shoreline Notice of Public Hearing (previously December 20, 2012) of the Planning Commission including SEPA DNS Threshold Determination.

Description of Proposal: The proposed code amendments are to consolidate 8 redundant zoning categories to 4 zoning categories without increasing commercial land area, use the Town Center design standards as the basis for all commercial zones, not increase dimensional standards of the existing commercial zones, limit dwelling unit density by the building bulk limitations instead of per acre, and reduce parking requirements to Town Center requirements.

Interested persons are encouraged to provide oral and/or written comments regarding the above proposal at an open record public hearing. The hearing is scheduled for **Thursday, January 17, 2013 at 7:00 p.m.** in the Council Chambers at City Hall, 17500 Midvale Avenue N, Shoreline, WA.

On October 3, 2012 The City of Shoreline determined that the proposal will not have a probable significant adverse impact on the environment and issued a DNS. The DNS is issued in accordance with WAC 197-11-340(2). 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. Upon request, a copy of the final threshold determination for this proposal may be obtained together with the City Council.

Copies of the proposal, SEPA Checklist and proposed code amendments are available for review at the City Hall, 17500 Midvale Avenue North. 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 underlying decision (City adoption) for the above code amendments in accordance with State law.

Questions or More Information: Please contact Paul Cohen, Planning & Community Development at (206) 801-2551 or pcohen@shorelinewa.gov.

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.



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:

10/2/12

From: tootiejo1@comcast.net
Sent: Thursday, January 10, 2013 9:59 AM
To: Plancom; Paul Cohen; Miranda Redinger
Cc: Paula
Subject: Letter from Ronald United Methodist Church

1-10-13

To: The Shoreline Planning Commission

CC: Paul Cohen, Miranda Redinger

From: Ronald United Methodist Church

We appreciate the opportunity to address the commission last week concerning updates to the comprehensive plan, with regards to affordable housing.

We wanted to clarify one matter, that being the staff recommendation contained under Updated Changes: *Staff does not recommend departures from Transition Area standards for low-income housing because there is no evidence that the standards are a burden or deterrent to developing low-income housing. For example, the Ronald Methodist property has enough area to set the proposed building back another 20 feet so that step-backs are not needed, or alternatively, to fill in the step-backs proposed on the opposite side of the building.*

It was also mentioned during the meeting that Ronald United Methodist Church could adjust the property line to accommodate the necessary step-backs.

While adjusting a property line might be a relatively simple matter for any other entity, it is not for our church.

When the congregation of Ronald United Methodist Church voted in late October to sell roughly 33,000 square feet of the back lot to Compass Housing Alliance, it was the culmination of 18 months of intensive work. United Methodist Churches do not own their land, it is held in trust by the conference.

Consequently, selling land requires following a process set out in the United Methodist Book of Discipline. Following this process over the past 18 months required us to form three different, successive committees, hold more than a half-dozen

informational meetings for the congregation, and go before the District Committee on Church Building and Location three different times.

We also incurred considerable out of pocket expenses for feasibility studies, property valuations, legal fees and fees for a professional moderator for the congregational meetings.

The size and position of the land we are selling is what has been approved by the District Committee and the congregation. To change that in any way would require us to, in effect, hit the re-set button and start this process over again.

By its very nature, this is evidence of a burden or deterrent to developing low-income housing. Beyond that, we can cite another burden or deterrent.

Ronald United Methodist Church's intent with this project has always been to live out our ministry of witness and presence, and to that end, the design of the affordable housing project includes a courtyard space that provides a critical visual and physical link between our church building, and the project building, including the Hopelink Foodbank and social services space.

To step back another 20 feet, even if it was possible, or fill in the step-backs on the opposite side of the building, would destroy the open space that gives this project the "village" feel we see as critical to living out our partnership with Compass and Hopelink.

Thank you for your time

Phyllis Johnson

Building Committee Chair

Ronald United Methodist Church

Shoreline, WA

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

20.30.297 Administrative Design Review (Type A).

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

1. ~~The design meets the requirements of the applicable code subsections.~~
1. ~~2. Departures from the design standards in the applicable chapter shall be consistent with the purposes or intent of the applicable each subsections; or be justified~~
2. ~~Justified due to it has been demonstrated that due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.~~
- a. ~~Requests to depart from the Dimensional Standards in Table 20.92.020(B) regarding setbacks and building envelope cannot be departed from in the town center districts as part of Administrative Design Review.~~
1. ~~b. departure from standards is allowed in transition overlays and the TC-4 zone. (Ord. 609 § 6, 2011).~~

20.30.565 Planned Action Approval SEPA Exemptions

Development approvals in Planned Action rea districts identified in SMC 20.40.050(C) and on the City zoning map are designated Planned Action Approvals pursuant to WAC 197-11-164. The environmental impacts of development in these districts consistent with the applicable code provisions have been addressed in the a Planned Action EIS and do not require additional SEPA review.

20.40

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).

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 ~~is~~ 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. ~~No permit is required for n~~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 subchapter must receive an Administrative Design Review approval under SMC 20.30.297 for all signs on the property as a comprehensive signage package.

20.50.535 Thresholds — Required site 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 Design.

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 private signs shall be located partially or completely in a public right-of-way unless a Right-of-Way Site permit has been approved consistent with SMC Chapter 12.15 and is allowed under 20.50.540(H) and 20.50.580, except as allowed underper Exception 20.50.540(F)50(B)(1) or 20.50.610 and consistent with SMC Chapter 12.15.

CB. Sign Copy Area Calculation.

Calculation of signage area ~~per sign face may be done using~~ shall minimally use rectangular areas with inch increments a combination of rectilinear and triangular shapes that will enclose each logical portion of the signage (such as letters, words, phrases, logos, graphics, and ~~and~~ symbols other than non-illuminated background.), at intervals of not less than six inches. The sign area calculations of cabinet signs must include the whole cabinet. 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.

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.

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.

FE. Permitted Illumination.

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

1. Channel lettering or individual backlit letters mounted on a wall, or individual letters placed on a raceway, where only light shines through the copyletters.
2. Opaque cabinet signs where light only shines through copyletter openings.
3. Shadow lighting, where letters are backlit, but light only shines through the edges of the copyletters.
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 – Sign Dimensions~~Standards for Signs~~

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

All Residential (R) Zones, Campus, PA3 and TC-4	NB, CB, and TC-3 (1)	AB, TC-1 and TC-2
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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)

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.

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.

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-sign permit, however, a right-of-way site permit is required.

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.

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

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

~~D.E. Signs mounted on the roof.~~

~~E.F. Pole signs.~~

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

~~G.H. 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).~~

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.

~~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~~ 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.

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.~~

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.

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

1. ~~Shall not be increased in size or elevation, nor shall be relocated to another location.~~
2. Shall be kept in good repair and maintained in a neat, clean, attractive, and safe condition. Grounds surrounding a billboard shall be kept free of debris, litter, and unsightly vegetation.
3. ~~Removal.~~ Any outdoor advertising sign not meeting these restrictions this Code shall be removed within 30 days of the date when an order by the City to remove such sign is given. (Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(E), 2000).

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 either a visual or a traffic hazard, or are not maintained in good condition. No temporary signs 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 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 ~~and~~ announcing 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 and 540(B) Private signs on city right-of-way:

- 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.

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.

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

(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. Standard frontage improvements shall be upgraded or installed pursuant to standards set forth in the Transportation Master Plan Street Classification Map, the Master Street Plan adopted in Chapter 12.10 SMC and the Engineering Development Manual for the specific street which is substandard to satisfy adequate public roadways required for subdivisions by Chapter 58.17 RCW and Chapter 20.30 SMC, Subchapter 7, and to mitigate direct impacts of land use approvals.

B. Standard frontage improvements consist of right-of-way dedication, curb, gutter, sidewalk, amenity zone and landscaping, drainage improvements and pavement overlays up to one-half of each right-of-way abutting a property as defined in the Master Street Plan. 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 for 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. Aggregate value of building construction valuations of permits issued after March xx, 2013 within a five-year period since March XX, 2013 accumulate to that exceed 50 percent of the County assessed or an appraised value of the existing structure(s) when the first permit was issued. 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.

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

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

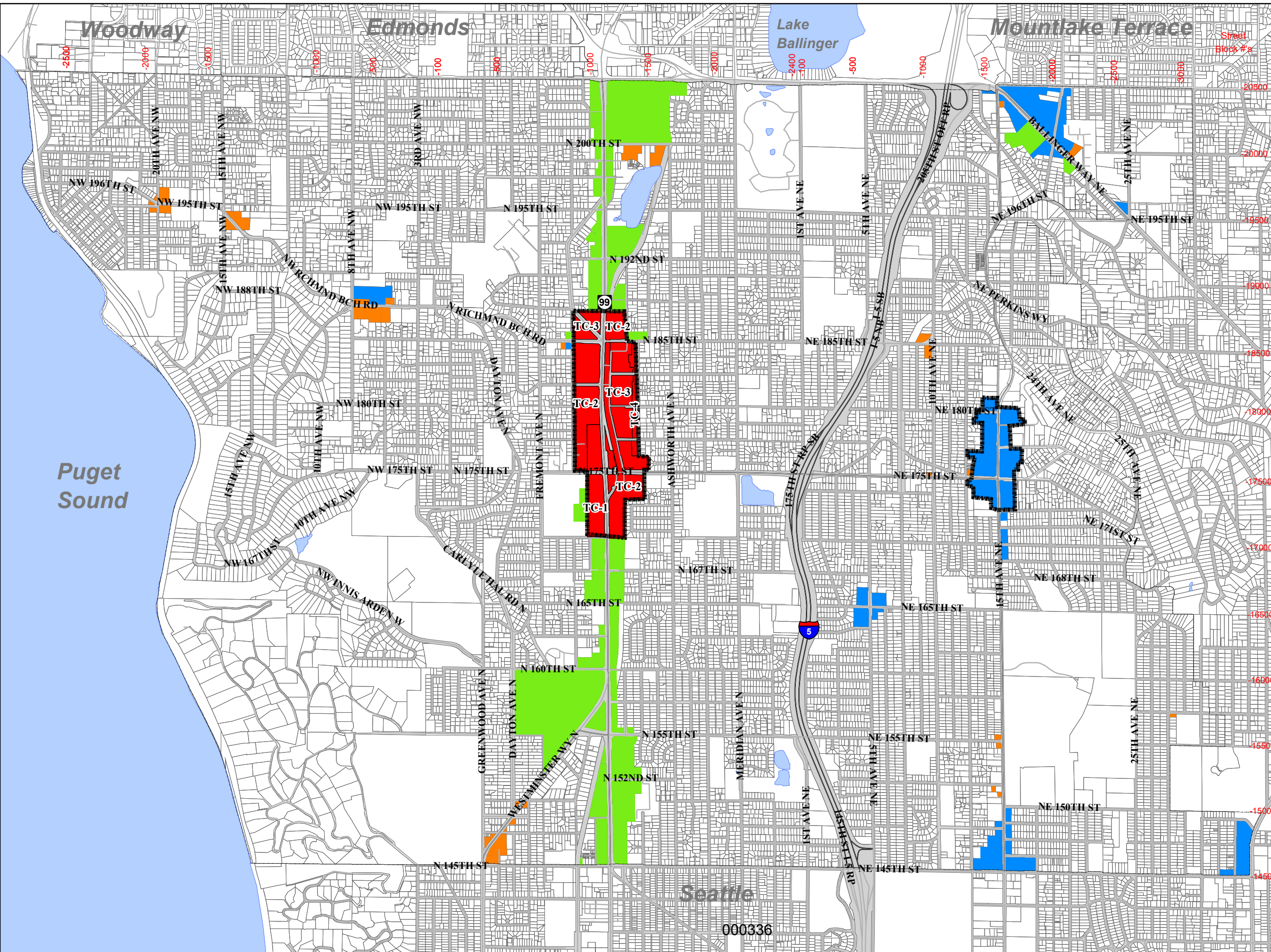
20.50.220 Purpose.

Proposed Consolidated Commercial Zones 1/17/2013

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)
-  Planned Action Approvals

1 inch = 1,830 feet
0 460 920 1,840 2,760 3,680 Feet





**HOUSING
DEVELOPMENT**
consortium

December 5, 2012

Shoreline Planning Commission

Shoreline City Hall
17500 Midvale Avenue N
Shoreline, WA 98133-4905

RE: Commercial Design Standards and Zoning Consolidation

Dear Commissioners,

On behalf of the Housing Development Consortium's (HDC) more than 100 organizational members, thank you for the opportunity to comment on the proposed Commercial Design Standards and Zoning Consolidation. HDC is a nonprofit membership organization which represents private businesses, nonprofit organizations, and government agencies who are working to develop affordable housing across King County and who are dedicated to the vision that all people should have a safe, healthy, and affordable home in a community of opportunity. In other words, we believe all families, regardless of income, deserve the opportunity to thrive in a safe neighborhood with good jobs, quality schools, strong access to transit, and plenty of parks and open space for a healthy lifestyle.

We appreciated the opportunity to work with the Commission over the past several months to achieve this vision, through your creation of Comprehensive Plan policies that support affordable housing development in the City, and we look forward to the City Council's adoption of your recommendation next week. As part of your recommendation to the City Council, you supported incentives to build homes affordable to low-income households and encouraged partnerships with non-profit organizations in order to provide those housing choices within the City. However, as we previously noted, additional regulations are required to implement the vision established by the Comprehensive Plan Housing Element.

To that end, we ask for your support of two specific policies in the Commercial Design Standards that would create meaningful incentives for affordable housing, help achieve your comprehensive plan goals, and implement the updated Comprehensive Plan policies:

HDC's Affordable Housing Members:
Low-income Housing Organizations
Community Development Corporations
Special Needs Housing Organizations
Public Housing Authorities
Community Action Agencies
Workforce Housing Organizations
Public Development Authorities
Government Agencies and Commissions
Architects and Designers
Development Specialists
Certified Public Accountants
Regional Funders and Lenders
National Funders and Lenders
Community Investment Specialists
Property Managers
Law Firms
Contractors

Affording Opportunity

1402 Third Avenue, Suite 1230 Seattle, Washington 98101

1. Criteria-Based Reductions in Parking Requirements

We urge you to support a criteria-based policy for parking reductions that allows a 50% reduction in parking requirements for developments that include a significant number of homes affordable to low-income households and that provides additional parking reductions for housing developments near transit stations. This policy would support implementation of Policy H8 from the proposed Comprehensive Plan update, which states the city's intention to explore a variety and combination of incentives to encourage market rate and non-profit developers to build more units with deeper levels of affordability.

A recent report by the Puget Sound Regional Council (PSRC) found that low-income households and households living near transit routes are less likely to own a vehicle. For example, only 60% of Seattle households earning 150% of the poverty line own a car, while 85% of the total population owns a car.¹ Seattle has taken steps to greatly reduce minimum parking requirements, particularly in transit rich communities and for housing that serves transit-dependent populations, like older adults. A criteria-based parking reduction would promote effective and efficient development of homes for low-income households and households living near transit, and it would ensure sufficient parking capacity is still provided in all residential developments.

2. Design Standard Exemptions

We urge you to give the Planning Director the discretion to provide design standard exemptions for housing developments that include a significant number of homes affordable to low-income households. This would help to implement Policy H7, which states, "Create meaningful incentives to facilitate development of affordable housing in both residential and commercial zones, including consideration of exemptions from certain development standards in instances where strict application would make incentives infeasible." While the City is not currently able to directly fund affordable housing construction, this policy would increase the number of affordable homes built with limited public dollars in Shoreline.

The organizations developing affordable homes are good stewards of the public dollars that support their programs. They work hard to build homes as cost-efficiently as possible. Unfortunately, by inflating the construction costs of each home, design standards can reduce the number of homes organizations are able to build within funding and zoning constraints. While we recognize the importance of design standards to community character, Shoreline can maintain neighborhood character and promote cost effective construction of affordable homes at the same time. This policy would create flexibility in the code to ensure that affordable housing developers are able to provide the most homes at the deepest level of affordability possible, in line with Policies H7 and H8, while also protecting neighborhood compatibility.

All families in Shoreline should be able to afford their housing and still have enough money to pay for basic expenses like groceries, gas, and child care. Please accept these recommendations and support more affordable housing opportunities for Shoreline residents. Thank you for your consideration.

Best Regards,



Kelly Rider
Policy Director

¹ Puget Sound Regional Council, "A Regional TOD Fund," September, 2011, <http://www.psrc.org/assets/8674/RegionalTODFundWhitePaper.pdf>

From: Kelly Rider [kelly@housingconsortium.org]
Sent: Thursday, January 17, 2013 2:18 PM
To: Plancom
Cc: Steve Szafran; Jessica Simulcik Smith; Paul Cohen
Subject: HDC Comment re: Commercial Design Standards Public Hearing
Attachments: HDC Comment re Commercial Design Standards Public Hearing.pdf

Commissioners,

On behalf of the Housing Development Consortium of King County, please accept our comments (attached) regarding the proposed Commercial Design Standards & Zoning Consolidation Project in preparation for tonight's public hearing.

We urge you to give the Planning Director the discretion to provide design standard exemptions when the following criteria are fulfilled:

1. The applicant can demonstrate that the intended design plan is safe, attractive, and walkable; (*as supported by the Town Center Plan*) and
2. The applicant can demonstrate that the design standard exemption will result in the development of additional homes affordable to households earning 60% or less of Area Median Income; and
3. The applicant holds a neighborhood meeting to solicit feedback on the design plan.

This policy would protect neighborhood compatibility and ensure community input, while also creating flexibility in the code to ensure that affordable housing developers are able to provide the most homes at the deepest level of affordability possible. It would also help to implement Comprehensive Plan Policy H7 and Town Center Policy TC-3.

Thank you for your consideration.

Best,

Kelly Rider

Kelly Rider

Policy Director

Housing Development Consortium Seattle - King County

1402 3rd Ave., Suite 1230

Seattle, WA 98101

www.housingconsortium.org

206.682.9541

kelly@housingconsortium.org

Jessica Simulcik Smith

From: Plancom [plancom@shorelinewa.gov]
Sent: Thursday, January 17, 2013 3:08 PM
To: Jessica Simulcik Smith; Michelle Linders Wagner; Cynthia Esselman; Donna Moss; Rachael Markle; Steve Szafran; Easton Craft; David Maul; William Montero; Keith Scully; Paul Cohen
Subject: FW: information packet from RUMC for public hearing 1-17-13
Attachments: PC-Letter-1.doc; PC-Letter-2.doc; PC-Letter-3.doc; PC-Letter-4.doc; PC-Letter-5.doc; PC-Letter-6.doc; PC-Letter-7.doc; PC-Letter-8.doc

From: tootiejo1@comcast.net[SMTP:TOOTIEJO1@COMCAST.NET]
Sent: Thursday, January 17, 2013 3:07:25 PM
To: Plancom
Subject: information packet from RUMC for public hearing 1-17-13
Auto forwarded by a Rule

To: The Shoreline Planning Commission

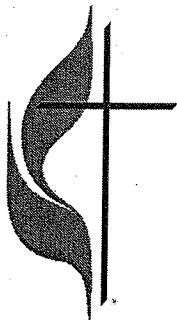
From: Ronald United Methodist Church, Shoreline

Commissioners,

Attached are letters that will be read at tonight's public hearing, as well as previous letters submitted in May, December and January. We request that this information packet become a part of the record at tonight's public hearing, and passed on in its entirety to the Shoreline City Council.

Respectfully yours

Pastor Paula McCutcheon,
Ronald UMC
Phyllis Johnson
RUMC Building Committee Chair

**Ronald United Methodist Church**

17839 Aurora Avenue North
Shoreline, Washington 98133

Church: (206) 542-2484
email: ronaldumc@yahoo.com
Pastor, Rev. Paula McCutcheon

1-17-13

To: The Shoreline Planning Commission
From: Pastor Paula McCutcheon

Good evening. I'm Pastor Paula McCutcheon from Ronald United Methodist Church. I am a resident of Bothell, but work in Shoreline.

I am pleased to be able to come before you once again. First, I'd like to thank you for being so attentive to our requests. The parking reduction that is now in the proposed code language helps tremendously in bringing affordable housing and human services to Shoreline.

But, we are not quite there yet.

I hope that as we have counseled with you in recent months, we have shown how different and unique affordable housing projects are to develop. Our faith community, for example, has been on a journey of nearly two years to bring to life the partnership between ourselves, Compass Housing Alliance and Hopelink.

We now come before you to ask you to support director discretion *for* design standard variances with regards to affordable housing.

Affordable housing by its nature does not fit the standard commercial development model. Certainly, our project is a prime example. For instance, the portion of our property we have agreed to sell to Compass has for neighbors an ice rink, a thrift store, a car dealership and a dentist. It faces only two traditional residences, and they sit quite far back from the road.

With director discretion we will be able to create a project that is a visual testament to this unique partnership, and a focal point for the neighborhood and community at large.

In addition, our project incorporates the high quality design as envisioned when the Town Center policies and goals were developed. I have reviewed the Towne Center Sub-Area plan and find that many of these goals and policies reflect our own hopes for social equity, a broad range of housing choices, diversity, and a sense of place.

I am most struck by the stated desire to "incentivize affordable housing in Town Center" and the Social Equity Goals and Policies.

Town Center offers a broad range of job opportunities and housing choices that attract a diversity of household types, ages, and incomes. Attention to design allows the public gathering places to be accessible to all. People feel safe here day and night. Festivals, exhibits, and performances attract people of all ages and cultural backgrounds.

Goals:

Goal TC-1 Create a Town Center that embodies the sustainability values of environmental quality, economic vitality, and social equity.

Goal TC-3 Create a "sense of place" in Town Center that provides a focal point for Shoreline's civic life and community-wide identity and embraces its unique history.

Goal TC-4 Create an economically and culturally thriving Town Center through the coordinated efforts of the City, the School District, other public sector organizations, business organizations, community non-profits, and neighborhood associations.

Policies:

Policy TC-1 Promote a blend of civic, commercial, and residential uses in Town Center.

Policy TC-2 Create a safe, attractive, and walkable Town Center that links mixed use, mid-rise buildings, a broad range of housing choices, major civic amenities, public gathering places, and bus rapid transit service.

Policy TC-3 Increase the variety of housing choices in Town Center and increase opportunities for moderate cost housing. Reduce new housing construction costs and incentivize affordable housing in Town Center.

Policy TC-9 Create a seamless network of safe, convenient, and attractive walkway improvements within Town Center that also connects to all streets, the Interurban Trail, high capacity transit on Aurora, and adjacent neighborhoods.

Policy TC-10 Create safe and attractive pedestrian crossings of Aurora, walkways to better link uses within Town Center, and more direct and attractive walkways from adjacent neighborhoods.

Policy TC-15 Consider the creation of new rights-of-way, or the vacation of other rights-of-way in order to facilitate better vehicular and pedestrian circulation. Encourage parcel aggregation and more comprehensive site development designs in order to create a more pedestrian friendly environment, and promote mixed use development.

We have found the city to be an able and supportive partner in this journey, with a variety of departments and individuals offering support.

But we are at a crucial juncture, where this stated desire to provide incentives for the creation of affordable housing is most needed. Without director discretion, particularly with regards to the transition areas, this project is fragile.

You have put in place the language in goals and policies to support affordable housing and make projects like this a reality.

Now is the time to transform these goals and policies into regulations and code that will empower them to become realities by allowing director discretion for design standards.

As you may already know, our project and this unique partnership that has formed around it have become quite well known among various faith communities. They are watching to see how it goes for us - we are a model.

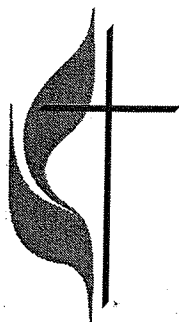
I am hopeful other faith communities will also consider stewarding their land so that more people are able to have safe, affordable housing and access to the basic human services which empower sustainable living.

At the end of the process, we want to be able to say that the city was a great partner in making this happen.

In order to facilitate our project and others that will come after, in order to open the door and say welcome, director discretion for design standards is essential.

Thank you

Pastor Paula McCutcheon
Ronald United Methodist Church
Shoreline, WA



Ronald United Methodist Church

17839 Aurora Avenue North
Shoreline, Washington 98133

Church: (206) 542-2484
email: ronaldumc@yahoo.com
Pastor, Rev. Paula McCutcheon

1-17-2013

To: Shoreline Planning Commission
From: Phyllis Johnson, Ronald United Methodist Church

Hello again, I'm Phyllis Johnson, chair of the Ronald United Methodist Church Building Committee.

I would like to use my time this evening to give you an inside view of what it has taken in order to bring to life an affordable housing project.

Churches were asked by the City of Shoreline several years ago to consider dedicating excess property to affordable housing.

I cannot speak for all churches, but I believe it's safe to theorize that many will have a process that must be followed.

For United Methodists, whose property is held in trust by the General Conference, there is a very specific process set out in our Book of Discipline.

Following this process is essential if we are to be able to sell property and enter into partnerships.

Over the course of nearly 2 years, Ronald United Methodist has formed a Vision Task Force, a Study Committee, and a Building Committee, held more than a half dozen congregational meetings, and countless meetings with our partners Compass Housing Alliance and Hopelink, as well as SMR Architects.

We have visioned, we have debated, we have written and shared reports.

We have counseled with the District Superintendent, Pat Simpson, and gone before the District Committee on Church Building and Location three times.

We have done this work because we believe in the project and the partnership and in our vision of witness and presence.

And this vision has not come without some sacrifice. Not just in terms of our property, but on a more personal level. There were dissenting voices in this process, and we did lose people because of it.

But again, because of our belief in being the better neighbor, and in living out our ministry of witness and presence, we have pressed on.

And we are still not done. Cobbling together funding for an affordable housing project is challenging. It will be at least another two years or more before ground is broken.

If it's broken.

We are asking tonight that you honor the goals and policies for Towne Center so that this project may indeed come to pass.

Specifically, I refer to Policy TC-3: Increase the variety of housing choices in Town Center and increase opportunities for moderate cost housing. Reduce new housing construction costs and incentivize affordable housing in Town Center.

We stand here tonight in need of incentivization.

Shoreline does not offer funding for affordable housing projects, as other cities and municipalities do. You have chosen to create a fertile environment that encourages development.

But, it is necessary to go this extra step and provide director discretion for design standard variances if any affordable housing project is to find a home in Shoreline.

And so, we respectfully ask that you give serious consideration to granting director discretion for design standard variances in matters of affordable housing. This is essential in ensuring that our project and others that would follow can be fully realized.

Thank you

Phyllis Johnson

For your further consideration:
From Towne Center Sub-Area Plan:

Social Equity

Town Center offers a broad range of job opportunities and housing choices that attract a diversity of household types, ages, and incomes. Attention to design allows the public gathering places to be accessible to all. People feel safe here day

and night. Festivals, exhibits, and performances attract people of all ages and cultural backgrounds.

Goals:

Goal TC-1 Create a Town Center that embodies the sustainability values of environmental quality, economic vitality, and social equity.

Goal TC-3 Create a “sense of place” in Town Center that provides a focal point for Shoreline’s civic life and community-wide identity and embraces its unique history.

Goal TC-4 Create an economically and culturally thriving Town Center through the coordinated efforts of the City, the School District, other public sector organizations, business organizations, community non-profits, and neighborhood associations.

Policies:

Policy TC-1 Promote a blend of civic, commercial, and residential uses in Town Center.

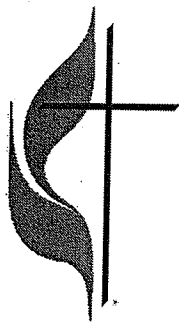
Policy TC-2 Create a safe, attractive, and walkable Town Center that links mixed use, mid-rise buildings, a broad range of housing choices, major civic amenities, public gathering places, and bus rapid transit service.

Policy TC-3 Increase the variety of housing choices in Town Center and increase opportunities for moderate cost housing. Reduce new housing construction costs and incentivize affordable housing in Town Center.

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Ronald United Methodist Church

17839 Aurora Avenue North
Shoreline, Washington 98133

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Pastor, Rev. Paula McCutcheon

1-10-13

To: The Shoreline Planning Commission

CC: Paul Cohen, Miranda Redinger

From: Ronald United Methodist Church

We appreciate the opportunity to address the commission last week concerning updates to the comprehensive plan, with regards to affordable housing.

We wanted to clarify one matter, that being the staff recommendation contained under Updated Changes: *Staff does not recommend departures from Transition Area standards for low-income housing because there is no evidence that the standards are a burden or deterrent to developing low-income housing. For example, the Ronald Methodist property has enough area to set the proposed building back another 20 feet so that step-backs are not needed, or alternatively, to fill in the step-backs proposed on the opposite side of the building.*

It was also mentioned during the meeting that Ronald United Methodist Church could adjust the property line to accommodate the necessary step-backs.

While adjusting a property line might be a relatively simple matter for any other entity, it is not for our church.

When the congregation of Ronald United Methodist Church voted in late October to sell roughly 33,000 square feet of the back lot to Compass Housing Alliance, it was the culmination of 18 months of intensive work. United Methodist Churches do not own their land, it is held in trust by the conference.

Consequently, selling land requires following a process set out in the United Methodist Book of Discipline. Following this process over the past 18 months required us to form three different, successive committees, hold more than a half-dozen informational meetings for the congregation, and go before the District Committee on Church Building and Location three different times.

We also incurred considerable out of pocket expenses for feasibility studies, property valuations, legal fees and fees for a professional moderator for the congregational meetings.

The size and position of the land we are selling is what has been approved by the District Committee and the congregation. To change that in any way would require us to, in effect, hit the re-set button and start this process over again.

By its very nature, this is evidence of a burden or deterrent to developing low-income housing. Beyond that, we can cite another burden or deterrent.

Ronald United Methodist Church's intent with this project has always been to live out our ministry of witness and presence, and to that end, the design of the affordable housing project includes a courtyard space that provides a critical visual and physical link between our church building, and the project building, including the Hopelink Foodbank and social services space.

To step back another 20 feet, even if it was possible, or fill in the step-backs on the opposite side of the building, would destroy the open space that gives this project the "village" feel we see as critical to living out our partnership with Compass and Hopelink.

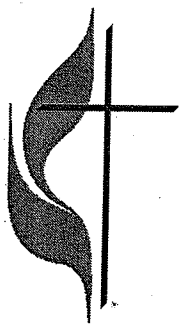
Thank you for your time

Phyllis Johnson

Building Committee Chair

Ronald United Methodist Church

Shoreline, WA



Ronald United Methodist Church

17839 Aurora Avenue North
Shoreline, Washington 98133

Church: (206) 542-2484
email: ronaldumc@yahoo.com
Pastor, Rev. Paula McCutcheon

1/3/2013

Good evening

I'm Phyllis Johnson, chair of the Building Committee at Ronald United Methodist Church. This evening I speak to you on behalf of my committee, as well as Paula McCutcheon, pastor of Ronald United Methodist.

Over the course of nearly two years, members of the Ronald United Methodist faith community have been on a journey - birthing a partnership with Compass Housing Alliance, Hopelink and SMR Architects that will bring to life an affordable housing project that will include warm safe homes for the poor and space for a foodbank and social services.

It has been an exciting journey to assemble this very unique collaboration. There is nothing else quite like it in the Pacific Northwest Conference of the United Methodist Church nor the greater Seattle, King County region.

Along the way, we have come to consider the city of Shoreline another partner in this process, one that has been instructive, and supportive in all the steps we've taken to get to this place.

We appreciate the attentiveness we have received, particularly with regards to the very necessary parking reduction that is now included in the update language.

And because of your openness, we come again, as we must, to advocate for another adjustment that will benefit not only our partnership project, but other affordable housing projects that would come to Shoreline in the future.

We are here tonight in support of Compass Housing Alliance and SMR Architect's request for flexibility in the design standards for affordable housing.

We feel this flexibility will allow Compass to construct a facility that will not only be in keeping with our mixed-use neighborhood, but a facility that will also be physically reliable well into the future.

Compass is successful at what it does because it thinks strategically and long-term. Their desire is to build a high quality facility where short and long-term maintenance needs are minimized.

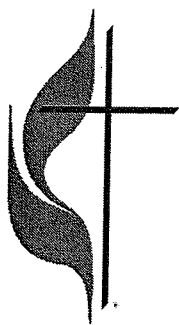
I cannot stress how important this is, particularly when the funds for affordable housing are so hard to come by. Having a building that is sustainable over the long haul just makes good economic sense.

But beyond the arithmetic, having the design flexibility to build a sustainable facility frees future dollars so that Compass can do even more for those who are so desperate for services.

We would ask you to carefully and thoughtfully consider this very reasonable request and to look favorably on its inclusion in the design standards.

Thank you

Phyllis Johnson
Building Committee Chair



Ronald United Methodist Church

17839 Aurora Avenue North
Shoreline, Washington 98133

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Pastor, Rev. Paula McCutcheon

12-6-12

Shoreline Planning Commission
Shoreline City Hall
17500 Midvale Avenue N
Shoreline WA 98133-4905

RE: Commercial Design Standards and Zoning Consolidation

Dear Commisioiners,

My name is Phyllis Johnson and I chair the building committee of Ronald United Methodist Church. I am here to speak in support of the requested code adjustments by Compass Housing Alliance and SMR Architects.

My committee was formed by the congregation in June to explore and refine a partnership with Compass Housing Alliance and Hopelink to build affordable housing, a foodbank and social services space on the back lot of our church property.

This partnership is the culmination of nearly two years work by the congregation to decide how best to establish a more meaningful presence in the community. We chose to work with Compass and Hopelink because they share our vision of service to the lesser among us. I can tell you that this partnership between a United Methodist Church and two very well established social services agencies is unique. There is nothing else quite like it in the Pacific Northwest Conference of the United Methodist Church, nor in the greater Seattle area.

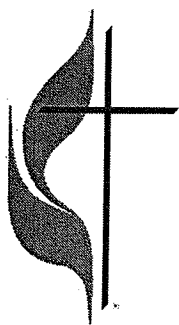
While the project will provide Ronald with a way to live out our ministry of witness and presence, there is benefit to the greater community as well. Indeed, I see a deep willingness among the residents of Shoreline, and the city itself, to help those in the greatest need and this project will provide ample opportunity to be in service in any number of ways.

My son Jeremiah is 10 and a student at Syre Elementary School. He has attended dozens of meetings with me about this project. He has been incredibly patient, but he often asks a question that I will now pass onto you: "When are we going to build the houses for the poor people?"

These very reasonable and necessary code adjustments will allow this exceptionally beneficial project, and others that would follow, to go forward and for the answer to my son's question to be "now."

Thank you,

Phyllis Johnson



Ronald United Methodist Church

17839 Aurora Avenue North
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email: ronaldumc@yahoo.com
Pastor, Rev. Paula McCutcheon

December 5 2012

Shoreline Planning Commission

Shoreline City Hall
17500 Midvale Avenue N
Shoreline, WA 98133-4905

RE: Commercial Design Standards and Zoning Consolidation

Greetings Commissioners!

I am so glad to be writing to you again on behalf of Ronald United Methodist Church your Town Center neighbor. We want to express our gratitude for the response to our letter of May 17, 2012 and for the opportunity to speak with you at the planning commission meeting. We were pleased to learn that the Comprehensive Plan now includes language which supports the building of affordable housing with attention to providing housing for individuals and families who are homeless. And now we come again, this time asking that you give consideration to the requests of Compass Housing Alliance and SMR architects with regards to changes in Commercial Design Standards. These changes would pave the way not only for the project planned at Ronald United Methodist Church, but others that will develop in the future. The City of Shoreline hosted an event in 2010 asking faith communities to consider stewarding land for the creation and building of affordable housing in the Shoreline area. I was delighted to discover when I began my pastoral term in July of 2010 at Ronald United Methodist Church that the city had this vision. I also discovered in visioning work with the congregation that creating affordable housing and making sure human services were available to individuals and families who are homeless was not only a vision of Ronald United Methodist Church but a deep calling and great passion. We began partnership with the City of Shoreline and the North King County Affordable Housing and Homelessness Workgroup to look for ways to respond to synergy of these two visions. In addition we have been encouraged by the meetings in which we have participated with public works, the planning department and human services over the past two years. We are deeply thankful for the hours these departments have spent in conversation with us about this extremely important vision, hope and urgent need. The partnership has impacted our congregation in very meaningful ways and the support has empowered us to move closer and closer to truly living out our vision of being a faith community who goes the next step into advocacy for individuals and families who are homeless. Every week we encounter individuals and families who are in need of safe, clean, warm affordable housing. Right now we have a young man sleeping

under the eaves of our building. These individuals and families join us in worship and at coffee fellowship hour for warmth and nourishment. We give out bus tickets and emergency food bags from Hopelink. We do the best we are able to do with our resources and it is just not enough. Therefore we are writing to you again to ask for your help in bringing this longing, this dream and shared vision to reality.

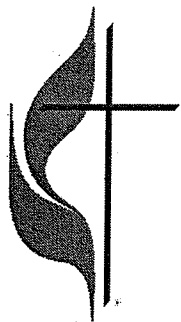
To this end we are asking for 2 policies in the Commercial Design Standards that would support the efficient development of affordable homes in Shoreline and create meaningful incentives for affordable housing and help achieve your comprehensive plan goals and implement the comprehensive plan policies, specifically Policies H7 and H8.

1. A criteria-based policy for parking reductions that allows a 50% reduction in parking requirements for developments that include a significant number of homes affordable to low-income households and that provides additional parking reductions for housing developments near transit stations.
2. Director discretion for design standard exemptions for housing developments that include a significant number of homes affordable to lower-income households.

We your neighbors and partners are grateful for all you have done to bring us to this place. We respectfully ask that you now take this critical next step, and make these minor code adjustments, so that the project at Ronald United Methodist Church will be brought to life and we live out our vision of being a diverse, faithful active community of service, hospitality and hope.

With sincere gratitude,

Pastor Paula Rae McCutcheon
pastorpaularumc@yahoo.com
17839 Aurora Avenue North
Shoreline, Washington 98133



Ronald United Methodist Church

17839 Aurora Avenue North
Shoreline, Washington 98133

Church: (206) 542-2484
email: ronaldumc@yahoo.com

Pastor, Rev. Paula McCutcheon

May, 2012

Hello, my name is Paula McCutcheon and I am pastor of Ronald United Methodist Church, which is only a short distance from City Hall.

We straddle a busy commercial district and a residential area and our location frequently brings those who are homeless or in need to our doorstep.

On average we see around three people a week during the winter who are without homes, and one to two a week during the spring and summer.

Some are from Seattle and surrounding areas, some from out of state.

I'd like to share some of their stories with you, in the hopes of bringing this very large and difficult problem into a more personal focus.

These are real people with real problems and real needs.

They are youth standing outside of Bartell's.

They are a woman I'll call Mary, who came here from Oklahoma, after leaving her abusive husband. She told us she had walked from Bellingham. And she was angry.

They are Jeff, a regular visitor, who lives on the streets.

They are Ron, who says he "gets into trouble in shelters," and so has chosen to stay on the streets.

June who is an alcoholic and cannot be in front of a computer because there are demons in the computer who will take her soul. She longs for a shower and lives in a shed with her friend in Shoreline.

Claire needs a bus pass to get to a shelter and is in search of food until food bank day.

We have received calls from several out of state visitors staying at Aurora Avenue hotels asking for assistance with their hotel bill.

And we see several folks who come on Sundays for worship as well as to share in fellowship hour and lunch.

Those who come on Sunday are very hungry, not just for food but for human contact and interaction.

Although individuals often express very individual needs, the most common requests involve a voucher or coupon that can be used at our neighbor Deseret for clothes, or shoes.

We are also are frequently asked for food, bus tickers, gas money and or hotel assistance, toiletries, feminine hygiene products, or to use the restroom.

Still others need grocery bags, or something similar, for carrying belongings.

We are trying to adapt our responses to fit the ever-changing needs we see.

For example, we no longer give vouchers or coupons for Deseret. We now keep clothes, shoes and blankets on hand, especially in winter.

We provide emergency food bags from Hopelink and we have other food supplies donated by church members.

We now add bottled water to the food bag.

And we provide two bus tickets to each individual.

Beyond these physical items that meet physical needs, we offer a ministry of presence and compassionate care. At times, many of the people we see they just want a mother, someone to listen.

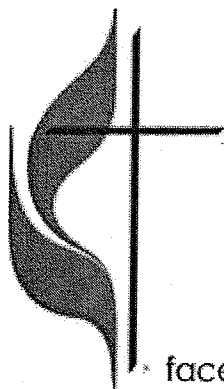
Unfortunately, we do not see the problem of homelessness going away. We see more people by the week and as many more lose their homes, or jobs, as social services become more strained, the upward trend will sadly continue.

We truly believe that the solution to homelessness is creating affordable housing and providing services that will help all individuals and families have sustainable living and lives.

We would encourage the commission to include in the housing update a comprehensive strategy that encourages and supports the construction of affordable housing throughout Shoreline.

Thank you

Pastor Paula McCutcheon

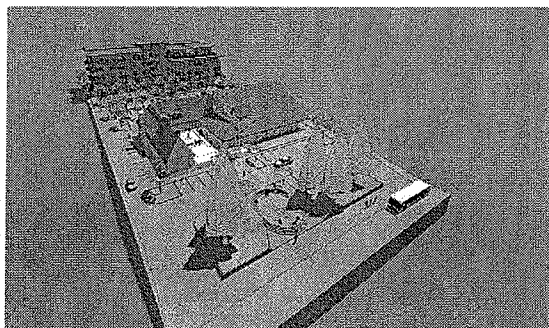


Cross Connection

Occasional newsletter of the Seattle District
of the United Methodist Church

facebook.com/SeaDist | twitter.com/SeaDistUMC | 206.870.6814

Bold Ministry Plan for Shoreline



After a year and a half of visioning, planning and study Ronald UMC voted October 28th to launch a low income housing and social services complex adjacent to the church. A vacant portion of church property is being sold to Compass

Housing Alliance, a faith-based developer with Lutheran roots. Seventy units of housing will be built for homeless families and veterans. Next to the apartments, Hopelink will develop a new home for its Shoreline food bank and social service programs. The new facilities will meet serious community needs, and both agencies are committed to an ongoing service partnership with the church.

Proceeds from the land sale will make needed renovations possible for the Ronald church. These plans will be finalized in 2013.

The congregation understands the challenge of ministry with their new neighbors and non-profit service partners. As the new physical aspects of their building and site take shape, their life as a church must also be re-oriented - toward deeper hospitality, mission and service. Please pray for them. And may we all learn with them!



January 3, 2013
Revised January 17, 2013

Shoreline Planning Commission
17500 Midvale Avenue N
Shoreline, WA 98133-4905

RE: Commercial & Town Center Design Standards

Dear Commissioners,

Following up on my 12-06-12 testimony to the commission, I would like to clarify and expand upon my request for Incentive Zoning for parking reductions and Director Discretion to the Town Center Dimensional Requirements when abutting R-4 or R-6 zones. This Incentive Zoning and Director Discretion would be for affordable housing meeting 50% or less of Area Media Income (AMI) as defined by HUD. Included for your reference are several attachments with two optional diagrammatic massing model sketches meeting the dimensional step back, modulation and roofing requirements, and one preferred option meeting some of the requirements.

Parking Reduction Incentive for Affordable Housing (Section 20.92.060.E Vehicle Parking & Landscaping):

- *A parking reduction on a "pro-rata" basis to the number of units (ie: if half of your units are at market rate, then half would need to meet the full parking requirement).*
- *A 50% reduction for very low-income (as defined by HUD at 50% of AMI) rather than simply low-income (which is equivalent to market rate in Shoreline) and for extremely low-income (as defined by HUD at 30% of AMI).*

Director Discretion for modifications to dimensional standards in the Town Center when abutting R-4 or R-6 zones (Section 20.92.040.C Building Heights):

1. Attachment A, Kirkland Land Use Code, Chapter 112 – Affordable Housing Incentive – Multifamily: The City of Kirkland allows for specific dimensional requirement modifications (see 112.20) and additional discretionary modifications (see 112.25).
2. Attachment B, Issaquah Land Use Code, Chapter 18.07.250 through 18.07.365, Administrative Adjustment of Standards: The City of Issaquah allows for specific adjustments of standards except as noted in 18.07.280 and additional discretionary modifications (see 18.07.350).
3. Attachment C, Code Compliant Massing Option:
See Attachment C for image and notes
4. Attachment D, Alternate Code Compliant Massing Option:
See Attachment D for image and notes
5. Attachment E, Preferred Massing Option:
See Attachment E for images and notes
6. Attachment F, Examples of successful built projects using materials, rooflines and bays to create modulation and pedestrian scaled streetscapes.

I respectfully request your consideration on the above-mentioned modifications to the land use code and feel that each of the requests support the City of Shoreline Comprehensive Plan goals and policies and will make a more vibrant, livable community.

Sincerely,

A handwritten signature in dark ink, appearing to read "poppi handy", written in a cursive, flowing style.

Poppi S. Handy, AIA, LEED AP BD+C
Principal

Michael W. Romine

John L. Woodworth

Poppi S. Handy

Douglas J. Ito

Dean A. Kralios

Scott D. Starr

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Comprehensive Plan Goals Reference:

- Goal H3: Preserve and develop housing throughout the city that addresses the needs of all economic segments of the community, including underserved populations, such as households making less than 30% of Area Median Income.
- H7: Create meaningful incentives to facilitate development of affordable housing in both residential and commercial zones, including consideration of exemptions from certain development standards in instances where strict application would make incentives infeasible.
- H8: Explore a variety and combination of incentives to encourage market rate and non-profit developers to build more units with deeper levels of affordability.
- H11: Encourage affordable housing availability in all neighborhoods throughout the city, particularly in proximity to transit, employment, and/or educational opportunities.
- H18: Encourage, assist, and support non-profit agencies that construct, manage, and provide services for affordable housing and homelessness programs within the city.
- H25: Encourage, assist, and support social and health service organizations that offer housing programs for targeted populations.
- H28: Improve coordination among the County and other jurisdictions, housing and service providers, and funders to identify, promote, and implement local and regional strategies that increase housing opportunities.
- Town Center: Policy TC-3 Increase the variety of housing choices in Town Center and increase opportunities for moderate cost housing. Reduce new housing construction costs and incentivize affordable housing in Town Center.

Enclosure:

Attachment A: Kirkland Land Use Code

Attachment B: Issaquah Land Use Code

Attachment C: Code Compliant Massing Option

Attachment D: Alternative Code Compliant Massing Option

Attachment E: Preferred Massing Option

Attachment F: Examples of Built Projects

Attachment G: 12.06.12 Planning Commission Letter

Chapter 112 – AFFORDABLE HOUSING INCENTIVES – MULTIFAMILY

Sections:

- [112.05](#) User Guide
- [112.10](#) Purpose
- [112.15](#) Affordable Housing Requirement
- [112.20](#) Basic Affordable Housing Incentives
- [112.25](#) Additional Affordable Housing Incentives
- [112.30](#) Alternative Compliance
- [112.35](#) Affordability Provisions
- [112.40](#) Regulatory Review and Evaluation

112.05 User Guide

This chapter offers dimensional standard flexibility and density and economic incentives to encourage construction of affordable housing units in commercial zones, high density residential zones, medium density zones and office zones.

If you are interested in proposing four (4) more residential units in commercial zones, high density residential zones, medium density zones or office zones, or you wish to participate in the City's decision on such a project, you should read this chapter.

112.10 Purpose

There is a limited stock of land within the City zoned and available for residential development and there is a demonstrated need in the City for housing which is affordable to persons of low and moderate income. Therefore, this chapter provides development incentives in exchange for the public benefit of providing affordable housing units in commercial zones, high density residential zones, medium density zones and office zones.

112.15 Affordable Housing Requirement

1. Applicability –
 - a. Minimum Requirement – All developments creating four (4) or more new dwelling units in commercial, high density residential, medium density and office zones shall provide at least 10 percent of the units as affordable housing units and comply with the provisions of this chapter as established in the General Regulations for the Use Zone or the Special Regulations in the Use Zone Chart for the specific use. This subsection is not effective within the disapproval jurisdiction of the Houghton Community Council.
 - b. Voluntary Use – All other provisions of this chapter are available for use within the disapproval jurisdiction of the Houghton Community Council and in developments where the minimum requirement does not apply.
2. Calculation in Density-Limited Zones – For developments in density-limited zones, the required amount of affordable housing shall be calculated based on the number of dwelling units proposed prior to the addition of any bonus units allowed pursuant to KZC [112.20](#).
3. Calculation in RH and TL Zones and in the Designated Portion of PLA 5C Zone
For developments in the RH and TL Zones and the portion of PLA 5C south

– For developments in the RH and TL zones, and the portion of PLA 5C south of 4th Avenue and within 180 feet of 6th Street, the required amount of affordable housing shall be calculated based on the total number of dwelling units proposed.

4. **Rounding and Alternative Compliance** – In all zones, the number of affordable housing units required is determined by rounding up to the next whole number of units if the fraction of the whole number is at least 0.66. KZC [112.30](#) establishes methods for alternative compliance, including payment in lieu of construction for portions of required affordable housing units that are less than 0.66 units.

112.20 Basic Affordable Housing Incentives

1. **Approval Process** – The City will use the underlying permit process to review and decide upon an application utilizing the affordable housing incentives identified in this section.
2. **Bonus**
 - a. **Height Bonus.** In RH, PLA 5C, and TL use zones where there is no minimum lot size per dwelling unit, additional building height has been granted in exchange for affordable housing, as reflected in each Use Zone Chart.
 - b. **Bonus Units.** In use zones where the number of dwelling units allowed on the subject property is determined by dividing the lot size by the required minimum lot area per unit, two (2) additional units (“bonus units”) may be constructed for each affordable housing unit provided. (See Plate 32 for example of bonus unit calculations.)
 - c. **Maximum Unit Bonuses.** The maximum number of bonus units achieved through a basic affordable housing incentive shall be 25 percent of the number of units allowed based on the underlying zone of the subject property.
 - d. **Density Bonus for Assisted Living Facilities.** The affordable housing density bonus may be used for assisted living facilities to the extent that the bonus for affordable housing may not exceed 25 percent of the base density of the underlying zone of the subject property.
3. **Alternative Affordability Levels** – An applicant may propose affordability levels different from those defined in Chapter [5](#) KZC for the affordable housing units.
 - a. In use zones where a density bonus is provided in exchange for affordable housing units, the ratio of bonus units per affordable housing unit for alternative affordability levels will be as follows:

Affordability Level	Bonus Unit to Affordable Unit Ratio
Renter-Occupied Housing	
60% of median income	1.9 to 1

70% of median income	1.8 to 1
Owner-Occupied Housing	
90% of median income	2.1 to 1
80% of median income	2.2 to 1

- b. In use zones where additional height is provided in exchange for affordable housing units, the percent of affordable units required for alternative affordability levels will be as follows:

Affordability Level	% of Project Units Required to Be Affordable
Renter-Occupied Housing	
60% of median income	13%
70% of median income	17%
Owner-Occupied Housing	
70% of median income	8%
90% of median income	13%
100% of median income	21%

- c. To encourage “pioneer developments” in the Rose Hill and Totem Lake business districts, the definition of affordable housing for projects in the RH and TL zones shall be as provided in the following table. This subsection shall apply only to those projects which meet the affordability requirements on site or off site. This subsection shall not apply to those projects which elect to use a payment in lieu of constructing affordable units as authorized in KZC [112.30](#)(4).

The affordable housing requirements for projects vested on or after the effective date of the ordinance codified in this section must be targeted for households whose incomes do not exceed the following:

Number of Total Units		Affordability Level	
RH Zones	TL Zones	Renter-Occupied	Owner-Occupied
First 50 units	First 150 units	70% of median income	100% of median income
Second 50 units	Second 150 units	60% of median income	90% of median income
All subsequent units	All subsequent units	50% of median income	80% of median income

“Number of Total Units” shall mean the total number of housing units

(affordable and otherwise) permitted to be constructed within the RH and TL zones where affordable housing units are required and which have not received funding from public sources.

- d. Depending on the level of affordability provided, the affordable housing units may not be eligible for the impact fee waivers described in subsections (5)(a) and (5)(b) of this section.

4. **Dimensional Standards Modification** – To the extent necessary to accommodate the bonus units allowed under subsection (2)(b) of this section on site, the following requirements of the Kirkland Zoning Code may be modified through the procedures outlined in this subsection. These modifications may not be used to accommodate the units resulting from the base density calculation.

- a. **Maximum Lot Coverage.** The maximum lot coverage may be increased by up to five (5) percentage points over the maximum lot coverage permitted by the underlying use zone. Maximum lot coverage may not be modified through this provision on properties with streams, wetlands, minor lakes or their buffers. In addition, this modification would require a shoreline variance as set forth in Chapter 141 KZC for properties within jurisdiction of the Shoreline Management Act. See Chapter 83 KZC.
- b. **Parking Requirement.** The required parking may be reduced to 1.0 space per affordable housing unit. No additional guest parking is required for affordable housing units. If parking is reduced through this provision, the owner of the affordable housing unit shall sign a covenant, in a form acceptable to the City Attorney, restricting the occupants of each affordable housing unit to a maximum of one (1) automobile.
- c. **Structure Height.** Maximum height for structures containing affordable housing units may be increased by up to six (6) feet for those portions of the structure(s) that are at least 20 feet from all property lines. Maximum structure height may not be modified through this provision for any portion of a structure that is adjoining a low density zone. This modification may be permitted or may require a shoreline variance as set forth in Chapter 141 KZC for properties within jurisdiction of the Shoreline Management Act. See Chapter 83 KZC.
- d. **Required Yards.** Structures containing affordable housing units may encroach up to five (5) feet into any required yard except that in no case shall a remaining required yard be less than five (5) feet. A modification to the shoreline setback would require a shoreline variance set forth in Chapter 141 KZC for properties within jurisdiction of the Shoreline Management Act. See Chapter 83 KZC.
- e. **Common Recreational Space.** Common recreational open space per unit, when required, may be reduced by 50 square feet per affordable housing unit.

5. **Impact Fee and Permit Fee Calculation**

- a. Applicants providing affordable housing units may request an exemption from payment of road impact fees for the affordable housing units as established by KMC 27.04.050.

established by KMC 27.04.050.

- b. Applicants providing affordable housing units may request an exemption from payment of park impact fees for the affordable housing units as established by KMC 27.06.050.
 - c. Applicants providing affordable housing units are eligible for exemption from various planning, building, plumbing, mechanical and electrical permit fees for the bonus units allowed under subsection (2)(b) of this section as established in KMC 5.74.070 and KMC Title 21.
6. Property Tax Exemption – A property providing affordable housing units may be eligible for a property tax exemption as established in Chapter 5.88 KMC.

112.25 Additional Affordable Housing Incentives

1. Approval Process for Additional Affordable Housing Incentives – An applicant may request that the City grant affordable housing incentives in addition to or in place of the basic affordable housing incentives allowed in KZC 112.20 due to specific site conditions. Such a request shall be reviewed and decided upon as outlined below.
2. Density Bonus – An applicant may propose more than two (2) bonus units for every affordable housing unit or a density bonus exceeding 25 percent of the number of units allowed in the underlying zone of the subject property. However, in no event may a project receive a bonus that would result in a number of bonus units that exceeds 50 percent of the number of units allowed based on the underlying zone of the subject property. Such a request shall be reviewed and decided upon by the Planning Director. The decision of the Planning Director in approving or denying a modification under this subsection may be appealed using the appeal provision, as applicable, of Process I, KZC 145.60 through 145.110.
3. Dimensional Standards Modification – An applicant may request further modification from the dimensional standards listed in KZC 112.20(4). Approval of any further modification of the dimensional standards will be based on the applicant's demonstration that the subject property cannot reasonably achieve the permitted density, including the bonus units. Such a request shall be reviewed and decided upon using Process I, described in Chapter 145 KZC. If the development, use, or activity requires approval through Process IIA or IIB, the entire proposal will be decided upon using that other process.
4. Criteria for Approving Additional Affordable Housing Incentives – The City may approve one (1) or more of the additional affordable housing incentives listed in subsection (2) or (3) of this section, in addition to or in place of the basic affordable housing incentives, if one (1) or more of the following requirements are met:
 - a. The additional incentive is necessary to provide sufficient economic incentive to the applicant to offset the cost of providing the affordable housing units.
 - b. The additional incentive is necessary to reasonably achieve the permitted density, including the bonus units.

- c. The additional incentive is necessary to achieve a greater number of affordable housing units than the affordable housing requirements would prescribe or a greater level of affordability than is defined by the term affordable housing unit.

In making its decision on additional incentives, the City will consider the value of any property tax exemptions available to the project from the City as established in Chapter 5.88 KMC, as well as other fee waivers or reductions as established in the Kirkland Municipal Code.

112.30 Alternative Compliance

1. Approval Process for Alternative Compliance – As an alternative to providing some or all of the required affordable housing units on the subject property, the Planning Director may approve a request for alternative compliance. Alternative compliance may include providing affordable housing units at another location within the City of Kirkland, payment to the City in lieu of constructing partial affordable housing units to be used to create affordable housing units, or such other means proposed by the applicant and approved at the discretion of the Planning Director, consistent with the following criteria for alternative compliance.
2. Criteria for Alternative Compliance – The City may approve a request for alternative compliance if both of the following requirements are met:
 - a. The applicant demonstrates that the proposed alternative compliance method achieves an affordable housing benefit to the City equal to or better than providing the affordable housing units on site.
 - b. The affordable housing units provided through the alternative compliance will be based on providing the same type of ownership of units as would have been provided on site.
3. Requirements for Off-Site Alternative Compliance – Off-site affordable housing units are subject to the following requirements:
 - a. The off-site location chosen for the affordable housing units shall not lead to an undue concentration of affordable housing either at the off-site location or in any particular area of the City.
 - b. Any building permits required for off-site affordable housing units shall be submitted prior to submittal of building permits for the subject property. Certificates of occupancy for off-site affordable housing units shall be issued prior to issuance of the final certificate of occupancy for the subject property.
4. Requirements for Payment in Lieu Alternative Compliance – Payments in lieu of constructing affordable housing units are subject to the following requirements:
 - a. To encourage “pioneer developments” subject to these regulations, payments in lieu are allowed for one (1) whole required affordable housing unit and portions of required affordable housing units that are less than 0.66 units during the five (5) years immediately following the effective date of the ordinance codified in this chapter (until April 1, 2015). After that time period, payments in lieu are allowed only for portions of required affordable housing

payments in lieu are allowed only for portions of required affordable housing units that are less than 0.66 units. Rounding up to the next whole number of units and actual construction of the affordable units is required when the calculated number of required affordable units results in a fraction of 0.66 or more.

- b. Payments in lieu shall be based on the difference between the cost of construction for a prototype affordable housing unit on the subject property, including land costs and development fees, and the revenue generated by an affordable housing unit. The formula for payments shall be established by the Planning Director.
- c. The payment obligation shall be established prior to issuance of any building permits for the project and shall be due prior to issuance of any certificate of occupancy for the project. Collected payments shall be deposited in the City's Housing Trust Fund account.

112.35 Affordability Provisions

- 1. Approval of Affordable Housing Units – Prior to the issuance of any permit(s), the City shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:
 - a. The affordable housing units shall be intermingled with all other dwelling units in the development.
 - b. The type of ownership of the affordable housing units shall be the same as the type of ownership for the rest of the housing units in the development.
 - c. The affordable housing units shall consist of a range of number of bedrooms that are comparable to units in the overall development.
 - d. The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the development, must be approved by the Planning Director. In no case shall the affordable housing units be more than 10 percent smaller than the comparable dwelling units in the development, based on number of bedrooms, or less than 500 square feet for a 1-bedroom unit, 700 square feet for a 2-bedroom unit, or 900 square feet for a 3-bedroom unit, whichever is less.
 - e. The affordable housing units shall be available for occupancy in a time frame comparable to the availability of the rest of the dwelling units in the development.
 - f. The exterior design of the affordable housing units must be compatible and comparable with the rest of the dwelling units in the development.
 - g. The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the City of Kirkland.
- 2. Affordability Agreement – Prior to issuing a certificate of occupancy, an agreement in a form acceptable to the City Attorney that addresses price restrictions, homebuyer or tenant qualifications, long-term affordability, and any

other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant.

Affordable housing units that are provided under this section shall remain as affordable housing for a minimum of 50 years from the date of initial owner occupancy for ownership affordable housing units and for the life of the project for rental affordable housing units.

112.40 Regulatory Review and Evaluation

At least every two (2) years, the Planning Department shall submit a report that tracks the use of these regulations to the Houghton Community Council, Planning Commission and City Council.

E. Fencing: Vacant properties may have a fence in accordance with IMC [18.07.120](#). Accessory structures – Fences, arbors, pergolas and trellises. Fencing shall be properly installed and maintained in good condition. Fences shall be located interior of any perimeter landscaping. (Ord. 2596 § 4 (Exh. B3), 2010).

Administrative Adjustment of Standards

18.07.250 Administrative adjustment of standards.

Administrative adjustment of standards identified for the following development and design standards: height; home occupation; senior housing adjustment for special needs/affordable housing; accessory dwelling units; setbacks; animals – outdoor accessory services and/or uses; and other standards not identified. (Administrative adjustment of standards for parking, signs, downtown signs, and landscaping are addressed in Chapters [18.09](#) and [18.11](#) IMC, IMC [18.11.600](#) et seq. and Chapter [18.12](#) IMC, respectively.) (Ord. 2587 § 3 (Exh. B2), 2010; Ord. 2301 § 2, 2001; Ord. 2152 § 3, 1997; Ord. 2108 § 7.2.18, 1996).

18.07.260 Purpose.

The purpose and intent of administrative adjustment of development standards is to provide the flexibility to modify standards in all zoning districts at the administrative level. Approval must be based on a determination that the adjustment is consistent with the purpose and intent of this Code and of the development standards. This provision requires a Level 2 Review (Chapter [18.04](#) IMC) regardless of street frontage or parcel size, with public notification to adjacent property owners. (Ord. 2228 § 3, 1999; Ord. 2108 § 7.2.18.1, 1996).

18.07.270 Process.

The Planning Director/Manager has the authority to make the final decision regarding administrative adjustment of standards for all levels of review. The Director/Manager shall consider the application information regarding the approval criteria which has been provided by the applicant and any public comment which has been received within the comment period. The Director/Manager may request input from the Chair of the Development Commission during the comment period; however, this is not required. The Planning Director/Manager's decision on the administrative adjustment of standards is final unless appealed. Appeals to a Level 2 Review/administrative adjustment of standards decision are made to the Hearing Examiner (further appeals to King County Superior Court). (Ord. 2108 § 7.2.18.2, 1996).

18.07.280 Prohibited standards.

No administrative adjustment may be made for the following projects, standards or requirements except as permitted with the purchase of transfer of development rights and the associated limits defined in IMC [18.10.2050](#)(B), Application, Process and Procedures for Using TDRs:

- A. Density;
- B. Impervious surface requirement;
- C. Pervious surface requirements;
- D. Land uses as permitted or prohibited in the Table of Permitted Land Uses (Chapter [18.06](#) IMC);
- E. Any standard, requirement or provision that is not subject to review through this Code;
- F. Building height adjustments over fifty (50) feet without an approved Site Development Permit. (Ord. 2434 § 3, 2005; Ord. 2280 § 1, 2000; Ord. 2228 § 3, 1999; Ord. 2108 § 7.2.18.3, 1996).

18.07.290 Applicability.

Administrative adjustment of standards may include setbacks, height, or other development standards governed by Chapter [18.07](#) IMC, with the exception of those standards specifically prohibited for administrative adjustment. This also applies to the Downtown Sign Code, IMC [18.11.600](#) et seq. The following is a listing of potential development standard adjustments and the individual approval criteria. (Ord. 2152 § 3, 1997; Ord. 2108 § 7.2.18.4, 1996).

18.07.300 Height.

A. Purpose: The purpose of this section is to allow administrative adjustment of the height standards established in IMC [18.07.360](#), in order to accomplish one or more of the following objectives:

1. Enhance the architectural design by: a) modulating the roof of the structure through varied heights or pitches, or b) allowing parapets, gables, bell/clock towers or other features;
2. Allow "subgrade" or "under building" parking;
3. Allow floodwaters to flow beneath the structure in conformance with City and other environmental regulations.

B. Increased Height: Building height may be increased from the base height, in any increment, up to the maximum height (District Standards Table, IMC [18.07.360](#)), but no more than the maximum height when certain conditions are met. The approval criteria for increasing the building height up to and including fifty (50) feet are established in IMC [18.07.355](#)(A). The approval criteria for increasing the building height up to and including fifty-eight (58) feet are established in IMC [18.07.355](#)(B). The approval criteria for increasing building height up to and including sixty-five (65) feet are established in IMC [18.07.355](#)(C). The approval criteria for increasing building height in the Mineral Resource Zone are established in IMC [18.07.355](#)(D). (Ord. 2280 § 2, 2000; Ord. 2233 § 12, 1999; Ord. 2228 § 3, 1999; Ord. 2108 § 7.2.18.5, 1996).

18.07.310 Home occupation standards.

A. Purpose: The purpose of permitting the administrative adjustment to the home occupation standards (IMC [18.07.470](#)) is to provide for flexibility and creativity for the encouragement of appropriate home occupations.

B. Approval Criteria: The following approval criteria, in addition to the approval criteria for a Level 2 Review, shall be used to determine whether an administrative adjustment shall be granted for home occupation standards:

1. The adjustment(s) will be equal to, or superior in, fulfilling the intent and purpose of the home occupation standards; and
2. The adjustment(s) does not negatively impact the adjacent property owners; and
3. The adjustment(s) shall provide consistency with the intent, scale and character of the zoning district involved. (Ord. 2108 § 7.2.18.6, 1996).

18.07.320 Senior housing adjustment for special needs and affordable housing (housing incentives).

A. Purpose: The purpose of permitting the Administrative Adjustment of the senior housing standards is to allow for occupancy of housing developed within senior housing standards (IMC 18.07.390) to persons with special housing needs, other than seniors, such as disabled or low income persons. This provision recognizes the relationship of "senior" occupancy to the "senior" parking standards and requires that housing for groups other than "seniors" shall meet the parking requirements for multifamily development, as established in the Table of Off-Street Parking Standards (IMC 18.09.050).

B. Approval Criteria: The following criteria, in addition to the criteria for a Level 2 Review, are required in order to permit housing incentives for special housing needs and occupancy by persons other than seniors, such as disabled or low income persons:

1. Funding: The development of the project is dependent upon funding sources which require, as a condition of funding, that provisions be made for disabled or low income persons or other population segment (other than seniors);
2. Housing Ratio: Housing for disabled or low income persons or other segment of the population (other than seniors) may be no more than fifty (50) percent of the dwelling units within the senior housing development;
3. Size of Units: The units which are not designated for seniors are not limited to nine hundred fifty (950) square feet in size, however, those units over nine hundred fifty (950) square feet shall not qualify for the density bonus provisions;
4. Density Bonus/Parking Requirements: All units within the senior housing development, including the fifty (50) percent or less designated for other persons, may use the density bonus (IMC 18.07.390); however, only those units which are designated for "senior occupancy" are required to provide parking as established for senior housing in Table of Off-Street Parking Standards (IMC 18.09.050). Dwelling units for disabled or low income persons or other persons shall be required to provide parking requirements for multifamily development (IMC 18.09.050) unless an Administrative Adjustment for parking requirements is achieved (IMC 18.09.060);
5. Contract Required: The units are reserved, by contract or other legal method, for the disabled or low income persons or other segment of the population (other than seniors). (Ord. 2108 § 7.2.18.7, 1996).

18.07.330 Setbacks.

A. Purpose: The purpose of permitting the Administrative Adjustment of setback standards is to provide for flexibility in reducing or modifying setbacks in all zoning districts, without permitting a setback adjustment that would negatively impact the surrounding neighborhood. An adjustment to a setback may be approved based on a determination by the Planning Director/Manager that the adjustment is consistent with the purpose of this Code, the intent and purposes of the setback standards, and will accomplish one (1) or more of the following objectives:

1. Allow buildings to be sited in a manner which maximizes solar access;
2. Allow zero lot line, semidetached (common wall construction) or other types of cluster development in conformance with the provisions of this Code;
3. Coordinate development with adjacent land uses and the physical features of the site;
4. Permit flexibility in the design and placement of structures and other site improvements;
5. Allow development consistent with the scale and character of the existing neighborhood;
6. Provide flexibility for a site which has one (1) or more of the following constraints:
 - a. Existing development which was permitted or platted under previous land use regulations; or
 - b. A vacant site which had development approval or was platted under previous land use regulations; or
 - c. Physical features of the site which prevent development that is compatible and consistent with the character and scale of the surrounding area, such as the unique site constraints in the older part of the City;
7. Allow reduction of the required setbacks in order for the placement of the building to be adjusted on the lot for retention of existing significant trees.

B. Approval Criteria: These setback standards are applicable in a residential, commercial, industrial or mixed use development, unless otherwise provided. These standards are not applicable to the Mineral Resource Zone. Setback standards for the Mineral Resource Zone are provided at IMC 18.07.525. These standards may be adjusted administratively through the approval of all the following criteria, in addition to the approval criteria for Level 2 Review:

1. Compatibility: The adjustment of setbacks is compatible in scale and character with existing neighboring land uses; and
2. Consistency: The proposed development meets all other development and design standards as governed by the District Standards Table and the Design Criteria Checklist, unless those standards are modified through approved:
 - a. Cluster provisions; or

- b. An Administrative Adjustment of Standards; and
- 3. Consistency with Zoning District: The adjustment of setbacks shall provide consistency with the intent and character of the zoning district involved; and
- 4. Impacts:
 - a. Adjacent Property Owner(s): The adjustment of setbacks does not negatively impact the adjacent property owners;
 - b. Critical Areas: The adjustment of standards is consistent with the purpose and intent of the critical area regulations, and does not negatively impact any adjacent critical areas;
 - c. Public Services: The adjustment of setbacks does not negatively impact public services, including emergency access, access to right-of-way, dedicated tracts, or easements; and
 - d. Structure(s): Any structure(s) which is within the proposed setback modification area does not negatively impact the adjacent property through incompatible height, bulk, design, color or other feature; and
- 5. Intent: The adjustment of standards will be equal to or superior in fulfilling the intent and purpose of the original requirements; and
- 6. Impervious Surface Ratio: The required impervious surface area for the property is not exceeded; and
- 7. Additional Approval Criteria for Front Setbacks for Commercial and Mixed Uses: All of the following additional approval criteria must be met in order to permit the modification to the front setback in commercial or mixed use developments:
 - a. The area that would have been the front setback is used for a pedestrian area, such as landscaped walkways and benches, raised planters, plazas, public art with pedestrian viewing areas and seating, or other usable pedestrian open space; and
 - b. This pedestrian area shall be part of the gross site and shall not include any dedicated or future right-of-way; and
 - c. This pedestrian area shall be connected to adjacent pedestrian areas, or shall provide for connections if the adjacent parcels do not include pedestrian linkages; and
 - d. The front of the building(s) on the site shall be designed to be pedestrian-oriented, such as a frontage which encourages window shopping or integration of the building(s) to the pedestrian area; and
 - e. The pedestrian area shall be well lit and easily accessible to pedestrians; and
 - f. Parking shall not be provided in front of the building; and
- 8. Tree Retention: The adjustment allows for a reduction in the required setbacks in order for the placement of a building to be adjusted on the lot for the retention of existing significant trees. Significant trees retained through this provision shall be considered protected trees and not able to be removed without replacement. (Ord. 2546 § 3, 2008; Ord. 2233 § 13, 1999; Ord. 2108 § 7.2.18.8, 1996).

18.07.335 Mineral Resource Zone ("M") development standards.

Recodified to IMC [18.07.525](#).

18.07.340 Temporary family member cottage.

Repealed by Ord. 2462. (Ord. 2108 § 7.2.18.9, 1996).

18.07.345 Animals – Outdoor accessory services and/or uses.

A. Purpose: The purpose of permitting the Administrative Adjustment of animal standards is to provide for flexibility in designing outdoor accessory services and/or uses associated with veterinary clinics, boarding kennels, and/or pet daycares which abut residential zoning districts.

B. Approval Criteria: The following criteria, in addition to the criteria for a Level 2 Review, are required in order to permit outdoor accessory services and/or uses:

- 1. Consistency: The adjustment shall provide consistency with the intent, scale, and character of the zoning district involved;
- 2. Fencing: The outdoor area shall be enclosed by a solid fence no less than six (6) feet in height. Chain link fences are prohibited;
- 3. Location: The outdoor area shall not be located in the front setback;
- 4. Impacts: The adjustment shall not negatively impact adjacent property owners by:
 - a. Minimizing noise disturbance(s) by frequent or habitual howling, barking, or other noise making;
 - b. Keeping the outdoor area clean of all waste products to minimize odors and maximize sanitation;
 - c. Maintaining aesthetics by use of appropriate fencing materials and other screening. (Ord. 2587 § 3 (Exh. B2), 2010).

18.07.350 Other standards not identified.

Those standards and requirements which are not identified within this chapter may be reviewed for an Administrative Adjustment by the Planning Director/Manager, through the Level 2 Review, unless specifically prohibited through this chapter. The following approval criteria for Administrative Adjustments shall be used for those adjustments not specified by this Code, in addition to the Level 2 Review approval

criteria:

- A. **Consistency:** The adjustment(s) shall provide consistency with the intent, scale and character of the zoning district involved;
- B. **Impacts:** The adjustment(s) does not negatively impact:
 - 1. **Adjacent property owners;**
 - 2. **The safety of the general public;**
 - 3. **The visual character, scale and design compatibility of the surrounding area;**
- C. **Intent:** The adjustment of the standard(s) will be equal to, or superior in, fulfilling the intent and purpose of the original requirement(s); and
- D. **Additional Approval Criteria:** Additional approval criteria, as may be specified by the Planning Director/Manager, based on best professional judgment and knowledge of the Administrative Adjustment requested. (Ord. 2108 § 7.2.18.10, 1996).

18.07.355 Building height adjustments.

A. Increasing from the Base Building Height up to and Including Fifty (50) Feet – Increased Height from Base Height up to and Including Fifty (50) Feet Maximum: For those districts in which structures have a maximum height of up to and including fifty (50) feet, as established in the District Standards Table (IMC 18.07.360), the base height of those structures may be adjusted by the Planning Director/Manager through an Administrative Adjustment of Standards, if all of the following criteria are met in addition to the criteria for Level 2 Review:

- 1. **Building Design:**
 - a. The adjustment of height will enhance the architectural design by:
 - (1) Modulating the roof of the structure through varied heights or pitches,
 - (2) The use of varied exterior materials, or
 - (3) Allowing parapets, gables, bell/clock towers or other features; and
 - b. The gross floor area for each story above the base height is reduced by twenty-five (25) percent of the gross floor area of the story beneath it; or the percentage of pervious surface for the site is increased by ten (10) percent over the minimum for that zone; for example, a forty (40) percent pervious surface ratio for a site shall be increased to fifty (50) percent as a condition of approval for additional height;
 - c. Design features, such as transparent windows and doors, artwork, fountains, street furniture, varied exterior materials, and/or landscape elements or plazas are used to give the ground floor of the building a pedestrian scale;
 - d. Approved street trees are incorporated into the landscape design for the project;
 - e. Highly reflective glass shall not exceed seventy (70) percent of the length of the first floor adjacent to pedestrian way;
 - f. Solid walls on the first floors of buildings shall not exceed twenty (20) feet in length and shall be softened by a combination of design details, modulation and dense landscaping; and
 - g. When the building is adjacent to a lower density residential zone, the maximum building height for the first thirty (30) feet from the property line shall be the maximum base building height of the adjoining lower density zone.
- 2. **Consistency with the Shoreline Management Program:** If located within a Shoreline Management District, the height shall not exceed the limitations of the Shoreline Management Program.
- 3. **Sun and Shadow Analysis:** Shadows created by the additional building height and bulk will not adversely affect the surrounding area. The Planning Director/Manager may require a sun/shadow analysis in order to determine if this criteria is met.
- 4. **Views:** The taller structure will not significantly obstruct scenic corridors. The Planning Director/Manager may require a view analysis study in order to determine if this criteria is met.

B. Increasing from the Base Building Height up to and Including Fifty-Eight (58) Feet – Increased Height from Base Height over Fifty (50) Feet and up to Fifty-Eight (58) Feet Maximum: In the MF-H, PO, CBD, R, and IC zoning districts, building height may be increased up to fifty-eight (58) feet (maximum) if a Site Development Permit has been approved for the project and when all of the following criteria are met:

- 1. **Building Design:**
 - a. The adjustment of height will enhance the architectural design by:
 - (1) Modulating the roof of the structure through varied heights or pitches,
 - (2) The use of varied exterior materials, or
 - (3) Allowing parapets, gables, bell/clock towers or other features; and
 - b. The gross floor area for each story above fifty (50) feet is reduced by twenty-five (25) percent of the gross floor area of the

story beneath it; and

- c. At least fifty (50) percent of the required parking for the project is provided under the building or in structure parking; and
- d. Design features, such as transparent windows and doors, artwork, fountains, street furniture, varied exterior materials, and/or landscape elements or plazas are used to give the ground floor of the building a pedestrian scale; and
- e. Highly reflective glass shall not exceed seventy (70) percent of the length of the first floor adjacent to pedestrian way; and
- f. Solid walls on the first floors of buildings shall not exceed twenty (20) feet in length and shall be softened by a combination of design details, modulation and dense landscaping; and
- g. Approved street trees are incorporated into the landscape design for the project; and
- h. When the building is adjacent to a lower density residential zone, the maximum building height for the first thirty (30) feet from the property line shall be the maximum base building height of the adjoining lower density zone.

2. Consistency with the Shoreline Management Program: If located within a Shoreline Environmental Designation, the height shall not exceed the limitations of the Issaquah Shoreline Master Program.

3. Sun and Shadow: Shadows created by the additional building height and bulk will not adversely affect the surrounding area. The Planning Director/Manager may require a sun/shadow analysis in order to determine if this criteria is met.

4. Views: The taller structure will not significantly obstruct scenic corridors. The Planning Director/Manager may require a view analysis study in order to determine if this criteria is met.

5. Increased Pervious Surface Ratio: The percentage of pervious surface for the site is increased by ten (10) percent over the minimum for that zone; for example, a forty (40) percent pervious surface ratio for a site shall be increased to fifty (50) percent as a condition of approval for additional height.

6. Trees: Clusters of trees will surround the buildings, and provide a visual break of the wall mass which balances the additional height and bulk of the building.

7. All the approval criteria for Level 5 Review (IMC [18.07.660](#), Approval criteria).

C. Increasing from the Base Building Height up to and Including Sixty-Five (65) Feet – Increased Height from Base Height over Fifty (50) Feet and up to Sixty-Five (65) Feet Maximum: In the MF-H, PO, CBD, R, and IC zoning districts, building height may be increased up to sixty-five (65) feet (maximum) if a Site Development Permit has been approved for the project and when all of the following criteria are met:

1. Building Design:

- a. The adjustment of height will enhance the architectural design by:
 - (1) Modulating the roof of the structure through varied heights or pitches,
 - (2) The use of exterior materials, or
 - (3) Allowing parapets, gables, bell/clock towers or other features; and
- b. The gross floor area for each story above the base height is reduced by twenty-five (25) percent of the gross floor area of the story beneath it; and
- c. At least fifty (50) percent of the required parking for the project is provided under the building or in structure parking; and
- d. Design features, such as transparent windows and doors, artwork, fountains, street furniture, varied exterior materials, and/or landscape elements or plazas are used to give the ground floor of the building a pedestrian scale; and
- e. Highly reflective glass shall not exceed seventy (70) percent of the length of the first floor adjacent to pedestrian way; and
- f. Solid walls on the first floors of buildings shall not exceed twenty (20) feet in length and shall be softened by a combination of design details, modulation and dense landscaping; and
- g. Approved street trees are incorporated into the landscape design for the project; and
- h. When the building is adjacent to a lower density residential zone, the maximum building height for the first thirty (30) feet from the property line shall be the maximum base building height of the adjoining lower density zone.

2. Consistency with the Shoreline Management Program: If located within a Shoreline Environmental Designation, the height shall not exceed the limitations of the Issaquah Shoreline Master Program.

3. Sun and Shadow: Shadows created by the additional building height and bulk will not adversely affect the surrounding area. The Planning Director/Manager may require a sun/shadow analysis in order to determine if this criteria is met.

4. Views: The taller structure will not significantly obstruct scenic corridors. The Planning Director/Manager may require a view analysis study in order to determine if this criteria is met.

5. Increased Pervious Surface Ratio: The percentage of pervious surface for the site is increased by ten (10) percent over the

minimum for that zone; for example, a forty (40) percent pervious surface ratio for a site shall be increased to fifty (50) percent as a condition of approval for additional height.

6. Trees: Clusters of trees will surround the buildings, and provide a visual break of the wall mass which balances the additional height and bulk of the building.

7. All the approval criteria for Level 5 Review (IMC [18.07.660](#), Approval criteria).

D. Mineral Resource Zone (M):

1. Approval Criteria – Increased Height from Base Height up to and Including One Hundred Twenty (120) Feet Maximum: For the Mineral Resource Zone ("M"), the base height of all concrete and asphalt batching towers, silos or other similar structures provided in connection with permissible mineral extraction and/or manufacturing processes is one hundred five (105) feet, as provided in the District Standards Table (IMC 18.07.360). The base height may be adjusted administratively to accommodate additional structures related to mineral resource activities, except that such structures shall not exceed a maximum building height of one hundred twenty (120) feet. The base height may be adjusted administratively subject to the following conditions:

- The applicant demonstrates the increased height is critical to the proper function of the building, structure or use;
- The visual character of the bulk and height is compatible and consistent with the surrounding area and the natural skyline of Issaquah; and
- The structure exceeding the base height is set back one (1) additional foot from the setbacks required in IMC [18.07.335](#) for each foot above the base height. (Ord. 2501 § 17, 2007; Ord. 2301 § 2, 2001; Ord. 2283 § 6, 2000; Ord. 2280 § 4, 2000).

District Standards

18.07.360 District standards table.1

ZONING DISTRICTS	STANDARDS									
	DU/acre or density (maximum)	Minimum Lot Size	Front Setback ^{2, 3}	Side Setback ^{2, 3}	Rear Setback ^{2, 3, 12}	Impervious Surface ⁴	Pervious Surface ⁴	Base Building Height	Max. Building Height ¹⁰	Min. Lot Width ⁵
CONSERVANCY/RECREATION										
TP-NRCA: Tradition Plateau Natural Resource Conservation Area	Not applicable	5 acres	100 ft	100 ft	100 ft	10 %	90 %	30 ft	Not applicable	Not applicable
C-REC: Conservation Recreation		5 acres	100 ft	100 ft	100 ft	10 %	90 %	30 ft		
RESIDENTIAL										
C-RES: Conservation Residential	1 du/5 acres	5 acres	75 ft	75 ft	75 ft	10 %	90 % ⁶	30 ft	Not applicable	No minimum
SF-E: Single Family – Estates	1.24 du/acre	35,000 sq ft	30 ft	15 ft	30 ft	30 %	70 % ⁶	30 ft		135 ft
SF-S: Single Family – Suburban	4.5 du/acre	9,600 sq ft	20 ft	8 ft	10 ft	40 %	60 % ⁶	30 ft		70 ft
SF-SL: Single Family – Small Lot	7.26 du/acre	6,000 sq ft ⁸	10 ft ⁹	6 ft	20 ft	50 %	50 %	30 ft		No minimum
SF-D: Single Family – Duplex ⁷	SF Detached = 7.26 du/acre	6,000 sq ft ⁸	10 ft ⁹	6 ft	10 ft	50 %	50 %	30 ft		50 ft
	2 Attached SF = 14.52 du/acre	2 Attached SF unit = 3,000 sq ft each unit								

	Duplex = 14.52 du/acre ⁷	Duplex = 6,000 sq ft								
MF-M: Multifamily – Medium ¹⁴	14.52 du/acre	2,500 sq ft	10 ft	7 ft	20 ft	50 %	50 %	40 ft	50 ft ¹⁰	No minimum
MF-H: Multifamily – High ¹⁴	29 du/acre	No minimum	10 ft	5 ft	20 ft	50 %	50 %	40 ft	65 ft ¹⁰	No minimum
MUR: Mixed Use Residential ¹⁴	14.52 du/acre	2,500 sq ft	10 ft	7 ft	20 ft	50 %	50 %	40 ft	50 ft ¹⁰	No minimum
COMMERCIAL/INDUSTRIAL										
PO: Professional Office	Density limited by the impervious surface ratio, height, setbacks, etc.	No minimum	30 ft	20 ft	25 ft	65 %	35 %	40 ft	65 ft ¹⁰	Not applicable
CBD: Cultural and Business District			0	0	0	85 % ¹⁵	15 %	45 ft	65 ft ¹⁰	
R: Retail Commercial			10 ft	5 ft	10 ft	65 %	35 %	40 ft	65 ft ¹⁰	
IC: Intensive Commercial			10 ft	5 ft	10 ft	65 %	35 %	40 ft	65 ft ¹⁰	
COMMUNITY FACILITIES	Development Standards in Community Facilities Zone are determined by the most restrictive contiguous zoning. ¹³									
PROVISIONS for the use of ADDITIONAL DEVELOPMENT based on the PURCHASE of a TDR UNIT as provided in IMC 18.10.2005 through 18.10.2090										
	DU/acre or density (maximum)	Minimum Lot Size	Setbacks		Impervious Surface ⁴		Max. Building Height	Min. Lot Width ⁵		
Receiving Site for TDRs	Density limits are equal to the underlying zoning unless a development agreement is approved through a Level 5 Review in accordance with IMC 18.10.2005 through 18.10.2090	Minimum lot size is equal to underlying zoning	Setbacks at exterior site boundaries equal setbacks of underlying zone. Interior setbacks are flexible		May be increased as allowed in IMC 18.10.2050 , Receiving TDRs: Standards, applications and procedures		Building height may be increased above the maximum building height as provided in IMC 18.10.2005 through 18.10.2090	Lot width is equal to underlying zoning		
CLUSTER PROVISION										
Cluster Housing Standards apply to all zoning districts except TP-NRCA, C-Rec and CF ¹¹	Density equal to underlying zone	No minimum for lots contained within the cluster; however, a minimum of 2 acres is required for a cluster development	Setbacks at exterior site boundaries, where the zoning is different than the abutting zoning, shall be the greater of the setback required by the site's zoning or the setback required by the adjacent zoning. There are no minimum interior setbacks, except those established by other requirements, such as building code, easements and critical areas.		Impervious and pervious surface are equal to underlying zone for the gross site, prior to subdivision or other actions. There are no minimum requirements for pervious and impervious ratios on individual lots within the cluster development.		Building height equal to underlying zone	No minimum		
MINERAL RESOURCE										
M: Mining	Not applicable	10 acres	See IMC 18.07.525 , Mineral Resource Zone ("M") development standards.			Not applicable		105 ft ¹⁰		No minimum

¹ Recorded plat standards and private covenants may supersede these requirements.

² Setbacks for critical areas are established in Chapter 18.10 IMC, Environmental Protection. Setbacks for accessory uses are established in IMC 18.07.110, Accessory structures – Uninhabitable. Modification of front, rear or side setback size may be approved

through administrative adjustment of standards (IMC 18.07.250). In addition, one (1) of the side lot lines may be reduced to zero (0) through a development approval (review required as listed in the Table of Permitted Land Uses) for cluster/zero lot line development, as established in the cluster development standards (IMC 18.07.420).

- 3 Planting areas may be required for parking lots or when abutting residential districts (see Chapter [18.12](#) IMC, Landscaping).
- 4 Impervious surface + pervious surface = one hundred (100) percent. Parking or pedestrian access areas that use "pervious pavers" or pervious stormwater measures shall not be counted towards the required pervious areas of the land use district. Required pervious areas shall include the following areas in order of priority:
 1. Critical areas that require buffers;
 2. Existing significant tree(s) or tree stands;
 3. Native vegetation areas.
- 5 Minimum lot width may be modified through an approved cluster proposal (IMC 18.07.420) and this District Standards Table; the required review is established in the Table of Permitted Land Uses (IMC 18.06.130).
- 6 Pervious surface ratio for single family residential subdivisions is calculated within the individual lots, or a "combination" of (1) within the individual lots; and (2) common area outside the subdivision plat, and not as an additional requirement of common pervious surface for the entire single family subdivision. For example, a single family home in SF-E is required to provide seventy (70) percent pervious surface on the individual single family lot; however, the subdivision plat is not required to provide seventy (70) percent pervious surface over and above the seventy (70) percent requirement for those individual lots.
- 7 SF-D Zone: Duplexes and/or attached single family dwellings are permitted in SF-D at a density of 14.52, which is double the density of the SF-D zone, as long as a lot is at least six thousand (6,000) sq. ft. Duplexes, triplexes and fourplexes are permitted in the SF-D zone for senior housing, at a maximum density of 14.52 plus the senior housing density bonus (IMC 18.07.390).
- 8 Minimum lot size for multifamily zones refers to the minimum parcel size that is required for a development in these zones. The minimum lot size does not correlate to the density, for example: 14.52 du/acre could not have two thousand four hundred (2,400) sq. ft. as the "lot size" for one (1) unit at that density because a minimum of six thousand (6,000) sq. ft. is needed for the project.
- 9 Front setbacks for infill projects must be compatible with existing neighborhood. Administrative adjustment of standards (Level 2 Review required) may be used to establish setbacks for a project which is compatible with the scale and character of the existing neighborhood.
- 10 The approval criteria for increasing the building height up to and including fifty (50) feet are established in IMC [18.07.355\(A\)](#). The approval criteria for increasing the building height up to and including fifty-eight (58) feet are established in IMC [18.07.355\(B\)](#). The approval criteria for increasing the building height up to and including sixty-five (65) feet are established in IMC [18.07.355\(C\)](#). The approval criteria for increasing building height in the Mineral Resource Zone are established in IMC [18.07.355\(D\)](#).
- 11 Required approval criteria for cluster housing are listed in Chapter [18.07](#) IMC, this District Standards Table and the Table of Permitted Land Uses (IMC 18.06.130).
- 12 Garage setback in an alley = twenty-four (24) foot combination of required setback on the site and (usable) alley right-of-way.
- 13 See community facilities description (IMC 18.07.480) for exceptions.
- 14 Mixed Use Projects and Nonresidential Projects in Residential Districts: (a) Nonresidential density is limited by the impervious surface ratio, height, setbacks, etc., of the underlying zoning district; (b) residential density for mixed use projects may not exceed the maximum permitted density for the underlying zoning district; (c) mixed use projects can "combine" (a) and (b) above, provided the development standards (impervious surface ratio, height, setbacks, etc.) and the maximum density for the underlying zoning district are not exceeded.
- 15 Through-block pedestrian connections are exempted from impervious surface calculations in the CBD zone as established in IMC [18.07.050\(D\)](#).

(Ord. 2624 § 2 (Exh. A1), 2011; Ord. 2587 § 3 (Exh. B2), 2010; Ord. 2525 § 3, 2008; Ord. 2497 § 2, 2007; Ord. 2471 § 4, 2006; Ord. 2462 § 26, 2006; Ord. 2447 § 40, 2005; Ord. 2434 § 4, 2005; Ord. 2311 § 4, 2001; Ord. 2301 § 2, 2001; Ord. 2283 § 6, 2000; Ord. 2280 § 5, 2000; Ord. 2233 § 15, 1999; Ord. 2228 § 1, 1999; Ord. 2164 § 12, 1997; Ord. 2108 § 7.3, 1996).

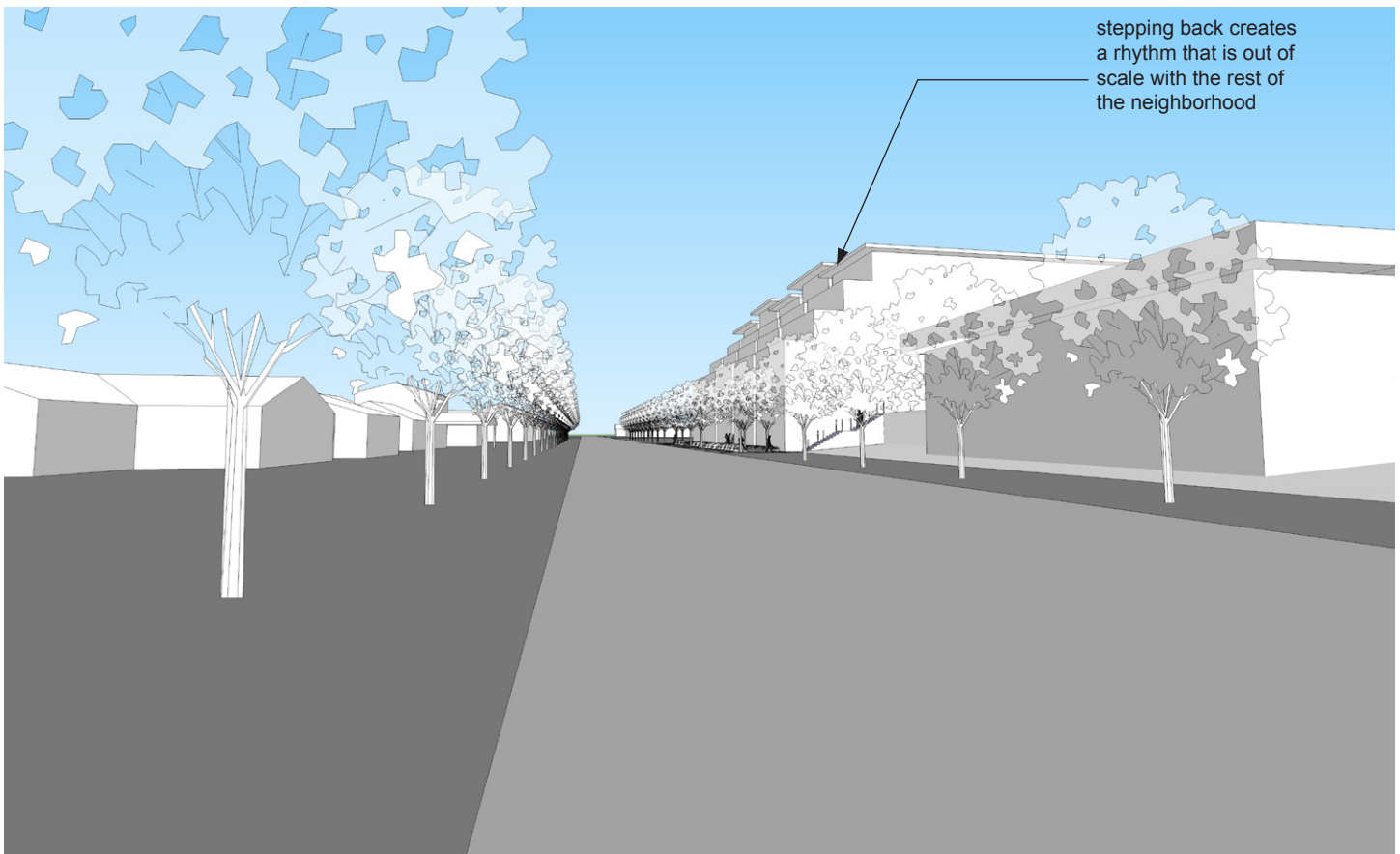
18.07.365 Height adjustments over fifty (50) feet in all districts.

Repealed by Ord. 2280. (Ord. 2228 § 4, 1999).

Residential Standards

18.07.370 Residential mixed use developments.

- A. Purpose and Intent: The purpose and intent of requiring specific standards for residential mixed use developments is to:
 1. Compatibility of Land Uses: Establish specific standards and incentives for residential mixed use developments in order to ensure and promote compatibility in design, construction and scale;
 2. Proximity of Housing to Services: Provide opportunities for residents to live close to areas of shops, offices and other urban

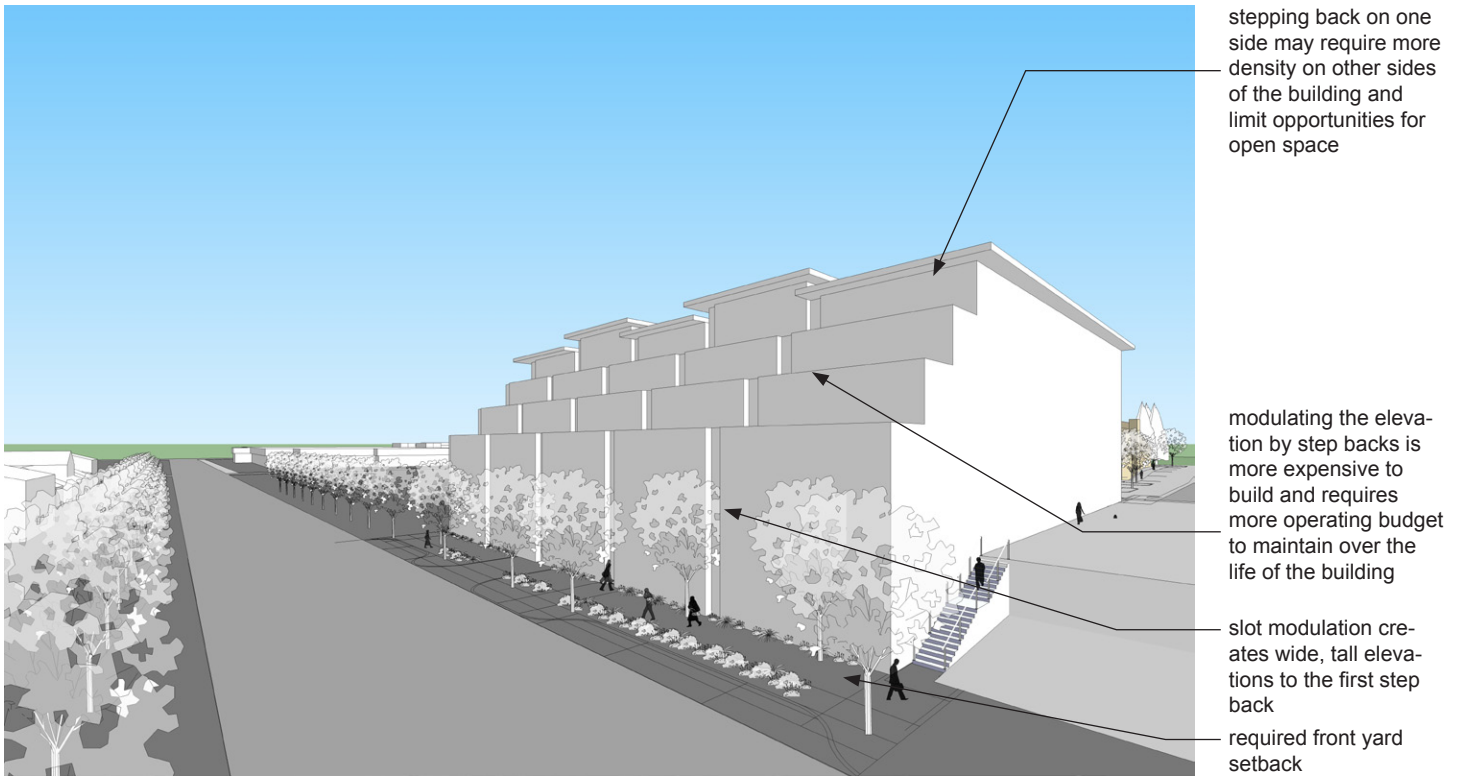


Code Compliant Massing Option : Bird's Eye View from Linden



Code Compliant Massing Option : Street View

Attachment C

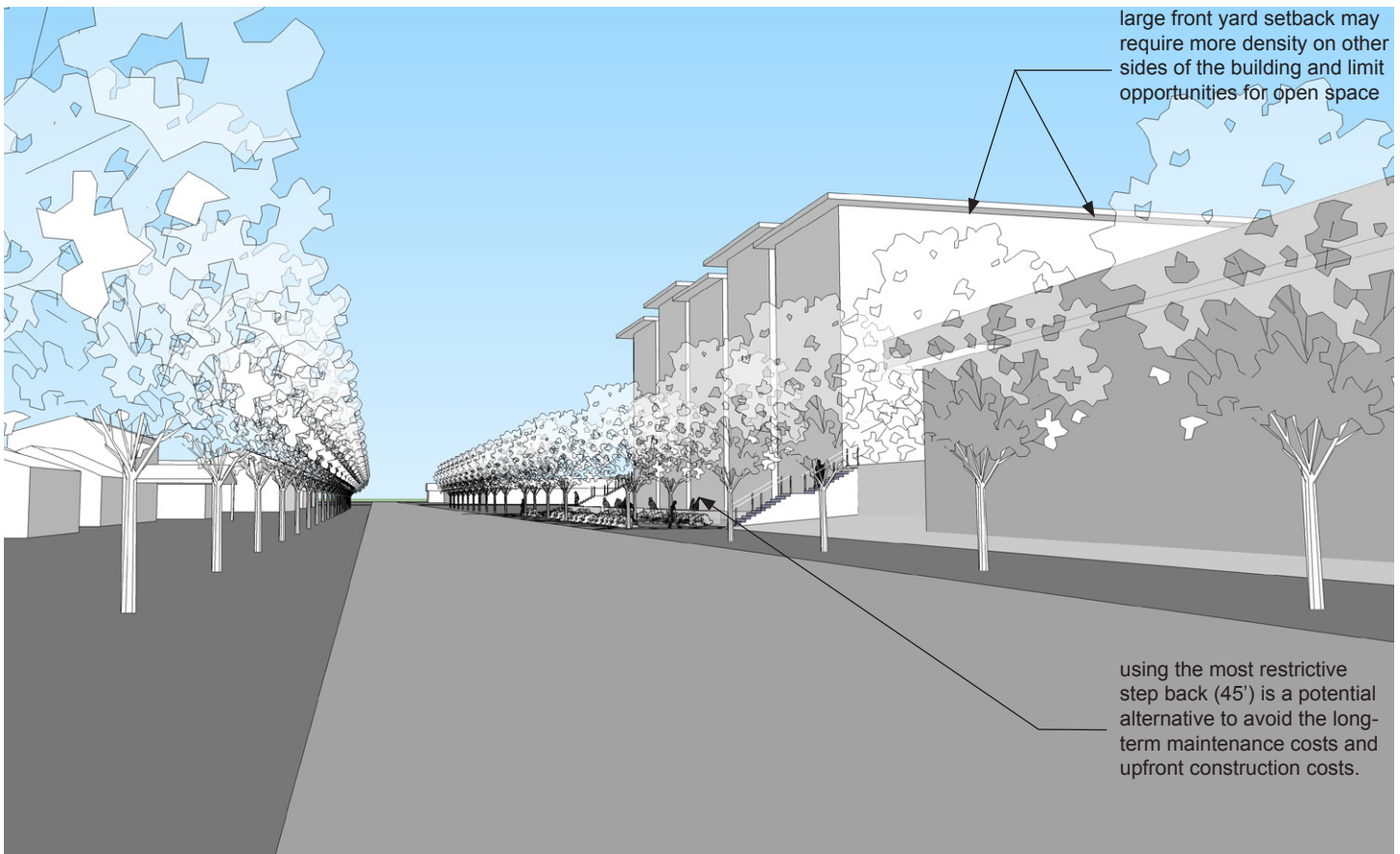


Code Compliant Massing Option : Bird's Eye View from Linden



The view from the neighboring property (across the street) is fussy and over modulated, not in character with the rest of the neighborhood, which has simple, rhythmic shapes.

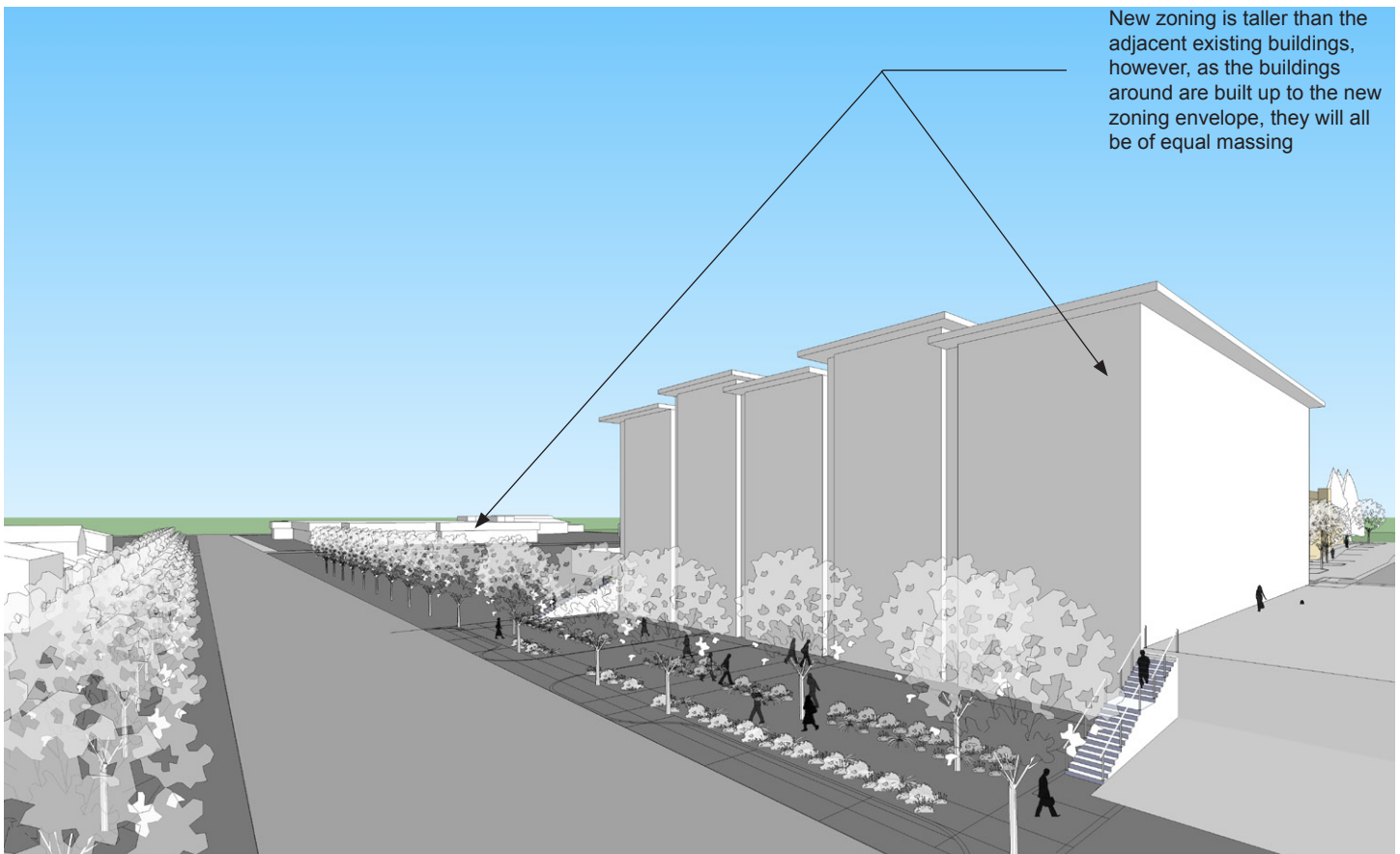
Code Compliant Massing Option : View from side yard across street



Alternate Code Compliant Massing Option : Bird's Eye View from Linden



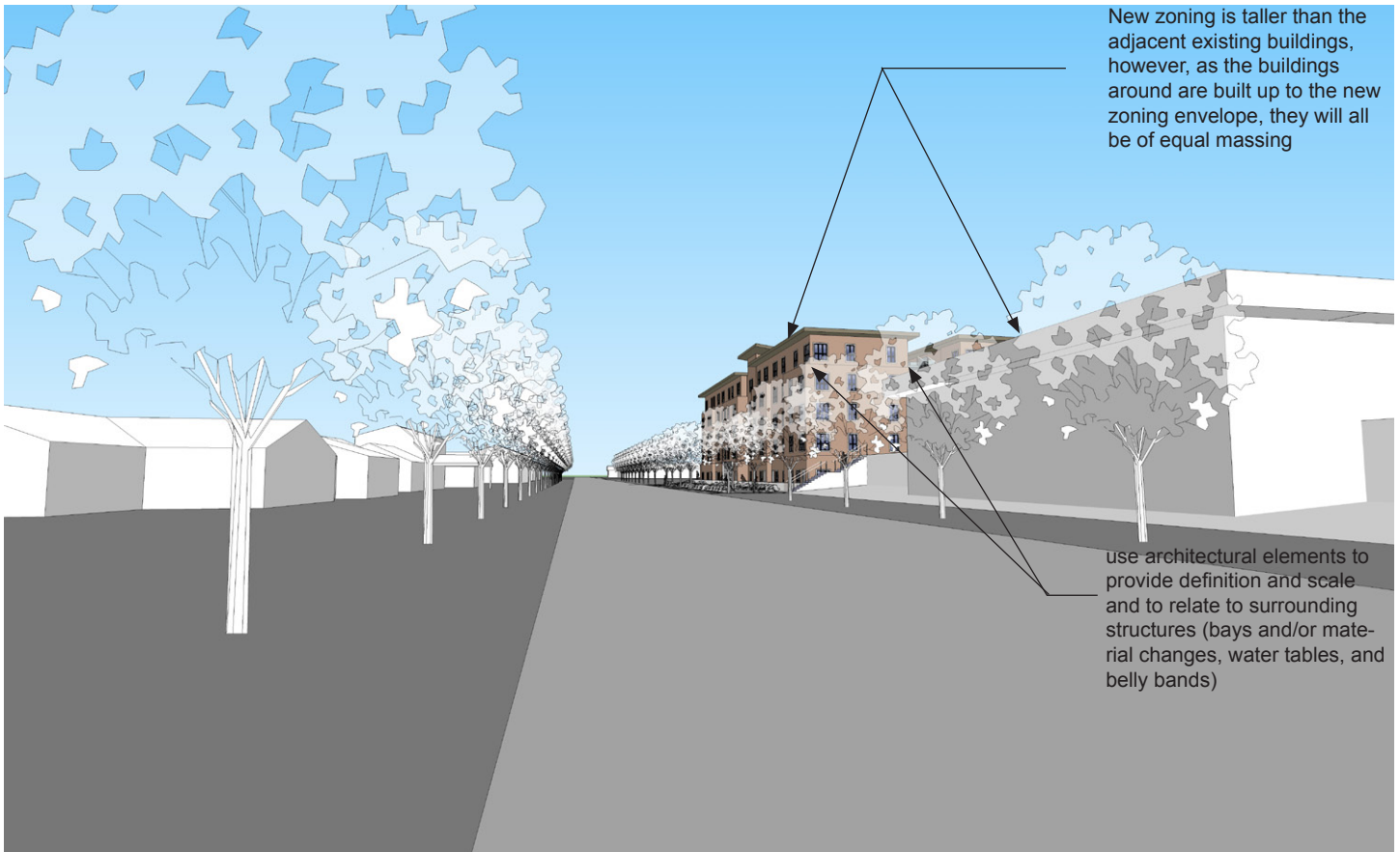
Alternate Code Compliant Massing Option : Street View



Alternate Code Compliant Massing Option : Bird's Eye View from Linden



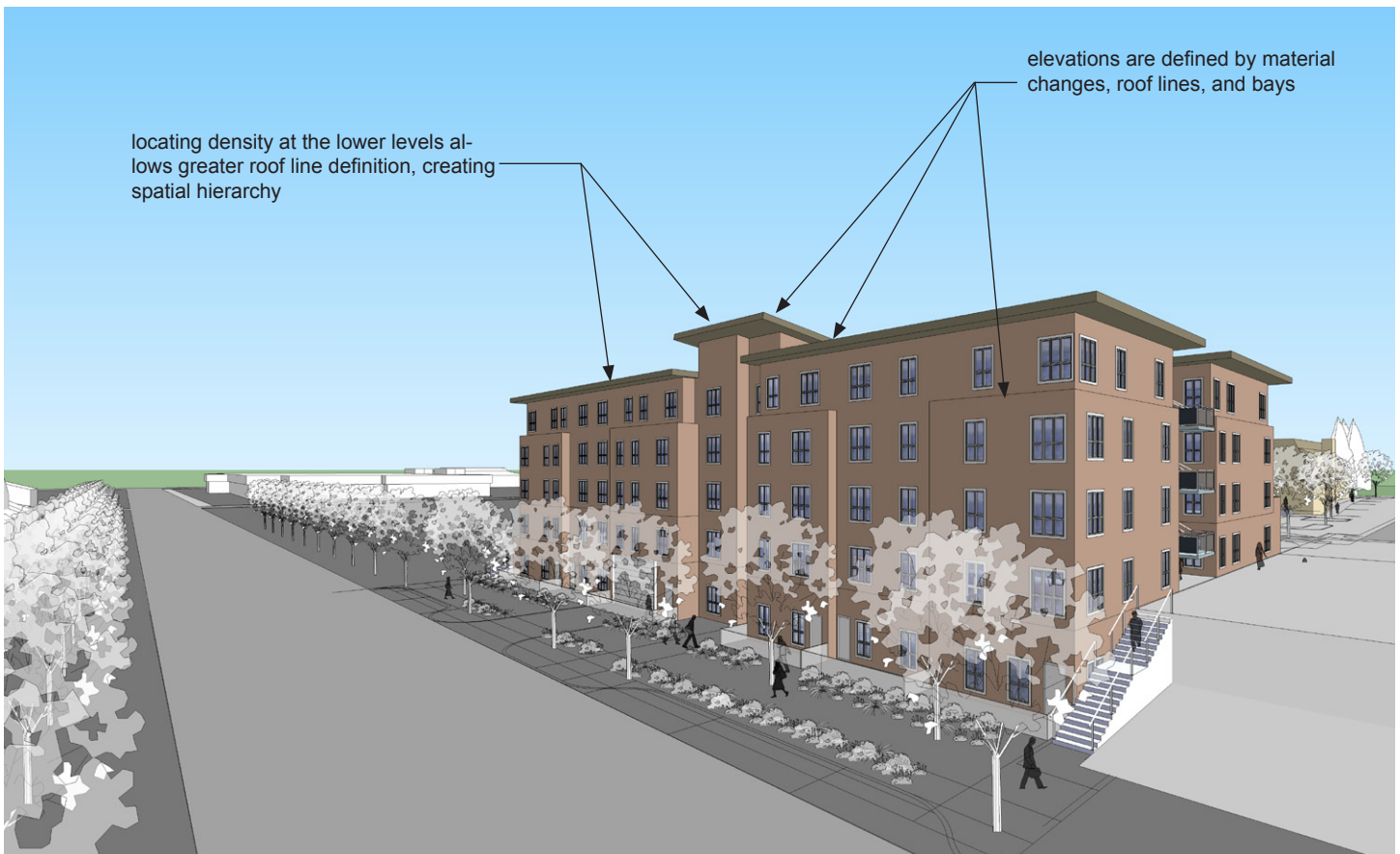
Alternate Code Compliant Massing Option : View from side yard across street



Preferred Massing Option : Bird's Eye View from Linden



Preferred Massing Option : Street View



Preferred Massing Option : Bird's Eye View from Linden



Preferred Massing Option : View from side yard across street

View from neighboring property. Building is broken down by use of materials, roof lines and bays. Rhythm is consistent with neighboring properties.



Example using roof forms and materials to define and modulate the elevations rather than step backs. Adjacent to a residential zone and a commercial zone.

Attachment F



Example adjacent to residential zone and commercial zone.
Uses bays, roof lines and material changes to define elevations



Example directly across the street from residential, single family housing, uses materials and fenestration to define elevations.



Example uses color, material, and fenestration to define elevations. Modulates cornice line to provide relief at roof line.

Attachment F



Example adjacent to residential zone and commercial zone.
Uses bays, roof lines and material changes to define elevations



Example directly across the street and next door to residential,
single family housing, uses materials, bays and resident patios to
define elevations.



Example uses color, material and bays to define elevations.



December 6, 2012

Shoreline Planning Commission
17500 Midvale Avenue N
Shoreline, WA 98133-4905

RE: Commercial & Town Center Design Standards

Dear Commissioners,

On behalf of Ronald United Methodist Church, Compass Housing Alliance and Hopelink I would like to request modifications to the Town Center and Commercial Design Standards. I am currently collaborating on the housing and services project at Ronald United. There is an opportunity in the City of Shoreline to incentivize affordable housing and to align the code with the goals set forth in the recent comprehensive plan update, specifically H11, H7, H8, H11, H18, H25 and H28 and Town Center Policy TC-3 (referenced at the end of this letter).

As a preface to the code discussion there are a number of considerations for affordable housing in particular that I would like to draw attention to:

- There is a stark difference between affordable housing and market rate housing related to density. In market rate, it is often necessary to fully maximize the unit count and full zoning density of a site. In affordable housing, the density is dependent upon the amount of funding that is available for a specific project.
- Long term maintenance and durability are of the utmost importance in preserving our affordable housing stock, therefore, a substantial effort is made during design and construction to minimize that risk. Long term operating revenues are scarce for affordable housing providers, so it is incumbent upon us to help to minimize the care and maintenance of our built environment.
- Low income households are far less likely to own cars, especially when they have access to public transportation and services.

Two land use requirements that I would like to address that will help facilitate building efficient affordable housing are: the dimensional setback requirements in transition overlays 1 and 2; and the parking requirements for apartments/residential. Note that affordable housing is not specifically mentioned in the land use code as a defined use.

Michael W. Romine

John L. Woodworth

Poppi S. Handy

Douglas J. Ito

Dean A. Kralios

Scott D. Starr

Section 20.92.040.C Building Heights:

This section of the code governs the building height adjacent to single family (R-6 in our case) zones. The zoning code graphic image shows the setting back the height and depth of the building proportionally in a stepping way, creating a kind of "layer cake" effect. I believe the intent of this code is to transition from single-family detached dwellings to the denser buildings that may occur in a commercial or town center zone and also to liven the pedestrian experience. I would advocate that strict adherence to this stepping effect may not garner an aesthetically pleasing architectural effect and could potentially have an adverse affect on the pedestrian experience. I have included three massing examples for your review with notes regarding the intent of each type of massing and how it relates to the zoning requirements. Additionally, building in this "layer cake" manner is more costly upfront and is a burden for long-term maintenance of the structure. Complicating the exterior envelope of a structure by stepping back not only adds upfront costs to the construction; it also increases the long-term maintenance costs (it is more expensive to do simple maintenance such as painting, re-siding, and roofing). I believe the affect that it may have is to step the building back fully to the most restrictive depth (i.e. in transition overlay 2, to step it back to 45') and build straight up, increasing the front yard and limiting the number of step backs.

I believe that the intent of the code is to respond to residential zones while still providing dense building types and to provide a pedestrian thoroughfare that is engaging and lively. This can be accomplished in a number of ways without requiring strict adherence to dimensional standards, one of which would be to base the land use code on forms

000388

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rather than dimensions (i.e. requiring modulation, window fenestration patterning, differing roof forms, etc). This approach could then be incentivized specifically for types of buildings/uses that meet the goals of the comprehensive plan (such as affordable housing meeting certain levels of AMI).

Section 20.92.060.E Vehicle Parking & Landscaping : This sections governs number of parking required for a set of uses and reductions that are allowed by Director discretion up to 25%.

SMR Architects is very active in the affordable housing community working in numerous jurisdictions throughout the state. In all cases, affordable housing has been incentivized to allow parking reductions of up to 50%. These reductions have been reinforced time after time by commissioned parking demand studies. It would be warranted to allow for discretion in the code for different levels of affordability tied to reductions in parking (i.e. x number of units at 30% AMI = 50% reduction in parking) and to have full shared parking allowances/reductions with uses conducive to housing.

I respectfully request your consideration on the above-mentioned modifications to the land use code and feel that each of the requests support the City of Shoreline Comprehensive Plan goals and policies and will make a more vibrant, livable community.

Sincerely,



Poppi S. Handy, AIA, LEED AP BD+C
Principal

Comprehensive Plan Goals Reference:

- Goal HIII: Preserve and develop housing throughout the city that addresses the needs of all economic segments of the community, including underserved populations, such as households making less than 30% of Area Median Income.
- H7: Create meaningful incentives to facilitate development of affordable housing in both residential and commercial zones, including consideration of exemptions from certain development standards in instances where strict application would make incentives infeasible.
- H8: Explore a variety and combination of incentives to encourage market rate and non-profit developers to build more units with deeper levels of affordability.
- H11: Encourage affordable housing availability in all neighborhoods throughout the city, particularly in proximity to transit, employment, and/or educational opportunities.
- H18: Encourage, assist, and support non-profit agencies that construct, manage, and provide services for affordable housing and homelessness programs within the city.
- H25: Encourage, assist, and support social and health service organizations that offer housing programs for targeted populations.
- H28: Improve coordination among the County and other jurisdictions, housing and service providers, and funders to identify, promote, and implement local and regional strategies that increase housing opportunities.
- Town Center: Policy TC-3 Increase the variety of housing choices in Town Center and increase opportunities for moderate cost housing. Reduce new housing construction costs and incentivize affordable housing in Town Center.

From: Christopher Palms [CPalms@eworks.org]
Sent: Thursday, January 17, 2013 3:39 PM
To: Plancom
Subject: Affordable Housing design standard variances
Attachments: image001.jpg

Hi, I am a home-owner in Shoreline and also have a professional interest in affordable housing. As a resident, I am asking you to support policy that gives the Director discretion for design standard variances for housing developments that include a significant number of homes affordable to households with lower-incomes. Affordable housing provides housing options for a large percentage of the people working in our community. When regular workers from the community are also living in that community it fosters vested interest in that community and also promotes financial investment in that community.

Frankly, I'm also proud of being associated with a progressive, forward-thinking city that looks after all of its citizens, not just the well-off.

Thanks for the opportunity to speak,

Christopher Palms, LEED AP BD+C

environmental WORKS

402 15th Avenue East

Seattle, WA 98112

206.787.1371 direct

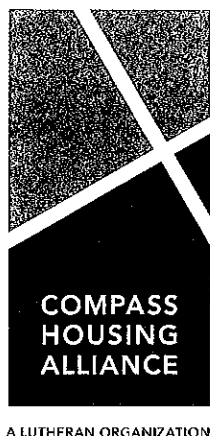
206.329.5494 fax

www.eworks.org



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January 16, 2013

Shoreline Planning Commission
17500 Midvale Avenue N
Shoreline, WA 98133-4905

RE: Commercial Design Standard Recommendations

Dear Commissioners:

I am writing to provide more detailed information to explain why Compass Housing Alliance supports Director's Discretion to dimensional standards for low income housing in the new Commercial Design Standards currently under review by the Shoreline Planning Commission.

Staff has recommended against Director's Discretion, stating that the standards are not a burden or deterrent to developing low-income housing, using the Ronald United Methodist Church site as an example. As part of the project team for this site, we respectfully disagree with this assessment and want to provide specific reasons as to why the dimensional standards are a deterrent.

- Compass Housing Alliance, Ronald United Methodist Church (RUMC) and Hopelink, working with SMR Architects, have developed a site plan and partnership for the RUMC site. RUMC has agreed to sell 34,000 SF of its land to Compass Housing Alliance to build an affordable housing and social services building. The 34,000 SF is the maximum amount of land that RUMC can sell and still maintain its parking needs. To reach the economy of scale that is required to make the building financially feasible, Compass Housing needs to build 60 units of affordable housing and 14,000 SF of supportive services space for Hopelink. The site plan also incorporates common area open space, including a play area and plaza, that allows the different users to interact and create community space within the site.
- Low income housing is subject to significant cost constraints. It would be infeasible for Compass Housing to construct a building with multiple step backs, as is currently required for sites abutting R-4 and R-6 zones. On Linden Street, to build 5 stories without modulation or step back, the building would need to be set back 45 feet from the property line, plus an additional 4 feet for the widening of the sidewalk. With one step back, the building would need to be set back 35 feet from the property line. Under these scenarios, the community space and common plaza that are a central vision to the site plan would not be feasible. Furthermore, the efficiency in the units that we hope to achieve through external corridors would likely not be feasible.

77 S. Washington St.
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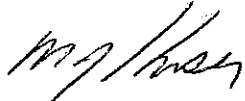
www.compasshousingalliance.org

- Linden Avenue between 175th and 185th Streets includes both R18/24 and R/12 zoning on the west side of the street. The area on Linden Street in front of Ronald United is zoned R-6, which places it in the category of not allowing dimensional departures. Because there is higher zoning within the block, allowing departure from dimensional standards would not be unreasonable.
- SMR Architects has proposed an alternative scheme with the building set back 25 feet, which creates an attractive street experience and still allows the project to maintain its program goals. There is no risk of market rate projects utilizing this exception because it is being proposed specifically as an incentive for low-income housing.

As described above, the dimensional standards do create a deterrent to low-income housing. We believe SMR's alternative provides sufficient set back while maintaining the integrity of the project. Please allow Director's Discretion so that dimensional standards can be reviewed as an incentive for low-income housing.

The partnership created by Ronald United, Compass Housing, and Hopelink is unique and the team is eager to create an attractive, dynamic and community-oriented building that will best serve the needs of the residents of the City of Shoreline.

Sincerely,



MJ Kiser
Executive Director

From: Boni Biery [birdsbeesfishtrees@gmail.com]
Sent: Thursday, January 17, 2013 6:12 PM
To: Plancom
Subject: Commercial Design Standards and Zoning Consolidation - Public Comment

Dear Commissioners -

I am unable to attend the Public Hearing this evening, but would like to thank you for retaining the Transition Overlays and their requirements; especially regarding setbacks. For those of use who live on these boundaries it is very important.

always,
Boni Biery

APPROVAL OF MINUTES

The minutes of January 3, 2013 were approved as presented.

GENERAL PUBLIC COMMENT

Vice Chair Esselman reviewed the rules and procedures for general public comments.

Calori Mullins, Shoreline, said she lives on 5th Avenue near Echo Lake. She expressed concern about the significant amount of pedestrian and vehicular traffic on 5th Avenue between the intersections of 195th and 205th Streets. Many people park on 5th Avenue when events are held at the stadium and track, but there is no sidewalk or pedestrian lighting. Accidents can occur because it is so dark. She also expressed concern about the safety of the children who stand by the side of the road in the mornings waiting for the bus. 5th Avenue is a straight shot from 205th, and the traffic tends to be fast. Because of the heavy pedestrian and vehicular traffic, she felt it would be wise to add street lights, extend the sidewalks, and do something to limit the speed on the street.

PUBLIC HEARING: COMMERCIAL DESIGN STANDARDS/ZONING CONSOLIDATION

Vice Chair Esselman reviewed the rules and procedures for legislative public hearings and then opened the hearing.

Staff Presentation

Mr. Cohen recalled that the Commission reviewed the proposed amendments page-by-page on January 3rd, and identified a handful of issues. Based on their January 3rd discussion, staff made some minor changes to the draft amendments. Attachment B is a legislative version of the proposal, with all of the changes that have been proposed to date, and Attachment C is a clean version that removes all language that is recommended to be repealed or deleted and highlights the code sections that remain to be discussed and deliberated upon. He advised that, since the packet was sent out to the Commissioners, the City Attorney has recommended additional changes (Exhibit 8). While the legislative format (Attachment B) can be used as a reference, Mr. Cohen suggested the Commissioners use the clean version (Attachment C) for the public hearing.

Mr. Cohen reviewed the items that are highlighted in Attachment C as follows:

- SMC 20.30.565 – The City Attorney has recommended that the first sentence in this section be amended to read, “Development approvals in Planned Action Districts identified on the City zoning map are designated Planned Action Approvals pursuant to WAC 197-11-164.” The City Attorney also recommended that the word “the” in the last line of the section be replaced with “a.” Assistant City Attorney Collins noted that there are actually two planned action Environmental Impact Statements (EIS): one for Town Center and another for North City. The proposed changes make it clear that the provision applies to both.

- SMC 20.40 – Questions were raised regarding some of the land uses identified in the land use chart and how they have been permitted or prohibited in the various zones. He explained that the land uses were not altered in the current proposal to consolidate zones. The existing uses were transferred directly over to the chart, and the Town Center uses were incorporated. Staff agrees that the land use chart could be updated at some point, but not as part of the current proposal.
- SMC 20.50.021(b) – Comments were made previously about the requirements for significant trees within the buffers located in the transition areas between commercial and single-family residential zones. Concern was expressed about whether there was adequate protection for the significant trees during construction. The provision now directly references SMC 20.50.370, which is the code section that protects trees during construction.
- SMC 20.50.125(1) and (2), SMC 20.50.230(1) and (2), and SMC 20.70.320(C)(1) and (C)(2) – These provisions are related to thresholds for required site improvements. Assistant City Attorney Collins recommended that SMC 20.70.320(C)(2) should be rewritten to read, “Aggregate value of building construction permits issued after March xx, 2013 within a five-year period exceed 50 percent of the County assessed or an appraised value of the existing structure(s) when the first permit was issued.” She also recommended that the language related to “right of way dedication” in SMC 20.70.320(D)(2) should be relocated to SMC 20.70.320(B) because it is related to frontage improvements. Mr. Cohen said staff recommends that the new language in SMC 20.70.320(C)(2) should also be applied in SMC 20.50.125 and SMC 20.50.230 so that all three sections are consistent.
- SMC 20.50.240(E)(1)(e) – This language was amended to make it clear when a tree must be planted in a tree pit. If a developer provides a planting area in addition to a sidewalk, the tree could be planted in the landscape area rather than in a tree pit.
- SMC 20.50.240(F) – During the Commission’s last discussion, there was some confusion about the minimum dimension required for public places. The previous language required 400 square feet and a minimum dimension of 6 feet, and the goal was to ensure that the public places are somewhat useable. To clarify the intent of the language, staff is recommending that Item 5 be changed to require all public places to have a lineal dimension of at least 6 feet.
- SMC 20.50.250 – At the suggestion of Vice Chair Esselman, the word “experience” was added at the end of the sentence.
- SMC 20.50.400(a) – This provision would allow the Director to approve a parking reduction of up to 25% using a combination of criteria. Commissioner Scully previously commented that electric vehicle parking (Item iii) is not necessarily connected to reducing parking demand. Language was also added to Item iv to reference the National Electric Code for the standards for conduit for future electric vehicle charging stations. Lastly, the word “handicapped” in Item iv was changed to “disabled.”

- SMC 20.50.400(b) and (c) – These items were reformatted to be additional requirements for the 25% parking reduction rather than being part of the criteria listed in SMC 20.50.400(a).
- SMC 20.50.400(d) – This provision was updated as per Commissioner Scully's recommendation that the 50% reduction for affordable housing should be separate from the other criteria.
- SMC 20.50.500(B) – Chair Moss expressed concern that the landscape ratio of 20 and 25 square feet per parking stall seems too high. She also noted that the drawing is not consistent with the proposed requirement. The Commission should provide additional direction regarding this issue.
- SMC 20.50.540(A) – This provision adequately addresses Vice Chair Esselman's comment that signage should not be allowed to create a safety hazard. Ms. Collins noted that the City Attorney has also recommended changes to SMC 20.50.540. The Commission agreed to review the City Attorney's recommended changes separately.
- SMC 20.50.550(B)(C) – Commissioner Maul questioned if it is necessary to specifically list outdoor advertising signs (billboards) as prohibited since this type of sign is already prohibited by the sign code.
- SMC 20.50.570(A) – Commissioner Maul suggested that "windows" be removed from this provision. He noted that window signs, as a category, are signs that are hung on the inside of a window, and the sign code allows them to occupy up to 25% of the window area.
- SMC 20.50.590(B)(2) – Chair Moss previously recommended that owners should be required to keep the area around nonconforming outdoor advertising signs (billboards) free of debris, weeds, etc. Staff believes this change is unnecessary because the City already has code language to deal with debris, abandoned cars, etc. Staff recommends that the provision should simply read, "shall be kept in good repair and maintained."
- SMC 20.50.610(T) – The City Attorney has recommended this new provision to clarify the regulations that apply to campaign signs.

Mr. Cohen advised that changes were also made to the map (displayed in Exhibit 9) to demarcate the boundaries of the two planned action approval areas (North City Business District and Town Center Subarea), which are cited in the code language.

In addition to the changes discussed earlier by Mr. Cohen, Assistant City Attorney Collins reviewed the following changes proposed by the City Attorney:

- In the code, only the first letter of the first word in each section title should be capitalized. This rule needs to be applied throughout the document.

- SMC 20.50.540(B) – This section was amended to read, “No private signs shall be located partially or completely in a public right-of-way unless a Right-of-Way permit has been approved consistent with SMC Chapter 12.15 and is allowed under 20.50.540(H) and 20.50.580.
- SMC 20.50.540(C) – This section was changed by deleting the words “minimally” and “with inch increments.”
- SMC 20.50.600(A) – The reference to SMC 20.50.540(G-H) was eliminated from this provision. The remaining reference (SMC 20.50.610) points to the code language that talks about exempt signs. The 5th sentence was also amended by adding the word “signs” after “temporary.” In addition, the last sentence was deleted because it was duplicative of language in the next section (SMC 20.50.600(B).
- SMC 20.50.610 – This provision was changed to add a reference to 20.50.540(B) Private signs on city right-of-way.
- SMC 20.50.610(T) – This new provision was added to reference the code section that contains the administrative rules for campaign signs.

Questions by the Commission

None of the Commissioners had questions during this portion of the hearing.

Public Testimony

Poppi Handy, Principal, SMR Architects, Seattle, thanked the Commission for their positive response and potential inclusion of parking reductions for affordable housing developments and the modifications to the City’s zoning code. Following up on her previous presentations to the Commission, she again requested the Commission’s consideration to include Director’s discretion for the dimensional standards or step backs for affordable housing in the transition areas (SMC 20.50.021). She said she believes the recent revisions to the City’s Comprehensive Plan are clear, particularly the City’s goal to promote and support low-income individuals by encouraging affordable housing and providing meaningful incentives. She specifically referenced Goal H-7, which calls for creating meaningful incentives to facilitate development of affordable housing in both residential and commercial zones, including consideration of exemptions from certain development standards in instances where strict application will make incentives infeasible. She also referenced Goal H-8, which calls for exploring a variety and combination of incentives to encourage market rate and non-profit developers to build more units with deeper levels of affordability.

Ms. Handy pointed out that the current land use code requirement for dimensional step backs when facing R-4, R-6 or R-8 zones will be difficult and expensive for affordable housing developers and will create long-term maintenance and upkeep issues. She asked the Commission to refer to the packet provided by SMR Architects, which is part of the public record. Attachments C, D and E discuss the differences between the code-compliant options, an alternative code-compliant option, and their non-compliant preferred option. She summarized that it is not their intent to create a mundane, unfriendly

development. They are committed to enhancing the pedestrian experience, creating safe, affordable housing for the City of Shoreline's most needy individuals, and upholding the lofty goals set forth by the Comprehensive Plan. She said they feel the site, as envisioned by the partnership between SMR Architects, Ronald United Methodist Church, Hopelink, and Compass Housing Alliance reinforces and upholds the ideals set by the Comprehensive Plan to develop housing throughout the City that addresses the needs of all economic segments of the community:

- To encourage affordable housing availability in all neighborhoods throughout the City, particularly in proximity to transit, employment and/or educational opportunities.
- To encourage non-profit developers to build more units with deeper levels of affordability.
- To encourage, assist and support non-profit agencies that construct, manage and provide services for affordable housing and homelessness programs within the City.
- To encourage, assist and support social and health service organizations that offer housing programs for targeted populations.
- To increase the variety of housing choices in Town Center.
- To increase opportunities for moderate cost housing and to reduce new housing construction costs in Town Center.

Ms. Handy's comment letter was entered into the record as Exhibit 13.

Paula McCutcheon, Pastor, Ronald United Methodist Church, said she was present to speak on behalf of Ronald United Methodist Church as an organization, and she also brought with her several members of the church and residents of Shoreline who will speak as individuals. She thanked the Commission for being so attentive to their requests. The parking reduction that is now in the proposed code language helps tremendously in bringing affordable housing and human services to Shoreline. However, they are not quite there yet. She said she hopes that as they have counseled with the Commission in recent months, they have shown how different and unique affordable housing projects are to develop. Their faith community, for example, has been on a nearly two-year journey to bring to life the partnership between the church, Compass Housing Alliance, SMR Architects and Hopelink. They want to create affordable housing and human services right in the heart of Shoreline.

Pastor McCutcheon said the group is asking the Commission to support Director discretion for design standard variances with regards to affordable housing. She explained that affordable housing, by its nature, does not fit the standard commercial development model, and their project is a prime example. For instance, the portion of property the church has agreed to sell to Compass Housing Alliance is adjacent to an ice rink, a thrift store, a car dealership and a dentist. It faces only two traditional residences that sit quite far back from the road, and the property owners have been contacted about the project. Director discretion would enable them to create a project that is a visual testament to the unique partnership and a focal point for the neighborhood and community at large.

In addition, Pastor McCutcheon said the project incorporates the high-quality design that was envisioned when the Town Center policies and goals were developed. She has reviewed the Town Center Plan and found that many of the goals and policies reflect the church's own hopes for social equity, a broad range of housing choices, diversity, and a sense of place and well being. She said she is most struck by the stated desire to "incentivize affordable housing in Town Center" and the social equity goals and policies, which state that "Town Center offers a broad range of job opportunities and housing choices that attract

a diversity of household types, ages and incomes. Attention to design allows the public gathering places to be accessible to all. People feel safe here day and night. Festivals, exhibits and performances attract people of all ages and cultural backgrounds.”

Pastor McCutcheon referred to Goal TC-1, which calls for creating a Town Center that embodies the sustainability values of environmental quality, economic vitality and social equity. She expressed her belief that the proposed project would accomplish this goal. She also referred to Goal TC-3, which calls for creating a “sense of place” in Town Center that provides a focal point for Shoreline’s civic life and community-wide identity and embraces its unique history. She explained that Director discretion to vary the setback requirement is necessary in order to create the courtyard needed to bring the whole partnership together.

Lastly, Pastor McCutcheon referenced Goal TC-4, which calls for creating an economically and culturally thriving Town Center through the coordinated efforts of the City, the School District, other public sector organizations, business organizations, community non-profits, and neighborhood associations. She observed that the City has been an able and supportive partner in this journey, with a variety of departments and individuals offering incredible and on-going support. However, they are at a crucial juncture, where this stated desire to provide incentives for the creation of affordable housing is most needed. Without Director discretion, particularly with regards to the transition area, the project is fragile. The City has put in place this wonderful language in goals and policies to support affordable housing and make projects like this a reality. Now is the time to transform these goals into regulations and code that will empower them to become realities by allowing Director discretion for design standards. She reported that the group has shown the project to many faith communities, and it is her hope that other faith communities in Shoreline will steward their lands in a similar way to bring more affordable housing to the City.

Phyllis Johnson, Chair of the Building Committee at Ronald United Methodist Church, advised that churches and faith communities were asked by the City of Shoreline several years ago to consider dedicating excess property to affordable housing. While she cannot speak for all churches, she believes it is safe to theorize that many will have a process that must be followed. For United Methodists, whose property is held in trust by the General Conference, there is a very specific process set out in their Book of Discipline. She explained that following this process is essential if they are to be able to sell property and enter into partnerships. Over the course of nearly two years, Ronald United Methodist Church has formed a Vision Task Force, a Study Committee and a Building Committee and held more than a dozen congregational meetings and countless meetings with their partners (Compass Housing Alliance, Hopelink and SMR Architects). They have visioned, written and shared reports, and they have counseled with the District Superintendent, Pat Simpson, and gone before the District Committee on Church Building and Location three times. They have done this work because they believe in the project and the partnership and in their vision of witness and presence.

Ms. Johnson explained that the vision has not come without sacrifice, not just in terms of property, but on a more personal level. There were dissenting voices in the process, and they did lose people because of it. But again, because of their belief in being the better neighbor and living out their ministry of witness and presence, they have pressed on. However, they are still not done. Cobbling together funding for an affordable housing project is challenging, and it will be at least another two years before

ground is broken, if it is broken. They are asking that the Commission honor the goals and policies for Town Center so this project may indeed come to pass. She specifically referred to Policy TC-3 that mentions incentivization for affordable housing in Town Center, which they stand in need of. At this time, Shoreline does not offer funding for affordable housing projects, as other cities and municipalities do. The City has chosen to create a fertile environment that encourages development, and they are asking them to water that environment. She explained that it is necessary to go this extra step and provide Director discretion for design standard variances if any affordable housing project is to find a home in Shoreline. She respectfully asked that the Commission give serious consideration to granting Director discretion for design standard variances in matters of affordable housing, which is essential in insuring that their project and others that might follow can be fully realized.

Sandra Reynolds, Shoreline, said she is a member of the Ronald United Methodist Church, along with her husband. They volunteer at Hopelink and work with the Back to School Consortium. As a substitute secretary at the church, she has seen people come in grave need of help that the church has been able to provide. Working at Hopelink, she has seen countless people who are in serious need of help. The proposed project will bring to some of these people the hope they need to rebuild their lives. She reported that one night count in 2012 identified 30 individuals who were without shelter in Shoreline, and she is sure that count is low. She is really proud that the City of Shoreline has stepped forward to partner with the church and the social service agencies to bring hope to people in the community. She hopes the Commission will consider Director discretion in this matter.

Calori Mullins, Shoreline, said she has lived in Shoreline for nearly eight years. Before she chose to move to the City, she did her homework to figure out the best place for her and her children. Seattle Magazine reported that Shoreline was one of the best suburbs, and the school system is one of the best in the state. She is an active duty military member; and when she is asked about her home state, she is proud to say she is from Shoreline, Washington. She said she plans to retire in six months, and wants remain in Shoreline to serve the community that has helped her so much over the last eight years. She thanked the Commission for their support in helping the project get off the ground; but as has been pointed out, the journey is not complete yet. She asked the Commission to consider allowing Director discretion, not just as a member of the church, but as a community member and mother. Her children would play in the courtyard that would be sacrificed if they have to move the building back.

Ms. Mullins said her children have seen the plans and know there will be other children to play with. In addition, at least one of her neighbors is in desperate need of this housing. Unless Director discretion is granted, it will take the project even longer to be built. Her friend has been a resident of Shoreline for several years. Unfortunately, she is also in an abusive relationship that she has tried unsuccessfully to leave. She has gone so far as to ask to live in her family room with her children so she can stay in Shoreline where there is no place for her to go. The closest place for her to go with her children is Seattle. The time she tried to leave, she was set out of her house without her children and lived homeless on the beach for six months. She is back in her home for now. Although she is deathly allergic to cats, she is willing to live in her family room with a facemask and Epipen so she can remove her family from the situation. She summarized that this is the first time she has been touched so close to home by homelessness. She expressed her belief that the project is very worthwhile, and she would like to see it through to fruition.

Corley Mayberry, Shoreline, said she has lived in Shoreline since 1954 when her oldest child started attending Ronald School. She and her husband are also members of the Ronald United Methodist Church. She asked that the Commission support Director discretion for design standard variances for affordable housing. She said their church sees many homeless people at their doors, and they have a man living outside the chapel at this time. They are cold, hungry, and they have no place to go. They come to the coffee hour after church on many Sundays, and the hot cup of coffee and warm room is very welcoming to them. Everyone should have the opportunity to live in a safe, healthy, affordable home. Shoreline is a caring community, and she would like to see the project come to be to provide hope for those less fortunate. Director discretion for design standard variances in affordable housing will help that happen.

Marilyn Reid, Shoreline, said she has been a member of the Ronald United Methodist Church for more than 25 years. She works as a church administrator and sees a lot of homeless people knocking at the church's door. She is always touched by them. She would like to help them, but they do not have space. As a Shoreline resident, she asked the Commission to support giving Director discretion for design standard variances for housing developments that include a significant number of homes affordable to households with lower incomes. The church believes in being a neighbor to those in need, and they believe everyone should have the opportunity to live in a safe, healthy, affordable home. Director discretion for design standards will bring them one step closer to fulfilling this vision. Again, she asked the Commission to give consideration to this request so the project may be realized.

Kelly Rider, Policy Director, Housing Development Consortium (HDC) of King County, explained that the HDC is a non-profit membership organization, representing private businesses, non-profit organizations and government agencies who are all working to develop affordable housing across King County. Their members are dedicated to the vision that all people should have a safe, healthy, and affordable home in a community of opportunity. That means they believe that all families, regardless of income, deserve the opportunity to thrive in a safe neighborhood with good jobs, quality schools, strong access to transit, and plenty of parks and open space for a healthy lifestyle—a community like Shoreline. The HDC greatly appreciates their partnership with the City of Shoreline, which helps them achieve this vision.

Ms. Rider reviewed that, through their Comprehensive Plan, the City has supported the ability to create incentives to promote development of homes affordable to low-income households. It has also supported partnerships with non-profit organizations in order to provide those housing choices in the City. However, as she has previously noted, additional regulations are required to implement this intention. They need the Commission to take action to fulfill the intention of the Comprehensive Plan. She explained that market forces have clearly failed to meet the need for affordable housing in Shoreline, demonstrated by the 48% of Shoreline renters paying more than 30% of their income for housing costs alone. More must be done. To that end, they have asked for the Commission's support of two specific policies in the Commercial Design Standards that would create meaningful incentives for affordable housing. She thanked them for incorporating their first request for a criteria based reduction in parking requirements for affordable homes, and said the HDC appreciates the Commission's willingness to closely consider their second request. Based on the Commission's comments the HDC proposes that the City give the Planning Director the discretion to provide design standard exemption when the following criteria are fulfilled:

- That the applicant can demonstrate that the intended design plan is safe, attractive and walkable, as supported by the Town Center Plan.
- That the applicant can demonstrate that the design standard exemption will result in the development of additional homes affordable to households earning 60% of area median income (AMI) or less.
- That the applicant holds a neighborhood meeting in order to solicit feedback on the design plan.

Ms. Rider explained that the proposed new policy would protect neighborhood compatibility and ensure community input, while also creating flexibility in the code to ensure that affordable housing developers are able to provide the most homes at the deepest level of affordability possible. While the Compass Housing/Hopelink/Ronald United Methodist Church project is a good example of how the policy would apply, it is important to understand that the policy would apply to any affordable housing project that comes to Shoreline. While the City is not currently funding affordable housing construction, she pointed out that the policy would increase the number of affordable homes built with the limited public dollars in Shoreline.

Ms. Rider advised that the proposal would help to implement Policy H-7 of the Comprehensive Plan, which states the intention to create meaningful incentives to facilitate development of affordable housing in both residential and commercial zones, including consideration of exemptions from certain development standards in instances where strict application would make incentives infeasible. It would also implement Policy TC-3 of the Town Center Plan, which states the City's intention to reduce new housing construction costs and incentivize affordable housing in Town Center. She reminded the Commission that these are the commitments the City has made, and the HDC urges them to take action that is consistent.

Ms. Rider noted that the parking reduction language continues to apply to housing that is affordable at approximately 80% average median income (AMI), which is the market rate currently in Shoreline. She suggested that is not the Commission's intent, as it would apply to households who are not necessarily transit dependent and it could end up reducing the parking available and result in negative outcomes. She urged the Commission to consider language that makes the parking reduction available for housing that is affordable at 60% AMI and below as opposed to "for low-income households" as defined by the Department of Housing and Urban Development (HUD).

In closing, Ms. Rider commented that all families in Shoreline should be able to afford their housing and still have enough money to pay for basic expenses such as gas, groceries and childcare. With the Commission's support, they can bring Shoreline one step closer to this vision. Once again, she asked the Commission to provide the Planning Director the discretion to provide design standard exemptions for affordable housing developments when the proposed criteria are met.

Beth Boram, Seattle, Compass Housing Alliance, said she was present to provide more information about why the Alliance supports Director discretion for dimensional standards for low-income housing in the new code and to refute statements by the City staff that the current standards are not a burden or deterrent to affordable housing. She explained that Ronald United Methodist Church has agreed to sell the Alliance 34,000 square feet of its 99,000 square feet of property so the Alliance can build affordable housing and a social service building. She advised that 34,000 square feet is the maximum amount of land the church can sell and still maintain its parking needs. To reach economic feasibility that is

required, they need to build 60 units of affordable housing and 14,000 square feet of support service space for Hopelink. The site plan also incorporates common area space for a plaza and play area that allows the different users to interact and create a community within the site.

Ms. Boram explained that low-income housing is subject to significant cost constraints, and it would be infeasible for the Alliance to construct a building with multiple step backs. To build five stories without step backs on Linden Street, the building would need to be setback 45 feet from the property line, plus an additional four feet for the widening of the sidewalk. Under this scenario, the community space and common plaza that are a central vision to the site plan would not be feasible. Furthermore, the efficiency in the units they hope to achieve through external corridors would likely not be feasible. She pointed out that there is currently R-18, R-24 and R-12 zoning on the block where the church is located (Linden Street). The zoning directly adjacent to the church is R-6, which places the church property in the transition category that does not allow dimensional departures. However, because there is higher zoning within the block, allowing departures for dimensional standards would seem to be a reasonable request. She referred to the examples provided previously by Ms. Handy to illustrate how the dimensional standards would be a deterrent to low-income housing. She expressed her belief that the project can maintain the integrity Shoreline wants to achieve in the Town Center area with variation from the code.

Vice Chair Esselman advised that the Commission receive a large packet of exhibits that were submitted just prior to the meeting. She suggested that the meeting be recessed for about five minutes to allow the Commissioners time to review the new documents. Ms. Simulcik Smith advised that the following exhibits were received after the Commission packet was sent out:

- Exhibit 8 – City Attorney's Office proposed changes to the Development Code Amendments
- Exhibit 9 – updated map of proposed Consolidated Commercial Zones dated 1/17/2013
- Exhibit 10 – Comment letter from Kelly Rider, Policy Director, Housing Development Consortium, dated 12/5/12
- Exhibit 11 – Comment letter from Kelly Rider, Policy Director, Housing Development Consortium, dated 1/17/13
- Exhibit 12 – A series of comment letters from Paul McCutcheon, Pastor, Ronald United Methodist Church, and Phyllis Johnson, Building Committee Chair Ronald United Methodist Church, emailed 1/17/13
- Exhibit 13 – Comment letter from Poppi Handy, SMR Architects, dated 1/3/13 and revised 1/17/13
- Exhibit 14 – Comment letter from Christopher Palms, emailed 1/17/13
- Exhibit 15 – Comment letter from M.J. Kiser, Compass Housing alliance, dated 1/16/13
- Exhibit 16 – Comment letter from Boni Biery, emailed 1/17/13

Final Questions and Deliberations

Commissioner Craft asked the Assistant City Attorney to describe the pros and cons of adopting language into the code that would incentivize affordable housing by allowing Director's discretion to approve design standard exemptions. Assistant City Attorney Collins cautioned that if the code were to

allow the Director discretion to grant exemptions from the transition areas design standards for affordable housing, they must provide very specific criteria to guide these decisions. Otherwise the Director's decisions would be arbitrary and open to interpretation.

Commissioner Craft asked if the City, in general, has a standard position against allowing Director discretion. Assistant City Attorney Collins answered that Director discretion is not generally allowed in the Development Code. If it is allowed, very specific criteria must also be provided.

Commissioner Montero asked for clarification of Ms. Rider's recommendation to replace the HUD standard for low-income housing (80% AMI) with a new standard of 60% AMI. Commissioner Scully pointed out that Ms. Rider's comment is related to SMC 20.50.400(d), which would allow the Director to approve a parking reduction of up to 50% for the portion of housing providing low-income housing as defined by HUD. He explained that the HUD definition of "low-income housing" is 80% of AMI, and Ms. Rider's recommendation was that this be changed to 60% AMI. Mr. Cohen said the current language represents staff's attempt to accommodate a request from the Housing Development Consortium (HDC). The Commission agreed that SMC 20.50.400(d) should be amended by replacing "HUD's definition for low-income housing" with "60% of AMI." Commissioner Craft commented that ranges that are closer to 80% AMI are outside of the type of housing the incentives are intended to enhance. Director Markle agreed that this change would be appropriate, and 80% AMI is too high to allow for the parking reduction.

Vote to Recommend Approval or Denial or Modification

COMMISSIONER MONTERO MOVED THAT THE COMMISSION RECOMMEND APPROVAL OF THE PROPOSED COMMERCIAL DESIGN STANDARDS AND ZONING CONSOLIDATION AMENDMENTS AS PRESENTED BY STAFF. COMMISSIONER CRAFT SECONDED THE MOTION.

COMMISSIONER SCULLY MOVED TO AMEND THE MAIN MOTION TO INCORPORATE THE CITY ATTORNEY'S CHANGES (EXHIBIT 8) WITH THE FOLLOWING EXCEPTIONS:

- 1. IN SMC 20.70.320(C), RETAIN "WHEN" RATHER THAN REPLACING IT WITH "FOR."**
- 2. IN SMC 20.70.320(C)(2), RATHER THAN STRIKING "VALUATIONS OF", THE TERM SHOULD BE REPLACED WITH "VALUATIONS FOR."**
- 3. THESE CHANGES SHOULD BE INCLUDED WHEN THE LANGUAGE IS DUPLICATED IN SMC 20.50.125 AND SMC 20.50.230.**

COMMISSIONER MAUL SECONDED THE MOTION.

Referring to his proposed Amendment 1, Commissioner Scully explained that using the word "for" in SMC 20.70.320(C) does not make sense. He said he proposed Amendment 2 to clarify that the provision is talking about the building construction valuation for a permit; or in other words, how much is the building worth as described in the permit application. Assistant Attorney Collins indicated her support for the proposed amendments.

THE MOTION TO AMEND THE MAIN MOTION WAS UNANIMOUSLY APPROVED.

COMMISSIONER SCULLY MOVED TO AMEND THE MAIN MOTION BY CHANGING SMC 20.30.297 TO ADD A NEW SUBSECTION B TO READ, "ADMINISTRATIVE DESIGN REVIEW APPROVAL OF DEPARTURES FROM THE DESIGN STANDARDS IN SMC 20.50.021, SMC 20.50.220 TO SMC 20.50.280 AND SMC 20.50.530 TO SMC 20.50.610 SHALL BE GRANTED BY THE DIRECTOR UPON FINDING THAT THE DEPARTURE IS:

- 1. CONSISTENT WITH THE PURPOSES OR INTENT OF THE APPLICABLE SUBSECTIONS; AND**
- 2. THE APPLICANT DEMONSTRATES THAT THE DESIGN STANDARD EXEMPTION WILL RESULT IN THE DEVELOPMENT OF ADDITIONAL HOMES AFFORDABLE TO HOUSEHOLDS EARNING 60% OR LESS OF AREA MEDIAN INCOME; AND**
- 3. THE APPLICANT DEMONSTRATES THAT AT LEAST 50% OF THE FLOOR AREA OF THE PROPOSED STRUCTURE OR STRUCTURES IS DEDICATED TO HOMES AFFORDABLE TO HOUSEHOLDS EARNING 80% OR LESS OF AREA MEDIAN INCOME; AND**
- 4. THE APPLICANT HOLDS A NEIGHBORHOOD MEETING, ACCORDING TO CRITERIA ESTABLISHED BY THE DIRECTOR, TO SOLICIT FEEDBACK ON THE FINAL DESIGN PLAN PRIOR TO APPROVAL."**

COMMISSIONER MAUL SECONDED THE MOTION.

Commissioner Scully said the purpose of his motion is to implement what Ronald United Methodist Church and its partners have asked the Commission to do, with some additional limitations. He reminded the Commission that it is not appropriate to recommend approval of the code amendments based solely on a specific project's design; it is important to make sure there are safeguards so exemptions do not become the exception as well as the rule. He said he believes that this is the right section for the new provision, and administrative design review would be the right mechanism reviewing exemption requests. Again, he said the proposal is based on language provided by Ms. Rider, with some additional limitations. He reviewed each of the limitations as follows:

1. It is important to require that any exemptions be consistent with the purposes and intent of the applicable subsection. The purpose and intent of the transition area standards is that the neighbors do not have a massive building next to a single-family neighborhood. Whether this is accomplished via a step back or some other method, it must meet the purpose and intent of the subsection.
2. This language was proposed by Ms. Rider and will require a developer to prove that a project will help the City reach its goal of providing more affordable housing.
3. Because the provision can apply to any project, it is important to have limitations so that developers cannot obtain an exemption from the design standards for a massive, concrete structures, with no design whatsoever just because it includes one affordable unit. The proposed language would encourage projects such as what Ronald United Methodist Church is proposing, as well as other developers who are willing to contribute a significant amount of affordable housing to the City.

Commissioner Maul pointed that 80% AMI is very close to the current rate structure in Shoreline. He suggested that Limitation 3 should be changed to 60% to be "affordable" rather than "market rate." The majority of the Commission concurred.

Director Markle suggested that the criteria should also address issues such as how many affordable units would be required, how long will the units be affordable, how affordable should the units be, who would the units serve, and what mechanism would be used to ensure the units are affordable for a certain amount of time. She cautioned that, without solid criteria, problems arise and moratoriums come about, resulting in a loss of the tool, as well as the public's trust. She suggested they take more time as part of a different project, to create more specific criteria.

Commissioner Scully pointed out that SMC 20.30.297(A)(1) allows the Director to grant a departure from the design standards if it is consistent with the purposes and intent of the applicable subsections without any additional criteria. His proposal would actually add more limitations to this broad authority. Director Markle stated that departures from the transition and dimensional standards have been prohibited up to this point for a reason. On the other hand, the design standards are subjective and more appropriate for administrative design review. Mr. Cohen recalled that when developing the Town Center Subarea Plan, a good amount of time was spent addressing public concerns about transition areas to make sure there was ample protection for single-family residential neighborhoods. He cautioned that allowing departures to the dimensional standards (bulk of a building, step backs, etc.) is significantly different than allowing departures to the design standards (awnings, landscaping, signage, parking location, etc.)

Vice Chair Esselman agreed that the transition area standards involved a lot of community input during the Town Center planning process. The final plan was achieved by offering ample protection to single-family neighborhoods. She encouraged the Commission to be sensitive to the public's concerns. Mr. Cohen said that while staff believes the intent of the proposed amendment is good and there is a lot of support for the idea of affordable housing, allowing Director discretion to approve departures from the dimensional standards needs to be carefully thought out. He agreed with Director Markle that more specific criteria would be needed to implement the concept.

Commissioner Craft asked Director Markle to be more specific as to when and under what circumstances the Commission could revisit the issue. While he does not think it is appropriate to put the discussion off indefinitely, community input is important and so is understanding the ramifications of every aspect of the proposal. Ms. Markle responded that there is a large push for having an affordable housing component in the station area plan, and the issue could be revisited at that time. This would allow the Commission to solicit public input and have a deliberate conversation to weigh the values and goals of the transition area standards and affordable housing. She noted that the station area planning effort would start in 2014. Work on affordable housing and housing choice packages to implement the Comprehensive Plan is scheduled to take place in 2016.

Commissioner Montero asked if it would be possible for the church to utilize the language in SMC 20.30.297(A)(2) to satisfy the conditions of hardship and development potential for their property as opposed to defining affordable housing. Mr. Cohen said he is not convinced that would be possible. He

emphasized that SMC 20.30.297 would only allow departures from the commercial design standards and sign standards. It cannot be applied to transition areas.

Commissioner Craft expressed concern that the Commission has not yet considered a specific level of criteria or received public input on this matter, and this could pose a detriment to the perceived validity of the process. Mr. Cohen reminded the Commission that community outreach for the proposed amendments and advertisements on the City's website have presented the proposal as directly applying the Town Center standards, including the transition area standards, to all commercial areas. Based on this understanding, some members of the public may have decided there was no need to provide comment.

Commissioner Scully said he understands staff's concerns, but he cannot support transition area standards that are inflexible. He is opposed to putting the issue off for a year as part of a completely separate project. However, he would support a proposal that allows the Director time to come up with criteria. He reminded the Commission that this issue has been raised on a number of occasions throughout the process, and cannot be considered a new idea.

Commissioner Craft agreed that the Commission should not postpone the discussion for an undue length of time. He asked if it would be possible to create language that allows the Director, through an administrative process or public testimony at the City Council, to either satisfy the public disclosure and public meeting requirements associated with the proposal or somehow jump start the proposal as an affordable housing component associated with another project. Director Markle advised that work on affordable housing and housing choice packages has been delayed until 2016 because staff will be spending an inordinate amount of time dealing with the Point Wells Subarea Plan and station area planning. Staff has not had the resources to take on the issue of affordable housing, which is an entirely different topic than the current proposal to amend the commercial design standards and consolidate zoning. She agreed with Vice Chair Esselman about the high level of public involvement that occurred when the Town Center transition area standards were created. She expressed her belief that the proposed change deserves a very open and deliberate discussion about what the community is willing to give up in return for affordable housing. Both are important goals, and it is crucial for the community to clearly understand the proposed change and have an opportunity to comment prior to developing the list of criteria.

Director Markle advised that a few months ago the City asked affordable housing advocates to provide draft language from other jurisdictions to give ideas on how to preserve affordability in to the future, but the City did not receive this information. Commissioner Scully pointed out that the advocates did provide copies of both the Redmond and Kirkland codes. Mr. Cohen agreed that staff received a lot of information at the last minute, but they did not have time to analyze and prepare a recommendation. While the advocates presented their general concerns, they did not provide draft language for the City's consideration until just a few days ago. Commissioner Scully referred to a January 3rd letter, to which Kirkland's code was attached. He said he understands that the demands on staff time are such that they were unable to analyze the information that was submitted today, but they did receive proposed language and sample codes a few weeks ago. He stressed his belief that now is the time to make the proposed change. If it is not perfect, they can revisit it as an amendment next year. However, putting the issue off until 2016 is unacceptable.

Director Markle acknowledged that the Commission can vote on the proposed amendment. However, she cautioned that it would be a mistake to not include criteria that addresses the amount of time the City expects the affordable housing to be available. It would allow developers to avoid the step back requirement by providing affordable housing for a short period of time.

Vice Chair Esselman observed that the real issue is that the proposed development is located with a transition zone. Once again, she reminded the Commission of the high level of community involvement that took place to create transition area standards. People were very passionate and concerned about how the Town Center Plan would impact their properties.

Commissioner Scully and Commissioner Maul referred to Section 112.34 in Kirkland's code, which addresses Director Markle's concern by requiring an affordability agreement that specifically provides that "affordable housing units provided under the section shall remain as affordable housing for a minimum of 50 years from the date of initial owner occupancy and for the life of the project for rental housing units." He asked if it would be possible for the Director to come up with a similar rule. Director Markle said she would prefer that the code contain specific criteria so her decisions are not arbitrary. Mr. Cohen pointed out that placing a time limit on the affordable housing would require an enforcement program, which the City does not have at this time. He noted that staff might have been able to come up with draft criteria if the Commission had given that direction earlier.

Commissioner Craft suggested the Commission could table their recommendation on the proposed amendments to give staff time to come up with draft criteria. He agreed that the City does not currently have a mechanism to enforce the time limit. He also agreed with Vice Chair Esselman's observation that a tremendous amount of public input was involved with creating the transition area standards. He expressed concern that the people who would be most interested in the proposed change were either not notified properly or did not realize the extent of the changes being proposed. He reminded the Commission that they are responsible for representing the viewpoints of all citizens, and he would feel remiss if the Commission made a recommendation without giving the citizens an opportunity to speak to an issue they feel strongly about.

Director Markle suggested that this issue could be included as part of the next general development code amendment package that will come before the Commission later in the year. The process for approving the amendments in the package includes a public hearing, so there would be no extra work on staff's part. The Commission agreed that would be the appropriate approach.

THE MOTION TO AMEND THE MAIN MOTION FAILED 4-1, WITH COMMISSIONER SCULLY VOTING IN FAVOR AND COMMISSIONERS ESSELMAN, MAUL, CRAFT AND MONTERO VOTING IN OPPOSITION.

COMMISSIONER MAUL MOVED THAT THE MAIN MOTION BE AMENDED TO CHANGE THE FIRST SENTENCE IN SMC 20.50.240(E)(1)(e) TO READ, "DECIDUOUS, STREET-RATED TREES FROM THE SHORELINE ENGINEERING DEVELOPMENT MANUAL SHALL BE PROVIDED EVERY 30 FEET ON AVERAGE IN GRATED TREE PITS IF THE WALKWAY IS EIGHT FEET WIDE OR IN PLANTING BEDS IF THE WALKWAY IS

GREATER THAN EIGHT FEET WIDE.” COMMISSIONER CRAFT SECONDED THE MOTION. THE MOTION WAS APPROVED UNANIMOUSLY.

COMMISSIONER MONTERO MOVED THAT THE MAIN MOTION BE AMENDED TO CHANGE SMC 20.50.400(d) TO REPLACE “LOW-INCOME HOUSING” WITH “60% AMI”. COMMISSIONER CRAFT SECONDED THE MOTION. THE MOTION WAS APPROVED UNANIMOUSLY.

Commissioner Montero requested clarification from staff regarding SMC 20.50.500(B), which requires 20 to 25 square feet of landscaping per parking stall. Mr. Cohen said he does know why the code requires a higher landscaping ratio for larger parking lots. He also said it is important to think of this requirement in the context of all the other landscaping required by the code. He explained that there are a lot of commercial site requirements, and the proposed amendments create even more. The goal is to provide some flexibility to developers, and one way to do that is to allow them to overlap requirements such as walkways and plazas and landscaping. He said he would prefer a single standard of 20 square feet regardless of the number of parking spaces. He noted that parking lot landscaping must meet the minimum dimensional requirements outlined elsewhere in the code.

COMMISSIONER MONTERO MOVED THAT THE MAIN MOTION BE AMENDED TO MODIFY SMC 20.50.500(B) TO CALL OUT A SINGLE LANDSCAPE REQUIREMENT OF 20 SQUARE FEET PER PARKING STALL WHEN TEN OR MORE PARKING STALLS ARE PROVIDED. COMMISSIONER SCULLY SECONDED THE MOTION.

Commissioner Craft said he likes the language the way it is; the more landscaping the better. It adds to the beauty of the neighborhood and the commercial district, and the requirement is not overly onerous if you add up square footage of parking. He said he does not believe the change is necessary.

THE MOTION FAILED 2-3, WITH COMMISSIONERS ESSELMAN AND MONTERO VOTING IN FAVOR AND COMMISSIONERS CRAFT, MAUL AND SCULLY VOTING IN OPPOSITION.

COMMISSIONER CRAFT MOVED THAT THE MAIN MOTION BE AMENDED TO CHANGE FIGURE 20.50.500(B) TO REFLECT THE ACTUAL PERCENTAGES CALLED OUT IN SMC 20.50.500(B). COMMISSIONER SCULLY SECONDED THE MOTION. THE MOTION WAS APPROVED UNANIMOUSLY.

COMMISSIONER MONTERO MOVED THAT THE MAIN MOTION BE AMENDED TO MODIFY SMC 20.50.550(C) TO READ, “OUTDOOR OFF-PREMISE ADVERTISING SIGNS (BILLBOARDS).” COMMISSIONER CRAFT SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

THE MAIN MOTION TO RECOMMEND APPROVAL OF THE PROPOSED COMMERCIAL DESIGN STANDARDS AND ZONING CONSOLIDATION AMENDMENTS AS PRESENTED AND SUBSEQUENTLY AMENDED WAS APPROVED UNANIMOUSLY.

COMMISSIONER SCULLY MOVED THAT THE COMMISSION RECOMMEND APPROVAL OF THE ZONING MAP AS PRESENTED. COMMISSIONER CRAFT SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Closure of Public Hearing

Vice Chair Esselman closed the public hearing.

Mr. Cohen referred to the draft document that would be forwarded to the City Council with the Commission's recommendation. As acting chair, Vice Chair Esselman will need to sign the document once it is finalized.

DIRECTOR'S REPORT

Director Markle referred the Commission to a memorandum she provided to update the Commission regarding Point Wells. She reported that on December 20th, the Growth Management Hearings Board issued a compliance order for the Snohomish County regulations and Comprehensive Plan. Since that time, Save Richmond Beach has submitted a petition to the Growth Management Hearings Board, challenging some of the new provisions in Snohomish County's Comprehensive Plan regarding "Urban Villages". This is separate from the issues the City jointly raised with the Town of Woodway and Save Richmond Beach regarding Snohomish County's original adoption of "Urban Centers" in their comprehensive plan. The City was surprised to get a quick decision from the Court of Appeals on January 7th, which reversed the Superior Court's decision that the developer's permits were not vested with Snohomish County. This decision means the permits can and will be processed. As a result, the City of Shoreline has moved its timeline for the Point Wells Subarea Plan forward. She suggested the Commissioners review the court's decision, which provides a clear and well-written chronology of vesting rights in the State of Washington.

Ms. Markle announced that the 2013 Comprehensive Plan amendment docket will be presented to the Commission on February 7th. The only amendments on the docket are related to Point Wells and outline the next steps in the subarea planning process. She advised that a press release will go out to announce the proposed amendments. The amendments involve setting a different trip cap and amending the street classification for the lower half of Richmond Beach Drive. These amendments are contingent upon the completion of the traffic corridor study, which should start sometime in February or March. It is anticipated that the traffic corridor study and subsequent changes to the Comprehensive Plan will be completed no later than August.

Ms. Markle reminded the Commission that there is a lot of history associated with Point Wells. She invited interested Commissioners to meet with either her or the City Manager to obtain more information.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Commissioner Maul reported that the Station Area Planning Committee will meet with staff on January 18th.