

AGENDA

PLANNING COMMISSION REGULAR MEETING



Thursday, January 3, 2013
7:00 p.m.

Shoreline City Hall
Council Chamber
17500 Midvale Ave N.

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. DIRECTOR'S COMMENTS	7:03 p.m.
5. APPROVAL OF MINUTES	7:05 p.m.
A. December 6 Regular Meeting	

Public Comment and Testimony at Planning Commission

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

6. GENERAL PUBLIC COMMENT	7:06 p.m.
7. STUDY ITEMS	7:10 p.m.
A. Commercial Design Standards and Zoning Consolidation	
• Staff Presentation	
• Public Comment	
8. DIRECTOR'S REPORT	8:50 p.m.
9. REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS	8:52 p.m.
10. AGENDA FOR January 17	9:58 p.m.
11. ADJOURNMENT	9:00 p.m.

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

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CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

December 6, 2012
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Moss
Vice Chair Esselman
Commissioner Craft
Commissioner Montero
Commissioner Scully
Commissioner Wagner

Staff Present

Paul Cohen, Planning Manager, Planning and Community Development
Steve Szafran, Senior Planner, Planning and Community Development
Jessica Simulcik Smith, Planning Commission Clerk

Commissioners Absent

Commissioner Maul

CALL TO ORDER

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

ROLL CALL

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

APPROVAL OF AGENDA

The agenda was accepted as presented.

DIRECTOR'S COMMENTS

Mr. Cohen did not provide any comments during this portion of the meeting.

APPROVAL OF MINUTES

The minutes of November 1, 2012 were approved as amended. The minutes of November 15, 2012 were also approved as amended.

GENERAL PUBLIC COMMENT

No one in the audience indicated a desire to address the Commission during this portion of the meeting.

STUDY SESSION–COMMERCIAL DESIGN STANDARDS AND ZONING CONSOLIDATION

Staff Presentation

Mr. Cohen recalled that he introduced the code amendment project to consolidate commercial design standards and zoning to the Commission on November 15th. At that time, he identified the primary and secondary changes staff is proposing. The changes made to the staff report since the November 15th meeting are identified in **Bold** letters. He noted that the draft code amendment language has been presented in two formats, a reduced draft (Attachment D) and a legislative draft (Attachment E). He also provided an outline to clearly identify the major amendments the Commission should focus their discussion on. He reviewed each of the recent changes as follows:

- After significant discussion by the Public Works and Planning Departments, staff decided to propose two thresholds with parallel, consistent and more specific language – one for site improvements for all development based on property and structure values and another for frontage improvements based on structure values. He explained that, as proposed, full site improvements (parking, lighting, signage, landscaping) would be required if the construction value of a development proposal exceeds 50% of the assessed value of the property (land and structure). The threshold for frontage improvements (curb, gutter, sidewalks) would be based only on the assessed value of the structure.
- The language was changed to allow departures from the design standards through the Administrative Design Review (ADR) process for sign permits that are submitted as part of complete and comprehensive sign packages.
- At the last meeting, staff proposed an exemption so that smaller lots can have more flexible parking standards and not be required to add plaza space. Staff has considered the issue further and is now proposing that the exemptions be taken out. Instead, the City would use the ADR departure process to look at these situations individually.
- At their last meeting, the Commission discussed the staff's proposal that parking be allowed in the front area between the buildings and sidewalks in the Arterial Business (AB) zone. They also discussed decreasing the amount of design standards on the portion of the buildings above the first floor. The Commission indicated some hesitation regarding this proposed change. After further consideration, staff is now recommending that the ADR departure process should address the design issue of parking and building articulation and a different standard for the AB zones unnecessary.

Mr. Cohen recommended the Commission focus tonight's discussion on the core code amendments found in SMC 20.50 (General Development Standards), which start on Page 98 of the Staff Report

(Attachment E). He explained that the table on Page 99 of the Staff Report, which identifies densities and dimensions for residential development in non-residential zones has been removed. The standards contained in this table were melded with the dimensional standards for commercial development in commercial zones because residential development would be allowed in commercial zones. He referred to proposed Table 20.50.020(1), which identifies density and dimensional standards for development in residential zones, and noted that an additional column was added for the Town Center 4 (TC-4) zone.

Mr. Cohen referred to proposed Table 20.50.020(2), which identifies dimensional standards for development in all commercial zones. He noted that there is a separate column for each of the proposed new zoning designations. He explained that the dimensional standards from the North City and Ridgecrest areas were combined into the Community Business (CB) column. He said that although the current code language for commercial zones identifies various front, side and rear yard setbacks, staff is proposing a minimum front yard setback of zero for all commercial properties and a minimum side and rear yard setback of zero where commercial zones abut streets or other commercial zones. The setback requirement would be greater for commercial properties that abut residential zones. In these situations, staff incorporated the highest setback requirement to give residential property owners a larger setback.

Mr. Cohen noted that a minimum side and rear yard setback of 20 feet would be required for commercial development adjacent to R-4, R-6, and R-8 zones, which is consistent with the transition area standards. The minimum side and rear yard setback from the TC-4 and R-12 through R-48 zones would be 15 feet, which is the largest setback requirement of all the existing commercial zones. He reminded the Commission that the goal is to protect the single-family neighborhoods. They don't want to diminish their buffer, but they want to allow more development potential by decreasing setbacks between commercial developments and against the sidewalk. The zero minimum setback standard would encourage pedestrian-oriented development with amenities that go along with street frontage for pedestrians. Having a zero setback requirement would create an incentive for commercial development to connect to provide a continuous façade along the street front. The goal of the proposed setback is to create a more urban edge on the street and next to commercial zones, while being more generous with the buffer requirements on the back side towards residential zones.

Mr. Cohen said staff is proposing to eliminate the maximum density standard that is based on units per acre. Instead, they are proposing to rely on the building bulk standards to determine density. With the exception of the Neighborhood Business (NB) zone, the proposed building height limits found in Table 20.50.020(2) are consistent with the underlying zones. The building height limit for commercial development in the current NB and Office (O) is 35 feet, with an additional 15 feet for residential uses on the top floor. The proposed new NB zone would allow a maximum height of 50 feet, without a residential requirement. He explained that the impacts of the additional story would be negligible whether developed as residential, commercial or office.

Commissioner Wagner said it is unclear in the table whether "adjacent to residential zones" means directly abutting or across the street. She noted that, in some situations, it may be preferable to allow a zero rear yard setback. For example, even though the Interurban Trail is located directly across from a residential zone, it would be appropriate to allow development right up to the trail to incorporate the access to and from the walkability the trail offers. Mr. Cohen pointed out that this is addressed more explicitly in the transition area requirements that follow Table 20.50.020(2). In addition, Table

20.50.020(2) provides a reference to the transition area standards, which identifies additional requirements for the side and rear setbacks when commercial development is located adjacent to R-4, R-6 and R-8 zones.

Mr. Cohen explained that transition area requirements are currently found in four separate areas of the code, and they are all slightly different. Staff melded the transition area requirements found elsewhere in the code with those found in the Town Center Subarea Plan to create a single set of standards (SMC 20.50.021) that favor the more restrictive requirements. He noted that the proposed new transition area standards would apply to all commercial zones (NB, Community Business (CB), Arterial Business (AB) and Town Center (TC) 1, 2, and 3) that transition into residential zones (R-4, R-6 and R-8). As proposed in SMC 20.50.021(a), a greater step back would be required for commercial development that abuts a single-family zone than for commercial development that is directly across the street from a single-family zone.

Mr. Cohen advised that SMC 20.50.021(b) outlines the landscaping requirements for transition areas. He summarized that staff believes the 20-foot setback, Type I Landscaping, trees that grow a minimum of 50 feet, and building step backs are sufficient to provide a workable transition. He said the current language talks about providing notice to neighborhoods of a landscape plan. He explained that development review for commercial projects requires notice and a neighborhood meeting, and the landscape plans would be available to the public. Therefore, the additional notice requirement would be redundant.

Commissioner Scully said he is concerned about the second sentence in SMC 20.50.021(b), particularly the phrase “undamaged by construction.” He expressed concern that a developer could decide to place an access road amongst a stand of significant, healthy trees and then remove the trees after determining they would be damaged by construction. He pointed out that the existing tree code already addresses when a tree can be removed. He questioned if the sentence in SMC 20.50.021(b) would unnecessarily weaken the City’s existing tree code for development in transition areas. Mr. Cohen reminded the Commission that all commercial zones are exempt from the tree code. The intent of the proposed language is to preserve significant trees in the transition areas whenever possible. He suggested that perhaps the language could be worded better to address the issue. Commissioner Scully said it is important to prevent property owners from arbitrarily removing significant trees as part of construction that could otherwise have been saved. Mr. Cohen agreed to research the issue further and report back. Chair Moss agreed with Commissioner Scully’s concern and recalled that the Aldercrest Subarea Plan contains language about protecting trees.

Chair Moss asked if there is a specific reason why the trees must be of a species that grows to a minimum of 50 feet. Mr. Cohen recalled that at previous public meetings regarding transition areas, citizens expressed concern that some species called out as Type I Landscaping would do little to screen a building that could potentially be 65 feet in height (with a step back). Citizens requested greater screening requirements in consideration of the scale of potential structures. He noted that the proposed language would also require a maintenance agreement so that trees would be replaced if they are damaged or die. Chair Moss pointed out that, oftentimes, very tall trees have no branches for the first 20 to 30 feet. She cautioned against propagating trees that are tall and top heavy that do not provide adequate screening below. Mr. Cohen agreed to research this issue further.

Mr. Cohen advised that staff is also proposing a provision in SMC 20.50.021 that when a parking garage is located on the buffer side of the building, no openings can face the single-family neighborhood. The intent is that a solid wall would face the single-family neighborhood. Chair Moss asked if doors could be allowed to provide opportunities for through connections from the commercial to the residential development. She said this could be particularly important in the Aurora Square and Community Renewal areas. Mr. Szafran said the idea of through connections is to connect through a property from one right-of-way to another. When buildings are located against the property lines of single-family zones, there is no right-of-way to connect to. He also explained that through connections require a public access easement and are typically located outside rather than through buildings. Chair Moss asked staff to consider other situations in which the through-connection concept could be applied.

Mr. Cohen reviewed that in written public comment letters, community groups have expressed concern about providing incentives for affordable housing through flexibility in the transition area requirements for building bulk and parking standards. He acknowledged that removing the density limits in the commercial zones, as proposed, would take the incentive out of the current code that allows a density bonus for affordable housing. While the incentive would still be applicable in single and multi-family residential zones, it has not been very useable in low-density residential zones. Removing the density limit in commercial zones would allow for developments of greater density and bulk, including affordable housing. Mr. Cohen advised that in addition to the reduced parking standards contained in the Town Center Plan, staff is proposing a potential 50% parking reduction for housing that meets the definition of low income. The public letters have noted that parking demand associated with low-income housing is less than for market-rate housing.

Mr. Cohen said comment letters also requested flexibility in the building bulk standards for step backs to accommodate affordable-housing development. He explained that the Ronald United Methodist Church is considering opportunities for developing affordable housing on the back side of their property. Because the property is located in a commercial zone that is directly across the street from a residential zone, it is considered a transition area and the upper portion of the building must be stepped back at a 1:1 ratio. Examples were provided to illustrate the impact of eliminating the step back requirement for the upper stories.

Mr. Cohen pointed out that all of the Mixed Use Zone (MUZ) design standards were deleted (Pages 104 through 105 of the Staff Report) and melded with the design and dimensional standards for the proposed new AB zone. He explained that the multi-family and single-family zones have their own residential design standards, which will not be changed at this point. Because this will be a separate section, the code must identify new thresholds (SMC 20.50.125) for when site improvements would be required specifically for the TC-4, Planned Area (PA) 3, and R-8 through R-48 zones. He noted that the thresholds are the same as those proposed for commercial zones.

Mr. Cohen said that as per the proposed language in SMC 20.50.220, ADR would be required for development in all commercial zones that propose to depart from the design and/or sign standards.

Next, Mr. Cohen referred to SMC 20.50.230, which outlines the thresholds for required site improvements. He noted that the existing code is vague. Staff believes the proposed 50% threshold is

less redundant and confusing and would cover all new development. As proposed, full site improvements would be required in all commercial zones if:

1. *Building construction valuation for a permit exceeds 50% of the current County assessment or an appraised valuation for all existing land and structures on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels.* Mr. Cohen explained that the construction valuation submitted with each development application would be compared to the assessed or appraised value. If it reaches the full 50% threshold, full site improvements would be required. The second sentence applies to situations where buildings overlap property lines, even if the remodel would only occur on one property.
2. *Building construction valuations of permits issued within a five-year period since (date when code is adopted) accumulate to exceed 50% of the County assessed or an appraised value of the existing land and structures. The valuation is determined by the first permit issued within the 5-year period.* Mr. Cohen explained that sometimes, developers are able to avoid the requirement of full site improvements by submitting several applications for permits that are just under the threshold. The intent of this section is to reasonably capture accumulated small projects that occur on a property within a window of five years. If the combined construction value of all the projects add up to be more than 50% of the assessed value of the first building permit in the five-year window, the threshold would kick in.

Mr. Cohen explained that the proposal integrates the zoning maps, land uses, dimensional standards, neighborhood protections, parking, landscaping and signs into respective code sections. He specifically pointed out that the descriptions provided for the TC zones (SMC 20.92.020) are now located at the beginning of the Chapter, and the land-use map and chart were incorporated into the larger zoning map. The frontage requirements for the TC zone (SMC 20.92.030) were also removed because they are covered by the Transportation Master Plan. The through connections identified on the map on Page 113 are suggestions and will be modified and added to the parking standards as criteria for getting a parking reduction. The neighborhood protection standards (SMC 20.92.040) have been incorporated into the transition area standards (SMC 20.50.021). Where there was conflict, the higher standard was used. In addition, SMC 20.92.050 has been eliminated because details related to street frontage design are now addressed in the Transportation Master Plan.

Mr. Cohen explained that the Town Center site design standards found in SMC 20.92 were incorporated into proposed SMC 20.50.240 and would apply to all commercial zones. He specifically noted that SMC 20.50.240(B) site design standards allow for on-site landscaping, sidewalks, walkways, public access easements, public places and open space to overlap if their separate, minimum dimensions and functions are not diminished. He suggested that rather than requiring separate elements that somehow must fit together, allowing them to overlap may encourage the elements to function better together.

Mr. Cohen advised that the section related to commercially-zoned streets [SMC 20.50.240(C)(1)] was primarily taken from the Town Center Plan and talks about entries, covered walkways, amount of window coverage, where entries are placed, etc. He particularly noted SMC 20.50.240(C)(1)(b) which calls out a minimum space dimension of 12-feet high and 20-feet in depth for building interiors that are at ground level and fronting on streets. However, the spaces can be used for any permitted land use. He

explained that it is currently difficult for developers to have commercial uses on the ground floor. The Commission discussed this issue and agreed that rather than requiring commercial uses on the ground floor at this time, the City should require that the space be constructed to commercial building standards but allow all land uses permitted in the zone. If and when the market changes to support commercial uses on the ground floor, the spaces on the ground floor could be easily adapted. Staff believes this is a good approach to anticipate the future, but not demand commercial uses when the market will not support them.

Mr. Cohen said that the language in SMC 20.50.240(C)(1)(f) is new. As proposed, it requires streets with on-street parking to have either sidewalks to the back of the curb and street trees in pits or a 2-foot wide walkway between the back of the curb and an amenity street. This requirement will provide pedestrian space, as well as sufficient space for people to access their vehicles. If a street has no on-street parking, an amenity strip would be required as a separator to provide pedestrian safety.

Mr. Cohen referred to SMC 20.50.240(C)(1)(g), which is intended to ensure that surface parking does not occupy too much of the street frontage behind the sidewalk. He noted that 65 lineal feet is the width of a double loaded parking aisle. This provision would allow people with small lots who don't have access to the back of their buildings to have parking, as narrow as possible, up the side of the property. The provision would also prohibit parking lots on street corners.

Mr. Cohen said SMC 20.50.240(C)(2) requires pedestrian style lighting, which is consistent with the City's Engineering Design Manual for street fronts. The language incorporates the Aurora Avenue pedestrian lighting standards. The goal is to make the areas as attractive as possible by requiring covered awnings, pedestrian lighting, ample sidewalks, amenity streets as necessary, plazas that connect, window frontage and entries.

Mr. Cohen explained that, with just a few exceptions, the language in SMC 20.50.240(D) is identical to the language found in the Town Center Plan. Some of the references were changed. He specifically noted that the provision would apply to all street corners in commercial zones. He advised that all references to "through connections" were deleted from SMC 20.50.240(E) and made a criteria for reduced parking standards. He explained that because through connections would be public access, there was a lot of debate about whether or not they should have to be meet American's with Disabilities Act (ADA) requirements, who was to maintain them, whether they could go through building lobbies or parking garages, etc. Staff believes through connections are a good idea, but there is still a question about how often they should occur.

Mr. Cohen advised that SMC 20.50.240(E)(1)(c) clarifies language found in the Town Center Plan. SMC 20.50.240(E)(1)(f) required internal walkways along the front façade of buildings 100 feet or more in length to meet the street standard requirements. Because the walkway standards require an 8-foot walkway in front of buildings with trees and pits, this provision seems redundant. Staff is recommending it be deleted.

Mr. Cohen said the parking standards from the Town Center Plan were incorporated into the parking chapter. He particularly noted that the parking lot landscape standards found in SMC 20.50.240(E)(2) were moved to the landscape section of the code because they are applicable to all commercial zones

adjacent to sidewalks. The provision would require either 10-feet of Type II Landscaping, or five feet of landscaping with a continuous masonry wall.

Mr. Cohen referred to SMC 20.50.240(E)(3) and recalled that the Commission previously had extensive discussion about whether landscaping areas for vehicle displays for car sales should be different. Staff is proposing to maintain the existing language, which seemed to be an acceptable compromise to property owners. However, the language would be moved to the landscape section.

Mr. Cohen advised that a definition for “public places” was added to the definition section. He explained that the language in SMC 20.50.240(F) was changed to eliminate the minimum lot size. Departures from this standard would require ADR. In addition, the provision would allow a developer to divide the public place requirement into smaller areas. The language also ensures that the public places are reasonable enough in size to have value. Buildings would be required to border on one side of the public place so they are not isolated in parking lots, etc.

Mr. Cohen advised that the building façade standards in SMC 20.50.250 came directly from the Town Center Plan, with only a few minor changes. References to certain types of streets have been deleted. He referred to SMC 20.50.250(B)(9)(a), which deletes the requirement for mirrored glass when used for more than 10% of the façade area. Staff believes this is an arbitrary requirement.

Mr. Cohn noted that all of the sign standards found in the Town Center Plan (SMC 20.92.080) will be relocated to the sign code, which was recently updated. They will apply to all commercial and residential zones in the City.

Mr. Cohen noted that the parking standards contained in Tables 20.50.390A, 20.50.390C and 20.50.390D were updated to be consistent with the Town Center parking standards. He noted that the section was also changed to require one bicycle rack space for every 10,000 square feet of floor area. He explained that, previously, the parking standard allowed a 20% to 50% reduction with some vague criteria. Staff is proposing a reduction of 25% be allowed if a project can meet a combination of criteria. He reviewed the eight proposed criteria, which were taken from the Town Center Plan. He specifically noted that the Town Center Plan also allows a reduction in the parking requirement through the permit reduction program. However, this criteria was eliminated at the request of the person who manages the City’s commute trip reduction program. The program is based on the number of employees at a given business at the time of development, which can change and result in inadequate parking for future uses.

Chair Moss pointed out that some transit stops are peak only. When allowing a transit stop to be a criteria for a reduction in parking, they should consider walking distance rather than radius. She said they should recognize that some transit stops and routes may change as light rail is implemented through Shoreline. She suggested the criteria for transit stops should be more specific.

Mr. Cohen advised that Criteria vii calls for an 8-foot wide pedestrian public access easement, which is intended to address the through-connection concept that was discussed earlier. He also noted that the proposed language would allow a reduction in parking of up to 50%, at the discretion of the director, for the portion of the development that provides low-income housing as defined by Housing and Urban Development (HUD).

Public Comment

Kelly Rider, Housing Development Consortium (HDC) of King County, thanked the Commission for the opportunity to comment on the proposed commercial design standards and zoning consolidation. She also thanked them for recommending approval of an updated Housing Element with strong policies to promote affordable housing options in Shoreline. She recalled that, as part of the Comprehensive Plan update, the Commission supported incentives to build homes affordable to low-income households and encouraged partnerships with non-profit organizations in order to provide those housing choices. However, additional regulations are necessary to implement the policies. They are fortunate that local organizations are currently working to develop a feasible plan for developing affordable housing at Town Center. These organizations have identified two specific incentives the City can include in its commercial design standards in order to ensure projects can be successful in Shoreline. The recommendations are:

1. Support a criteria-based policy that allows a 50% reduction in parking requirements for developments that include a significant number of homes affordable to low-income households. Consider additional parking reductions if the homes are near transit stops, specifically rapid ride.
2. Consider giving 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 H-7, 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.”

Ms. Rider summarized that these policies 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 while also protecting neighborhood compatibility. The organizations developing affordable homes are good stewards of the public dollars that support their programs. They work hard to build good, quality, affordable homes as cost efficiently as possible. Together, the two policies would ensure that affordable housing developers such as Compass Housing Alliance, Hopelink and others can cost effectively build homes for low-income households. The policies will also help to increase the number of affordable homes that can be built in Shoreline with limited public dollars. All families in Shoreline should be able to afford their housing and still have enough money to pay for gas, groceries, and childcare. She asked that the Commission accept the recommendations and support more affordable housing opportunities for Shoreline residents.

Paula McCutcheon, Pastor, Ronald United Methodist Church, said they appreciated the support they received from the Commission last May and the additions in the Comprehensive Plan that speak about affordable housing and individuals and families that are homeless. She asked those who were present from the church to raise their hand, noting that some had to leave for choir practice. She said the church is asking that the Commission give consideration to the request submitted by the Compass Housing Alliance and SMR Architects with regards to the changes in the commercial design standards. The changes would pave the way, not only for the project planned at Ronald United Methodist Church, but others that will develop in the future. She recalled that the City hosted an event in 2010, asking faith

communities to consider stewarding some of their land for affordable housing in the Shoreline area. She was delighted to discover when she began her pastoral term in July 2010 that the City of Shoreline had this vision. As she worked with the congregation on their vision, it was amazing how the synergy of the two came together.

Ms. McCutcheon advised that church representatives have been working with staff from the Planning Department, Human Services, and Public Works. This effort has empowered them to take the steps to get closer to their goal of being advocates for individuals and families who are homeless. She commented that, at this time, several people sleep under the eaves of the church. There was a father and teenager on the doorstep the other night. The church provides bus tickets and gives emergency food bags from Hopelink, but it is not enough. They need to go further. They would like the Commission to support the two policy changes as described by Ms. Rider. They are very excited to see the provision for a 50% reduction in the parking standard. She reminded the Commission that the church is grateful to be in a relationship with the City, and she respectfully asked that they take the critical next step to make the minor code adjustments so the project at Ronald United Methodist Church, and other projects done by faith communities, can be brought to life. This will enable the church to live out its vision of being a diverse, faithful, active community of service, hospitality and hope.

Beth Boram, Property Development Director, Compass Housing Alliance, explained that the alliance provides housing and services to low-income and homeless people throughout King County. She reported that the alliance has worked over the last year with Ronald United Methodist Church, Hopelink and SMR Architects to develop a vision for the church property. They envision a 60 to 70-unit building that will provide housing and services to families and individuals at 30 to 50% of area median income. The building will provide affordable rents that will give people the opportunity to gain long-term stability. The alliance operates buildings that are similar to the proposed new building; one in Shoreline and another in Renton. The Renton building has 58 units for formerly homeless families and individuals. She said many of the residents in the buildings do not own vehicles due to the high cost. The Renton project is very close to region-wide transportation. She said they have 49 parking spaces at the Renton Veteran's Center, 29 of which are reserved for residents. About half (22) of the residents have cars and utilize the spaces.

Ms. Boram summarized that the current parking standards create a significant financial challenge to affordable housing because of the limited funding sources available. Their residents often do not need that level of parking. She urged the Commission to take the recommendations in the design standards and support the 50% reduction in the parking standard. Regarding setbacks, she said the Alliance does everything they can to be good stewards of the public dollars. Changes that make construction efficient and effective is something they hope the Commission will consider.

Poppi Handy, SMR Architects, said she is present on behalf of Ronald United Methodist Church, Compass Housing Alliance and Hopelink to talk about the specifics of the proposed project for the church property and how it relates to the Town Center code. She requested modifications to the Town Center and commercial design standards. She said she is currently collaborating on the Housing and Services Project at Ronald United Methodist Church. There is an opportunity for the City to incentivize affordable housing and to align the land-use code with the goals set forth in the recent Comprehensive Plan Update. She specifically referenced Policies H-3, H-7, H-8, H-11, H-18, H-25, and H-28 and TC-

3. As a preference to the code discussion, she drew the Commission's attention to a number of considerations for affordable housing compared to market-rate housing:

- There is a significant 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 on the amount of funding available for a specific project.
- Long-term maintenance and durability are of the utmost importance in preserving the affordable housing stock. Therefore, a substantial effort is made during the design and construction phase to minimize that risk. Long-term operating revenues are scarce for affordable housing providers, so it is incumbent upon them to help minimize the care of maintenance of their built environment. This comment relates specifically to the step back requirement.
- Low-income households are far less likely to own cars, especially when they have access to public transportation and services such as in the Town Center in Shoreline.

Ms. Handy referred to two land-use requirements that would help facilitate building efficient, affordable housing: dimensional setback requirements in transition overlays 1 and 2 and the parking requirements for apartments and residential housing. She noted that affordable housing is not specifically mentioned in the land-use code as a defined use. She referred to SMC 20.92.040(C), which governs the building height adjacent to single-family residential zones. The graphic image shows the height and depth of the building being set back proportionally to create a "layer cake affect." She commented that the intent of this code provision is to transition from single-family detached dwellings to the denser building that may occur in a commercial zone and to liven the pedestrian experience. She advocated that strict adherence to the stepping effect may not garner an aesthetically pleasing architectural effect and could potentially have an adverse effect on the pedestrian experience. She agreed to submit a letter with some massing examples of their specific projects that show options relating to how the setbacks might occur.

Ms. Handy said she also believes that the intent of the code is to respond to the 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 (modulation, window fenestration, patterning, roof forms, etc.) rather than dimensions. This approach could be incentivized specifically for types of buildings and uses that meet the goals of the Comprehensive Plan such as affordable housing meeting certain levels of area median income. Ms. Handy said she believes each of the requested changes support the City's Comprehensive Plan goals and policies and would make a more vibrant, livable community.

Christy Becker, Senior Manager of Case Management and Housing, Hopelink, said Hopelink is very grateful for the support and strong relationship with the City. Their success in serving households in Shoreline has been largely due to the financial support and the partnership in the community. She emphasized that there is currently a lack of affordable housing all over King County, including the City of Shoreline. Hopelink is asking for the Commission's support in the two policy changes to encourage the development of affordable housing in Shoreline. She asked that they support the policy of a parking reduction up to 50% for developments near transit stations that include a significant number of units affordable to low-income households since the residents are less likely to own cars. She also asked that

they support the policy to allow for director discretion for design standard variance for housing development that includes a significant number of houses affordable to low income. She summarized that, by supporting the policies, the Commission will be supporting the partnership between the Compass Housing Alliance and Hopelink and reducing the barriers for future low-income housing developers. The partnership will provide affordable housing and a permanent Hopelink service center in the Shoreline community. She said Hopelink has outgrown their current facility, and they are not able to offer their full array of services. A new facility would allow them to expand their food bank services, mobility services, employment services, adult education, financial literacy, and case management. Changes to the policies will not require any additional City funding, but they will make a significant difference in ensuring the partnership between Hopelink and the Compass Housing Alliance is able to better serve the low-income households in Shoreline and can move forward quickly and cost effectively.

Commission Discussion

Commissioner Wagner noted that public comments focused on development that would have a significant number of homes that are affordable to low-income households. She questioned how the reduction allowance could be applied to a building that is a mixture of market value and low-income housing. She also questioned how the parking reduction allowance would be applied to a project that contains both low-income housing and office space for a housing organization such as Hopelink. Mr. Cohen said that, as currently proposed, only the units that meet the criteria for low-income housing would be eligible for the reduced parking. Other types of housing would have to meet the regular parking standards. Mixed-use developments are broken down by use to identify the parking requirement. Commissioner Wagner asked staff to provide examples of how other cities in the area have addressed this issue. The Commission invited Ms. Handy to submit specific code amendment language for staff's consideration. Staff would analyze the proposed language and present it to the Commission for consideration on January 3rd.

Commissioner Craft asked if the code would provide a set of criteria for the director to use when reviewing code departures. He said believes allowing director's discretion would be a good tool for the City to have, particularly in specific situations that come up sporadically such as affordable housing. However, he reminded the Commission that the code departure and Administrative Design Review (ADR) provisions would apply to all commercial zones, and not just the Ronald United Methodist Church site. He said he would like more information on how the concept would be implemented. Commissioner Scully concurred. He summarized that they are really looking at two different categories of development: one is purpose built to be affordable and the other is a market-rate development with some affordable units. He expressed concern about allowing code departures for any proposal that includes some affordable housing. He asked staff to work with the interested parties to identify sections of the design code that would be subject to waiver at the director's discretion versus other sections where waivers might not be appropriate. Mr. Cohen agreed to provide additional information. Chair Moss asked staff to explain the guidelines the director must follow when making decisions about code departures.

The Commission acknowledged that there is a lot of information to absorb. Rather than moving forward with even more information, they agreed to continue their discussion at the January 3rd meeting. In the

meantime, Chair Moss recommended that Commissioners forward their additional comments and suggestions to staff in writing. This would help staff prepare for the next discussion.

DIRECTOR'S REPORT

Mr. Cohen did not provide a report during this portion of the meeting.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Commissioner Craft reported that the Light Rail Station Area Planning Subcommittee toured the proposed light rail site with the 185th Street Citizens Committee. They were able to discuss their mutual concerns and view what each of the spaces looked like. The tour was led by Miranda Redinger, and City Councilmember Salomon was in attendance. While no conclusions were reached, they all have a better idea of the challenge the site will pose.

Commissioner Scully said it was very important for members of the Commission and Councilmember Salomon to hear the differences of opinion from the citizens committee. He said Ms. Redinger prepared a good synopsis of the question and answer session that followed the tour. Chair Moss commented that it is important to acknowledge, explore and address the concerns and ideas put forth by citizens. The Commission agreed it would be appropriate to schedule a once-a-month report by the Light Rail Station Area Planning Subcommittee as a separate item on the agenda. They further agreed that if there is significant information to report to the Commission, the item should be scheduled after "general public comments," rather than waiting until the end of the meeting as part of "committee and commissioner announcements." It was suggested that topics of the report should be published as part of the agenda so the public can stay well informed of the process. Chair Moss asked the subcommittee to provide some highlights of their work and additional information at a meeting in early 2013.

Commissioner Montero asked for an update regarding Point Wells. Mr. Cohen said staff provided an update to the Richmond Beach Neighborhood Association a few weeks ago. There is not a lot to report at this point, other than the Snohomish County Council adopted new comprehensive plan and zoning language. There was a hearing before the Growth Management Hearings Board, which was attended by Director Markle. He does not know the outcome of that meeting. There was also a hearing before the appeals court regarding the vesting of the application, but a decision will not be issued until February 2013. He advised that Director Markle has been meeting with community groups to identify the type of corridor study the City needs to start on for Richmond Beach Road. The corridor study will become the basis for the improvements the City will require from the developer.

AGENDA FOR NEXT MEETING

Chair Moss announced that the December 20th meeting was cancelled, and the Commission's next meeting is scheduled for January 3rd. At that time, the Commission will continue their review of the commercial design standards and zoning consolidation proposal. She asked the Commissioners to submit specific comments and suggestions to Mr. Cohen by the start of business on December 17th. Mr. Cohen agreed to provide a packet for the January 3rd meeting by December 20th.

Mr. Szafran reminded the Commission that Comprehensive Plan amendments must be submitted by December 31st to be included in the 2013 amendment docket. The Commission would review the docket of Comprehensive Plan amendments in January, but the City Council would make the final decision about which amendments would be included on the docket for further discussion.

Chair Moss advised that an update from the Light Rail Station Area Planning Subcommittee would be scheduled as a business item on the January 17th meeting agenda.

ADJOURNMENT

The meeting was adjourned at 9:17 p.m.

Donna Moss
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

**TIME STAMP
December 6, 2012**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA: 0:46

DIRECTOR'S COMMENTS: 0:59

APPROVAL OF MINUTES: 1:15

GENERAL PUBLIC COMMENT: 3:21

STUDY SESSION–COMMERCIAL DESIGN STANDARDS AND ZONING CONSOLIDATION

Staff Report: 3:40

Public Comments: 130:50

Commission Discussion: 1:48:00

DIRECTOR'S REPORT: 1:59:50

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS: 2:00:00

AGENDA FOR NEXT MEETING: 2:09:15

ADJOURNMENT

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PLANNING COMMISSION AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

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

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

INTRODUCTION

Tonight's meeting is to present issues and suggestions raised at the December 6 study session. In addition, staff would like to finish presenting the remainder of the code amendments outside the core changes to address other such as definitions, procedures, land uses, parking, landscaping, and signs. Staff has removed issues that were discussed and updated this report in **bold**.

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

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

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

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

Approved By: Project Manager RC Planning Director RM

result, the proposal will give greater emphasis to pedestrian amenities and neighborhood protections in exchange for some added development potential.

BACKGROUND

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

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

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

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

Public Outreach Meetings

- June 20th: Open house - notified by mail to all commercial zoned properties and the surrounding 500 feet of residential properties in addition to Currents and the City webpage.
- June 21st: SE Shoreline – follow-up to due to commercial development discussions in the subarea planning process.
- June 27th: Chamber of Commerce Government Affairs Committee - representing Shoreline business interests
- September 5th: Council of Neighborhoods – representing all neighborhood associations
- October 29th: Commercial Developer focus group – sampling of area developers
- Group email list updates – people participating in the above meetings

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 C).

Required Process

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

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.

UPDATED CHANGES

Parking – TC, PA2, NCBD, and the remainder of the City have their own parking standards. TC parking requirements are .75 spaces per one-bedroom unit, 1 space for 400 square feet for retail, and 500 square feet for office. *The amendment will propose using the standard of TC for all commercial zones including the criteria for 25% reductions. Staff also recommends that in addition to meeting these criteria a 50% reduction of parking spaces for Very Low and extremely low income units may be approved. Low-income means less than 50% of the Area Mean Income per HUD definition and Very low income means less than 30% of Area Mean Income per HUD definition.*

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

Goal H III: Maintain and enhance single-family and multi-family residential neighborhoods, so that they provide attractive living environments, with new development that is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales.

H28: Assure that site and building regulations and design guidelines create effective transitions between substantially different land uses and densities.

Goal H II: Pursue opportunities to preserve and develop housing throughout the city to address the needs of all economic segments of the community. H18: Provide incentives and work cooperatively with for-profit and non-profit housing developers to provide affordable housing.

Goal H III: Maintain and enhance single-family and multi-family residential neighborhoods, so that they provide attractive living environments, with new development that is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales.

The Commission's input will be very helpful in crafting direction on this issue.

Zoning Map – The proposed zoning map has consolidated all the commercial zones without modifications. There are some small, anomaly zoning that does not appear logical. ***Staff recommends that the Commission not propose changing these anomalies because that would be a site specific rezone without notifying the property owners and because the Comprehensive Plan designation allows rezones that are initiated by the property owner.***

SECONDARY CHANGES

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

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

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

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

Parking Chapter – Amended to supplant multifamily and commercial parking standards and criteria for parking reductions with Town Center standards and criteria. In addition, an amendment to include additional reductions for low-income housing is proposed.

Landscaping Chapter – Amended to supplant MUZ standards and frontage standards with Town Center standards.

Signs Chapter – Amended to supplant commercial sign standards with Town Center standards.

Engineering Standards Chapter – Amended threshold standards to require right-of-way frontage improvements. The amendment parallels the proposed development code threshold for site improvements except that the assessed property value is based on structures instead of based on land and structures.

TIMING AND SCHEDULE

- Notice of amendments was sent to the Department of Commerce - October 2, 2012.
- SEPA adoption notice sent to Department of Ecology - September 27, 2012.
- The City issued a SEPA Determination of Non-significance - October 3, 2012.
- A public hearing will be scheduled for January 17, 2013 (Attachment D).

NEXT STEPS

The Commission's next meeting is January 17, 2013 to conduct a public hearing, deliberate and make recommendations to the City Council. No other additional meetings are scheduled at this time.

ATTACHMENTS

Attachment A - Existing Zoning Map

Attachment B - Proposed Zoning Map

Attachment C - SEPA Determination

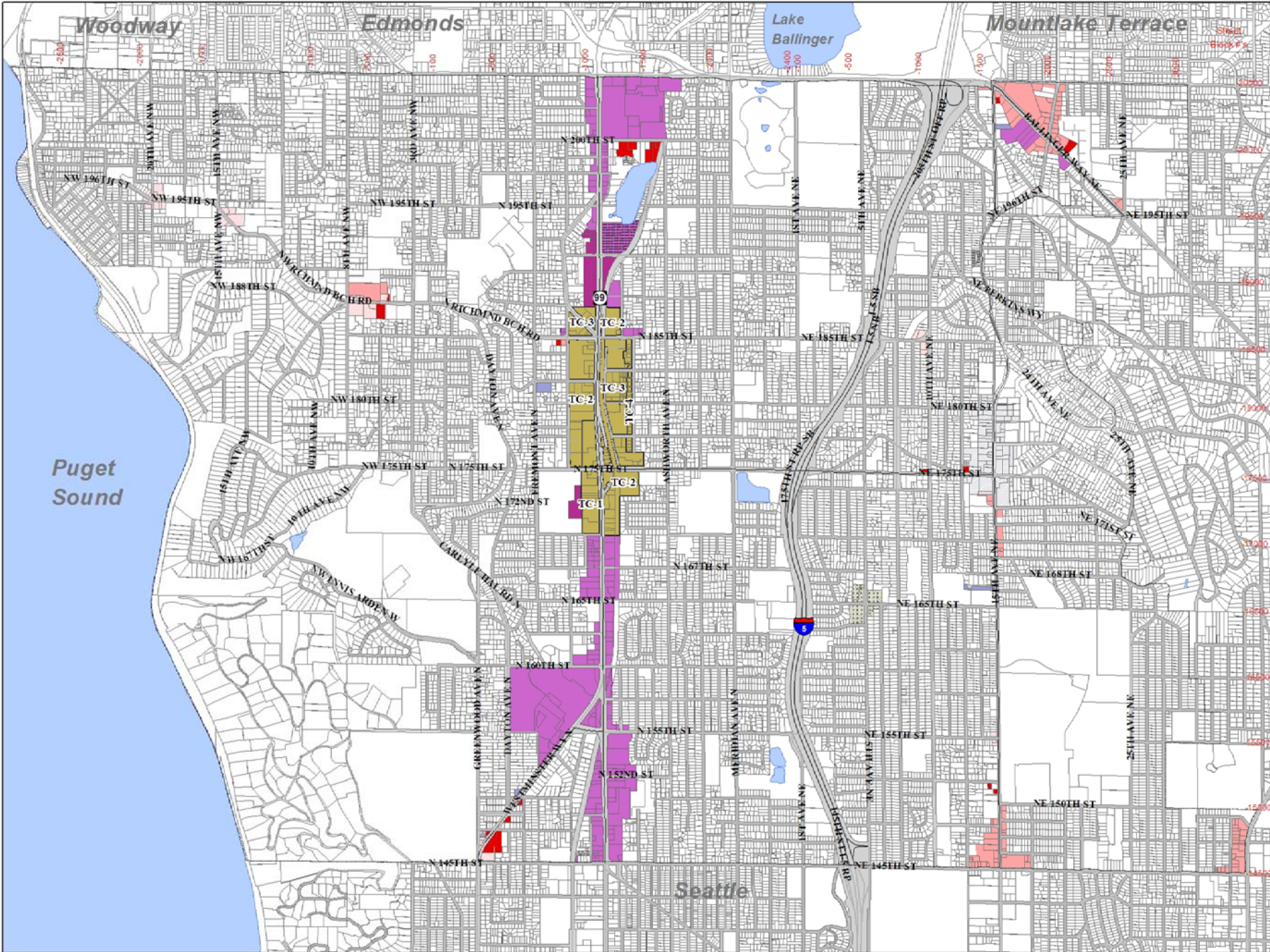
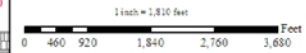
Attachment D - Re-Notification of Public Hearing to January 17, 2013

Attachment E - Legislative Draft of Proposed Code Amendments

Current Commercial Zones

Zoning Designations




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

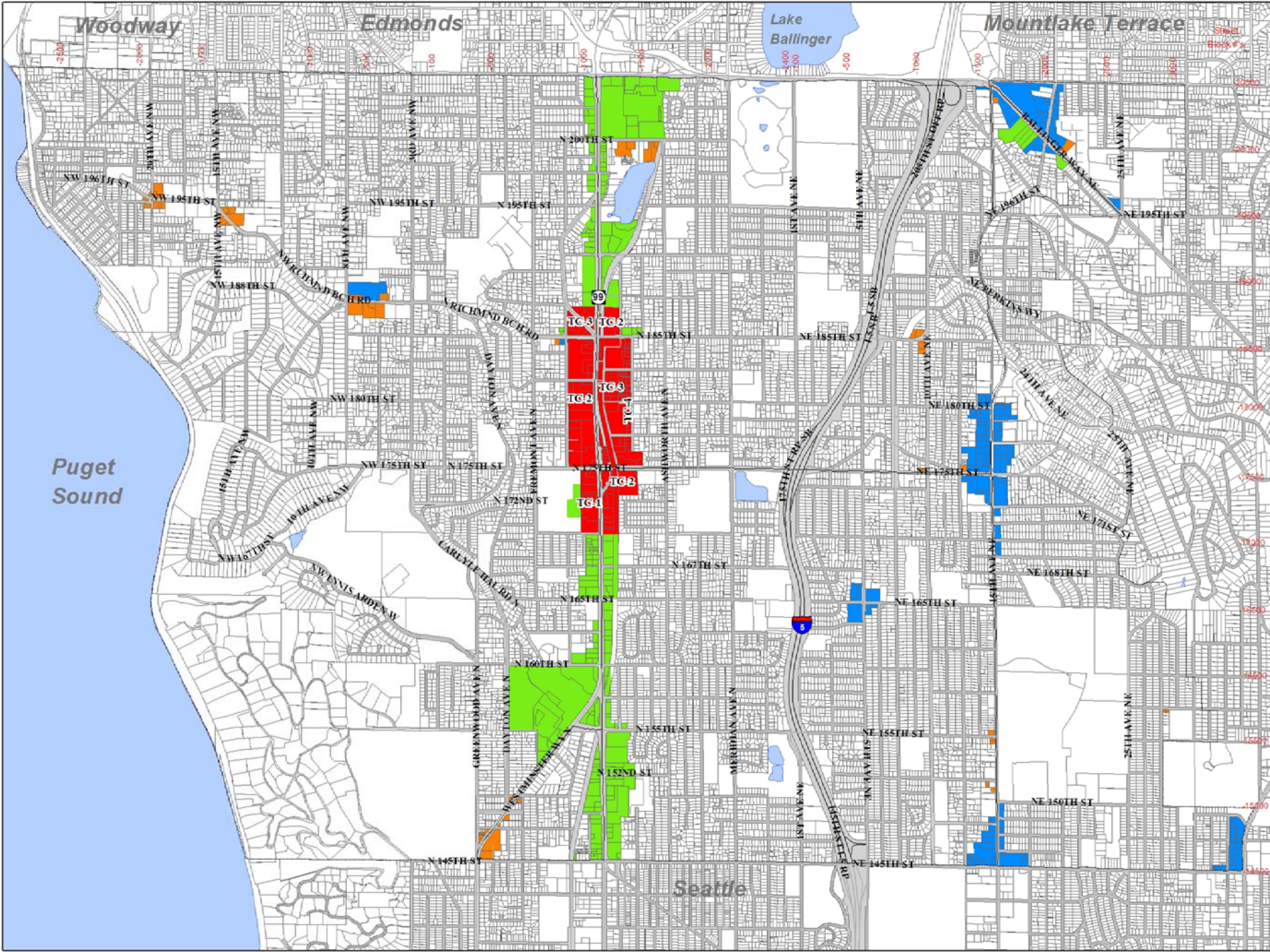
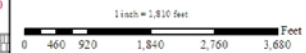


Proposed Consolidated Commercial Zones

5/1/2012

Zoning Designations

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





Planning and Community Development

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

SEPA THRESHOLD DETERMINATION DETERMINATION OF NONSIGNIFICANCE (DNS)

2012 Comprehensive Plan Update

PROJECT INFORMATION

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

Project Number: Not Applicable (Nonproject Action)

Date of Issuance: October 3, 2012

Applicant: City of Shoreline

Location: City of Shoreline: City-wide

Planning Commission Public Hearing Date: October 18, 2012

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

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

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

PUBLIC COMMENT AND APPEAL INFORMATION

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

APPEAL INFORMATION

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

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

SEPA RESPONSIBLE OFFICIAL

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

17500 Midvale Avenue North
Shoreline, WA 98133-4905

PHONE: 206-801-2531

SIGNATURE: _____

DATE: _____

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.

Commercial Design Standards Code Amendments January 3, 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 people to gather

20.20.048 T definitions

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

20.20.050 U definitions

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

20.20.052 V definitions

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

20.20.054 W definitions

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

20.30

Procedures and Administration

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

Action Type	Target Time Limits for Decision (Calendar Days)	Section
Type A:		
1. Accessory Dwelling Unit	30 days	20.40.120, 20.40.210
2. Lot Line Adjustment including Lot Merger	30 days	20.30.400
3. Building Permit	120 days	All applicable standards
4. Final Short Plat	30 days	20.30.450
5. Home Occupation, Bed and Breakfast, Boarding House	120 days	20.40.120, 20.40.250, 20.40.260, 20.40.400
6. Interpretation of Development Code	15 days	20.10.050, 20.10.060, 20.30.020
7. Right-of-Way Use	30 days	12.15.010 – 12.15.180
8. Shoreline Exemption Permit	15 days	Shoreline Master Program

9. Sign Permit	30 days	20.50.530 – 20.50.610
10. Site Development Permit	60 days	20.20.046, 20.30.315, 20.30.430
11. Deviation from Engineering Standards	30 days	20.30.290
12. Temporary Use Permit	15 days	20.40.100
13. Clearing and Grading Permit	60 days	20.50.290 – 20.50.370
14. Planned Action Determination	28 days	20.90.025
15. Administrative Design Review	28 days	20.30.297

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

20.30.297 Administrative Design Review (Type A).

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

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

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

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

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Comment [p4]: Clarification for alternative

20.30.565 Planned Action Approval SEPA Exemptions

Development and subsequent actions in districts located on the City zoning map are designated Planned Action Approvals pursuant to WAC 197-11-164. The actions are exempt from the requirements of SEPA RCW 43.21.C if they are within the scope of the Planned Action Supplemental EIS. The code provisions in these districts have been amended to be consistent with the Planned Action Supplemental EIS.

Proposals to change zoning categories, or code amendments may require additional evaluation under SEPA approval if the proposal exceeds the thresholds of the Planned Action Approval.

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.

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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	⊙
Community Business	CB
Arterial Business Mixed-Use Zone	AB MUZ
Industrial	↓
Campus	CCZ, FCZ, PHZ, SCZ'
Special Overlay Districts	SO
North City Business District	NCBD
Town Center District	TC-1, TC-2, TC-3, TC-4
Planned Area	PA

Comment [p5]: Station Areas will be either an appropriate commercial zone or a Planned Area Zone. CP does not indicate an overlay

Comment [p6]: No SO zoning exist. Definition see 20.40.050

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

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

20.40.040 Nonresidential zones.

- A. The purpose of the ~~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 ~~C~~community ~~B~~usiness 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 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.~~

Field Code Changed

Comment [p7]: The only Special District is the transfer station which has no regs. or boundaries.

Comment [p8]: Deleted and folded into 20.50

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

Field Code Changed

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

Field Code Changed

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

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

Field Code Changed

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

Field Code Changed

Table 20.40.120 Residential type uses.

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB & O	CB & NCBD	AB MUZ & I	TC-1, 2, 3
RESIDENTIAL GENERAL									
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Apartment		C	P	P	P	P	P	P
	Duplex	P-i	P-i	P-i	P-i	P-i			
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Single-Family Attached	P-i	P	P	P	P	P	P	P
	Single-Family Detached	P	P	CP	P	CP			
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

Comment [p9]: Only Commercial zones may have been amended as noted.
 Comment [p10]: TC-4 matches R-18-48.
 Comment [p11]: TC column to match ex. TC chart

	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

Comment [p12]: Not defined for residential use

P = Permitted Use S = Special Use C = Conditional Use -i = Indexed Supplemental Criteria	
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(Ord. 560 § 3 (Exh. A), 2009; Ord. 408 § 2, 2006; Ord. 368 § 1, 2005; Ord. 352 § 1, 2004; Ord. 301 § 1, 2002; Ord. 299 § 1, 2002; Ord. 281 § 6, 2001; Ord. 238 Ch. IV § 2(B, Table 1), 2000).

Table 20.40.130 Nonresidential uses.

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

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

Comment [p13]: Shipping containers are not a use and should have the same screening requirements of trash enclosures.

(Ord. 560 § 3 (Exh. A), 2009; Ord. 469 § 1, 2007; Ord. 317 § 1, 2003; Ord. 299 § 1, 2002; Ord. 281 § 6, 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 & NCBD	AB MUZ & I	TC-1, 2, & 3
	EDUCATION, ENTERTAINMENT, CULTURE, AND RECREATION								
	Adult Use Facilities						P-i	P-i	
71312	Amusement Arcade							P	P
71395	Bowling Center					C	P	P	P
6113	College and University					S	P	P	P
56192	Conference Center	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
6111	Elementary School, Middle/Junior High	C	C	C	C				

	School								
	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	<u>P</u>
	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	<u>P-i</u>
6215	Medical Lab						P	P	P
6211	Medical Office/Outpatient Clinic	C-i	C-i	C-i	C-i	P	P	P	P
623	Nursing and Personal Care Facilities			C	C	<u>GP</u>	P	P	P

REGIONAL								
School Bus Base	S-i	S-i	S-i	S-i	S-i	S-i	S-i	P-i
Secure Community Transitional Facility								S- SCTFS-i
Transfer Station	S	S	S	S	S	S	S	S
Transit Bus Base	S	S	S	S	S	S	S	P
Transit Park and Ride Lot	S-i	S-i	S-i	S-i	P	P	P	<u>P</u>
Work Release Facility								S-i

Comment [p14]: We don't have a SCTFS process. Is this just a S-i?

P = Permitted Use S = Special Use C = Conditional Use -i = Indexed Supplemental Criteria SCTFS = Secure Community Transitional Facility Special Use
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(Ord. 560 § 3 (Exh. A), 2009; Ord. 531 § 1 (Exh. 1), 2009; Ord. 309 § 4, 2002; Ord. 299 § 1, 2002; Ord. 281 § 6, 2001; Ord. 258 § 3, 2000; Ord. 238 Ch. IV § 2(B, Table 3), 2000).

20.40.275 Collective gardens.

- A. There shall be no more than one collective garden permitted on a property tax parcel.
- B. Collective gardens may only be located in the NB, O, CB, NCBD, and ~~AB and I~~ zones.
- C. A collective garden or facility for delivery of cannabis produced by the garden may not be located within 1,000 feet of schools and not within 1,000 feet of any other collective garden or delivery site.
- D. Any transportation or delivery of cannabis from a collective garden shall be conducted by the garden members or designated provider so that quantities of medical cannabis allowed by RCW 69.51A.040 are never exceeded. (Ord. 643 § 2, 2012).

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20.40.350 Eating and drinking establishments.

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

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20.40.420 Interim recycling facility.

- A. Interim recycling facilities in the residential zones shall be limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
- B. In NB, O, and CB zones all processing and storage of material shall be within enclosed buildings, except of drop box facilities for the collection and temporary storage of recyclable materials. Yard waste processing is not permitted. (Ord. 238 Ch. IV § 3(B), 2000).

20.40.505 Secure community transitional facility.

- A. May be permitted as an Special Use-Type C action, granted by the City Council in the Arterial Business zones provided;

Comment [p15]: Following provisions unchanged

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.

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

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

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

Zone	Maximum Height	Setbacks
All Residential Zones: R-4 – R-48	Maximum height specified for each zone.	Minimum 50 feet from all adjacent residentially zoned properties. Minimum of 30 feet from any public right-of-way.
All Commercial Zones: (NB, CB, ABMUZ and 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 (I)	Maximum height specified for the zone.	Minimum 20 feet from all adjacent industrially zoned properties. 30 feet from all adjacent commercially zoned properties and 50 feet from all adjacent residentially zoned properties. Minimum of 30 feet from any public right-of-way.

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Comment [p16]: Industrial zone deleted

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20.50

General Development Standards

Sections:

Subchapter 1. Dimensional and Density Standards for Residential Development

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

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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	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 20.50.021
Maximum Hardscape Area	85%	85%	95%

Comment [p17]: Residential in commercial zones melded with commercial in commercial zones dimensional standards because residential is allowed

20.50.020 Standards – Dimensional requirements.

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

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

STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	Based on bldg. bulk limits
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10	12 du/ac	Based

						du/ac		on bldg. bulk limits
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	NA
Min. Lot Area (2)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	NA
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	15 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min. and 15 ft total sum of two	5 ft min. and 15 ft total sum of two	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height (9)	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (8)	35 ft
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	NA
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	75%

Exceptions to Table 20.50.020(1):

(1) Repealed by Ord. 462

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

(3) For 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](#).

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- (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, ~~1~~ and CZ zoned lots the maximum height allowed is 50 feet and may be increased to a maximum of 60 feet with the approval of a conditional use permit.
- (9) Base height for high schools in all zoning districts except R-4 is 50 feet. Base height may be exceeded by gymnasiums to 55 feet and by theater fly spaces to 72 feet.

Comment [p18]: These zones allow at least 50 feet of height.

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

Comment [p19]: Based on the zone not on the uses.

STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Arterial Business (AB)	Town Center (TC-1, 2, & 3)
Min. Front Yard Setback (Street) (1) (2)(3) (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%

Comment [p20]: TC-4 is a residential zone within Town Center

Comment [jn21]: This change results in no difference in building envelope (except height) between zones. I definitely don't think this makes sense in NB. If you do make this change then the exception that is now (1) is no longer relevant regarding reduction of front yard to 0.

Comment [p22]: 0 is the minimum and commercial uses are encouraged and at least the spaces are required on first floors.

Comment [p23]: TA includes R-8

Comment [p24]: Same setback in TA

Comment [p25]: Adjustment for TA above

Comment [p26]: If mixed use is allowed in all commercial zones then the 50 foot bonuses should be automatic.

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

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

Comment [p27]: % in table above

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

Comment [p28]: This list under (5) is parallel and more expansive about height extensions than 20.50.050(3)

- a. Roof structures housing or screening elevators, stairways, tanks, mechanical equipment required for building operation and maintenance, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 10 feet above the height limit of the district, whether such structure is attached or freestanding. WTF provisions (20.40.600) are not included in this exception;
- b. Parapets, firewalls, and railings shall be limited to 4 feet in height.
- c. Steeple, crosses, and spires when integrated as an architectural element of a building may be erected up to 18 feet above the base height of the district;
- d. Base height for high schools in all zoning districts except R-4 is 50 feet. Base height may be exceeded by gymnasiums to 55 feet and for theater fly spaces to 72 feet. (Ord. 560 § 4 (Exh. A), 2009;
- e. Solar energy collector arrays, small scale wind turbines, or other renewable energy equipment have no height limits.

Comment [p29]: Unneeded. Heights in commercial zones exceed 50 feet.

20.50.021 Transition Area Standards

Comment [p30]: Melding of Town Center and transition area standards under 20.50.020(2)(2)

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

- a. From abutting property, a 35-foot maximum building height at the required setback and a building envelope within a two ~~horizontal to one~~ 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.~~

Comment [p31]: Matches TC

Comment [p32]: Redundant, See (7) below

Comment [p33]: In dimensional standards.

Comment [p34]: This is unclear if the 20 foot setback buffer can also be used as open space.

Comment [p35]: Exceeds TC Standards

b. Type I landscaping (SMC 20.50.460), 20% significant tree preservation (SMC 20.50.350), and a solid, eight-foot property line fence shall be required for transition area setbacks abutting R-4, R-6, or R-8 zones. Significant trees that are healthy and not severely damaged by construction shall be protected and retained per qualified arborist report. developmentThe landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping and required significant trees. Utility easements parallel to the required landscape area shall not encroach into the landscape area. Type II landscaping shall be required for transition area setbacks abutting rights-of-way directly across from R-4, R-6 or R-8 zones. ~~Patio or outdoor recreation areas may replace up to 20 percent of the landscape area that is required in the transition area setback so long as Type I landscaping can be effectively grown. No patio or outdoor recreation areas in the transition area setback may be situated closer than 10 feet from abutting property lines. Required tree species shall be selected to grow a minimum height of 50 feet. A developer shall provide a Type I landscaping plan for distribution with the notice of application. Based on comments at a public meeting held by staff, the City may approve an alternative landscaping buffer with substitute tree species, spacing and size; provided, that the alternative will provide equal value and achieve equal tree canopy. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping. Utility easements parallel to the required landscape area shall not encroach into the landscape area.~~

Comment [p36]: Matches Town Center and TA

Comment [p37]: Redundant - Alternative landscape in Landscape subchapter

Comment [p38]: Unsure who the easement is with...city?

Comment [p39]: May compromise the purpose of the transition area and difficult to admin

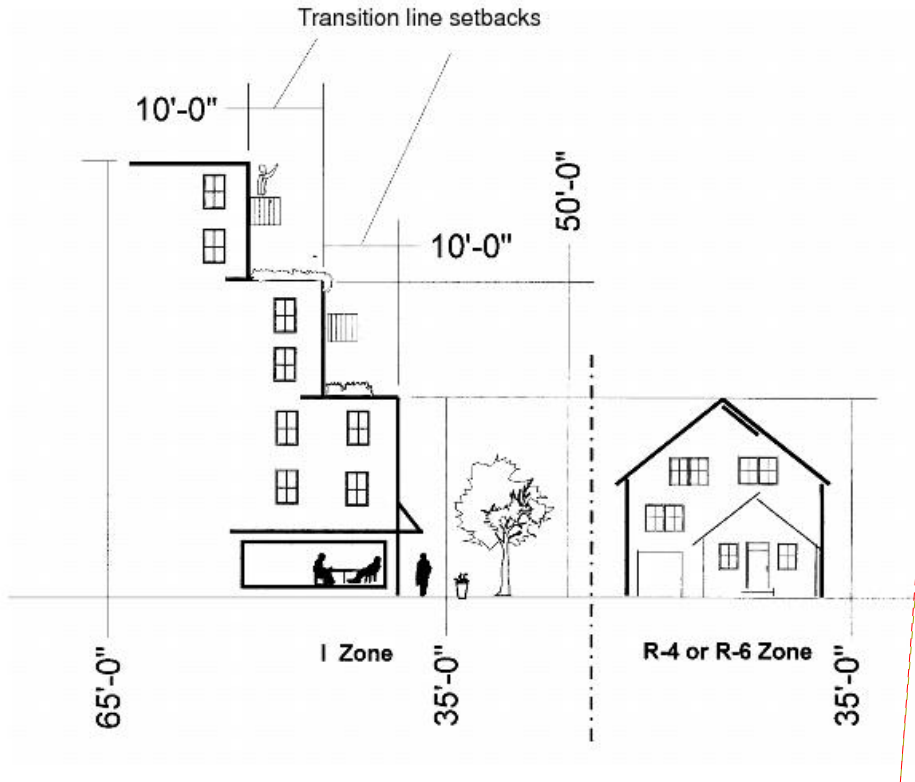
Comment [p40]: Redundant - Alternative landscape in Landscape subchapter

Comment [p41]: Unsure who the easement is with...city?

c. All vehicular access to proposed development in commercial zones shall be from arterial classified streets unless determined by the Director to be technically not feasible or in conflict with state law addressing access to state highways. All developments in commercial zones shall conduct a transportation impact analysis per the Engineering Development Manual. Development that creates additional traffic that is projected to use Local streets ~~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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Comment [p42]: Illustration does not fit all transition area scenarios

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

Development in the MUZ zone shall meet the following requirement:

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

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

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

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

Comment [p43]: All MUZ standards are replaced by CDS.

Field Code Changed

Comment [p44]: Public Space required in CDS

Comment [p45]: FAR is overlapping requirement and used primarily for added height

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

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

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

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

Comment [p46]: Green Building Code anticipated for adoption in 2013.

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

Comment [p47]: No current develop has been able to exceed approx. 100 units per acre

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

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

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

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

Comment [p48]: Redundant of new TA standards

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

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

Subchapter 3. Multifamily and Single Family Attached Residential Design Standards

20.50.120 Purpose.

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

20.50.125 Thresholds – Required Site Improvements.

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

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

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

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

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

1. Building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or
2. Building construction valuations of permits issued within a five-year period since March XX, 2013 accumulate to exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s). The valuation is determined by the first permit issued within the 5-year period.

Comment [p49]: Moved to 20.50.020(1)

Comment [p50]: Covered in Site Development Standards

Comment [p51]: Covered in Site Development Standards

Comment [p52]: Moved to Table 20.50.020(2)

Comment [jn53]: How can this be moved to 20.50.020(2)? That table is proposed for deletion.

Comment [p54]: NB zone is proposed to allow 50 height outright.

Comment [p55]: Moved to Table 20.50.020(6)

Comment [p56]: Clarify that zoning not the type of development determines the design standards. Also, it distinguishes from multifamily or mixed use development regulated in commercial zones.

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

Sections:

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

20.50.220.040 Purpose.

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

(Ord. 609 § 12 (Exh. B), 2011).

20.92.012 Planned action.

Projects that are within that the scope of the planned action EIS for this chapter the subareas are planned actions and shall not require a SEPA threshold determination as provided under RCW 43.21C.031, WAC 197-11-164 through 197-11-172 and SMC 20.30.640. These projects shall be reviewed as ministerial decisions by applying the provisions of the Development Code. Proposed projects that are not within the scope of the planned action EIS shall require environmental review under SEPA. (Ord. 609 § 12 (Exh. B), 2011).

20.50.22592.014 Administrative Design Review.

Comment [p57]: list and is redundant of the 20.50 ToC

Field Code Changed

Field Code Changed

Field Code Changed

Field Code Changed

Comment [p58]: Merged into Land Use and Dimensional Regs.

Field Code Changed

Field Code Changed

Comment [p59]: Now Transition Areas

Field Code Changed

Field Code Changed

Field Code Changed

Field Code Changed

Field Code Changed

Comment [p60]: New Consolidated Zones

Field Code Changed

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

Field Code Changed

Comment [p61]: Limits ADR only to proposed departures to the design standards but expands ADR for all commercial zones.

Field Code Changed

20.50.230 Thresholds – Required Site Improvements.

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. ~~These provisions apply to all multifamily, nonresidential, and mixed-use construction and uses. Full site improvement standards apply to a development application in commercial zones NB, CB, AB, TC-1, 2, and 3. Site improvements standards of signs, parking, lighting, and landscaping shall be required if:~~

1. Building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or
2. Building construction valuations of permits issued within a five-year period since March XX, 2013 accumulate to exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s). The valuation is determined by the first permit issued within the 5-year period.

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

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

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

Field Code Changed

F20.92.020 Zones, land use, and form.

A. **Town Center District.** In order to implement the vision of the Comprehensive Plan's Town Center Subarea Plan, there are town center (TC) zones established as shown in Figure 20.92.020.

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

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

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

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

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

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

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

Field Code Changed

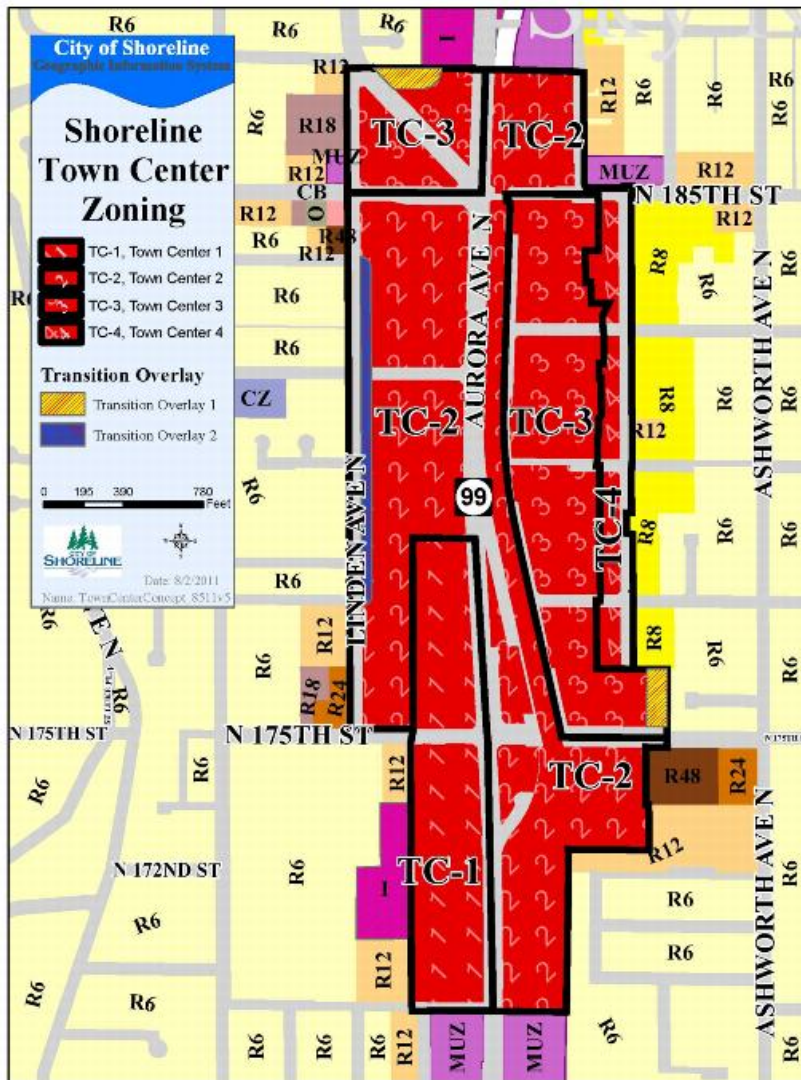


Figure 20.92.020

B. Table 20.92.020(A) lists general categories of permitted land uses for each of the town center zones. The general categories for permitted uses include all of the specific uses listed in the corresponding tables cited, except for those listed in this table as "prohibited uses." Permitted uses do not include the

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Comment [p62]: Separate zoning map excessive

approval processes in the general categories, such as special use or conditional use permits. If further clarification is required, the Director shall issue an administrative determination consistent with the provisions of this chapter and the policy guidance of the Town Center Subarea Plan.

Table 20.92.020(A) — Land Use Chart

Comment [p63]: Moved to Table 20.40.120-.150

General Land Use Category	Specific Uses Listed in Table	TC-1 Aurora SW	TC-2 Aurora	TC-3 Midvale/Firlands	TC-4 Stone Ave. Resid.
Duplex and Detached Single Family	20.40.120	PROHIBITED USES			
Apartment and Single Family Attached	20.40.120	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	PROHIBITED USES			
Light Manufacturing — Non-Polluting and No Outside Storage	20.40.130				
Personal and Business Services	20.40.130				
Motor Vehicle and Boat Sales, Automotive Rental and Leasing, and Automotive Repair and Services (1)	20.40.130				
Gambling Use		PROHIBITED USES			
Wrecking Yard					
General Manufacturing					
Adult Use Facility					

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

Table 20.92.020(B) — Form

Comment [p64]: Moved to 20.50. Subchapter 1

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

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

Exceptions to Table 20.92.020(B):

(1) — Unenclosed porches and covered entry features may project into the front yard setback by up to six feet. Balconies may project into the front yard setback by up to two feet.

(2) — Additional building setbacks may be required to provide rights-of-way and utility improvements.

(3) — Front yard setbacks are based on the applicable street designation. See Figure 20.92.030 for the street designation and SMC 20.92.060(B) for applicable front yard setback provisions.

(4) — These may be modified to allow zero lot line developments for internal lot lines only.

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

(6) — Front yards may be used for outdoor display of vehicles to be sold or leased in the TC-1 zone.

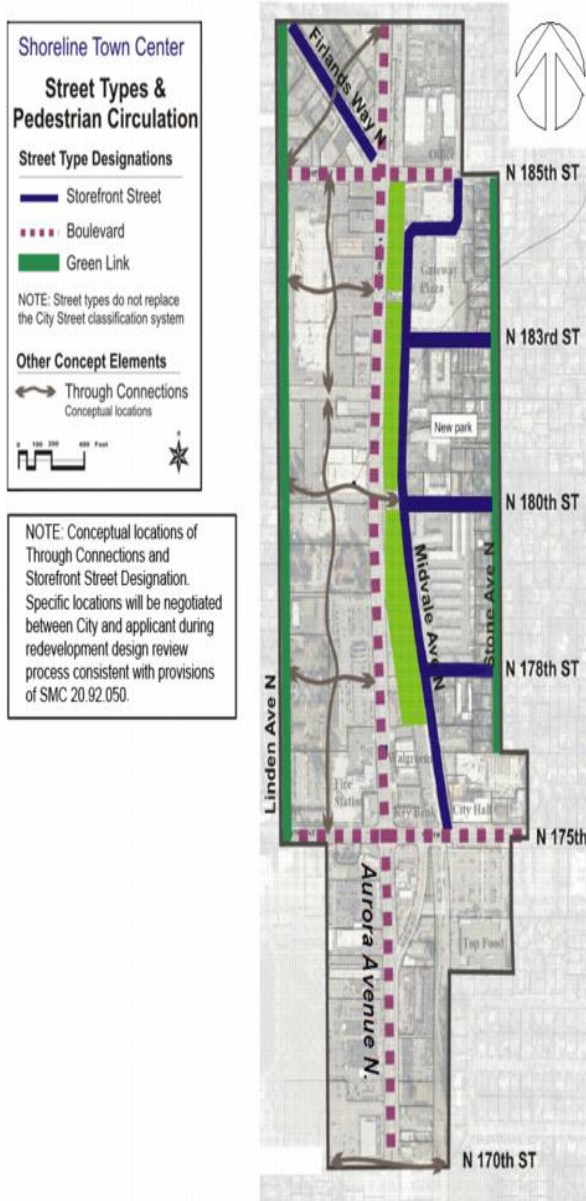
(7) — Hardscape requirement for underlying zone is applicable. (Ord. 600 § 12 (Exh. B), 2011).

20.92.030 Street types and pedestrian circulation.

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



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Figure 20.92.030

Comment [p65]: Unneeded

(Ord. 609 § 12 (Exh. B), 2011).

20.92.040 Neighborhood protection standards.

Comment [p66]: Moved and melded with Transition Areas in 20.50.020

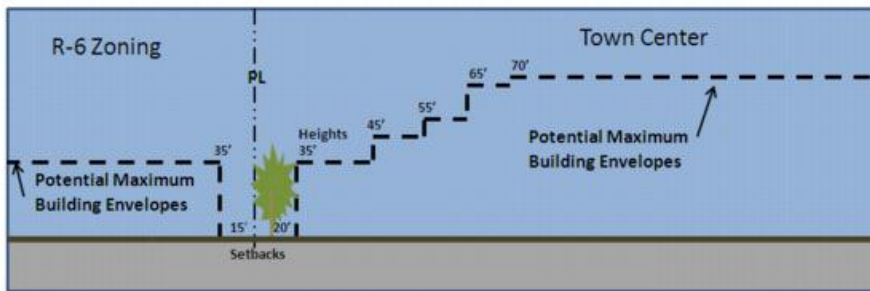
A. Purpose.

- 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:~~

Field Code Changed

Comment [p67]: In new Transition Areas

Comment [p68]: Section redundant of TMP and EDM or included in Site Design Section.

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

Comment [p69]: Since adopted into the TMP

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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Street frontage design

2. Rights-of-Way Lighting.

a. ~~One to two footcandles and between 10 feet and 15 feet in height for sidewalk areas. Lighting may be located within the public rights of way, on private property, or mounted on building facades.~~

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

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

20.5092.24060 Site Design standards.

A. Purpose.

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

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

B. Overlapping Standards.

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

C. Site Frontage.

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

4. 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 10 feet above the ground for each front facade;

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

Comment [p70]: Moved from other section.

Comment [p71]: Conflicts and redundant with a. above. We don't have a max. setback as long as plazas, landscaping or display fills in.

Comment [p72]: The City wants window space built. How they are treated will depend on the different uses behind them.

Comment [p73]: 10 feet uses full story and allows for some high privacy windows.

e. Minimum weather protection at least five feet in depth, 9-foot height clearance, and along at least 80 percent of the facade width where over pedestrian surfaces ~~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

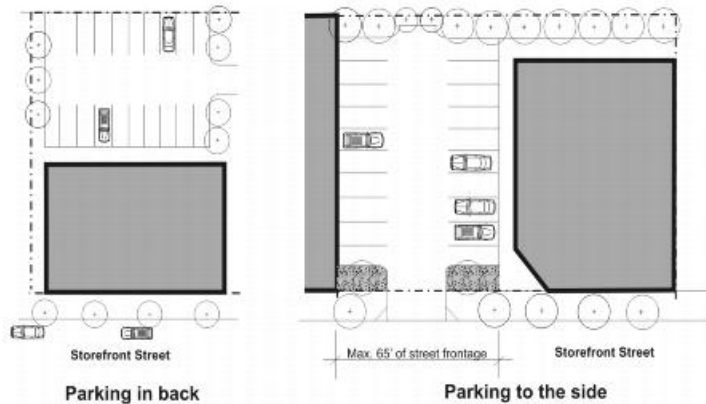
g. Surface parking along ~~Storefront~~ Street frontages in commercial zones shall not occupy more than ~~is not more than~~ 65 lineal feet of the site frontage. Parking lots are not allowed at street corners. No parking or vehicle circulation is allowed between the rights-of-way and the building front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

Comment [p74]: This is added to require a walk surface for people getting out of street parked cars and for streets with no on-street parking and that need the safety of an amenity strip between.

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Storefront and boulevard buildings



Parking lot locations along Storefront Streets

2. Rights-of-Way Pedestrian Lighting.

- a. Pedestrian lighting shall meet the standards for Aurora Avenue pedestrian lighting. One to two footcandles and between 10 feet and with 15 feet in height for sidewalk areas. Lighting may be located within the public rights-of-way, on private property, or mounted on building facades.
- b. Street light standards shall be a maximum 25-foot height for street light standards, modified to meet the 25-foot maximum height, and spaced to meet City illumination standards.
- c. Lights shall be shielded to prevent direct light from entering adjoining property.

Comment [p75]: Relocated from previous section.

2. Greenlink Streets.

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

Comment [p76]: All of these are already addressed in general for all commercial streets.

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

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

Comment [p77]: Redundant of C.1.g

3.— **Boulevard Streets.**

Comment [p78]: Blended with street section above.

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

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

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

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

Field Code Changed

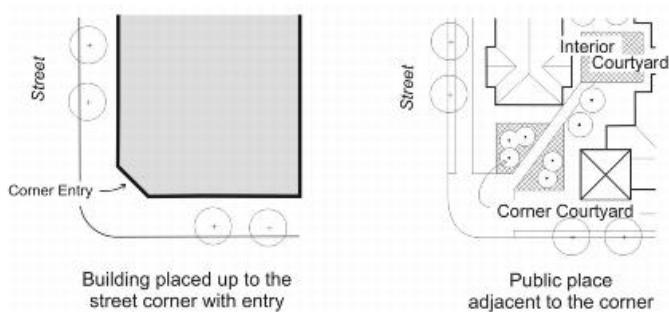
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Landscaped yards

D. Corner Sites.

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



Street Corner Sitesdevelopments

2. Corner buildings on ~~Boulevard and Storefront Streets~~ using the option in subsection (C)(1)(a) of this section shall provide at least one of the elements listed below for 40 lineal feet of both sides from the corner:
 - a. Twenty-foot beveled building corner with entry and 60 percent of the first floor in non-reflective transparent glass (included within the 80 lineal feet of corner treatment).
 - b. Distinctive facade (i.e., awnings, materials, offsets) and roofline design above the minimum standards for these items in ~~the 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 Corners

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.~~

Comment [p79]: Redundant of ADR modifications.

Comment [p80]: Different street types are blended and Through Connections are no longer a requirement.

Comment [p81]: Through Connections are a criteria for parking reductions and not a requirement.

Comment [p82]: Deleted section

Comment [p83]: Too specific to Town Center

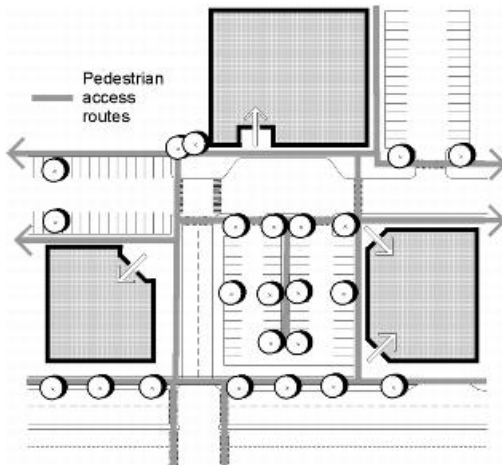
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Through-Connections

- 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;~~

Comment [p84]: Redundant of a. above.

Comment [p85]: Through Connections moved as a criterion for parking reductions



Well-connected Wwalkways network

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

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



Parking Lot Walkway

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



Comment [p86]: Redundant of a. and b. above

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

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

E. Vehicle Parking and Landscaping.

Comment [p87]: Moved to Parking Chapter

1. **Minimum Off-Street Parking.** Parking shall be provided at the following rate:
 - a. Residential — 0.75 spaces/bedroom or studio, and up to 2.0 for three-bedroom-plus units.
 - b. Retail — one space/400 net square feet.
 - c. Civic/Office — one space/500 net square feet.

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

- i. On-street parking along the parcel's street frontage.
- ii. Shared parking agreement with adjoining parcels and land uses that do not have conflicting parking demand.
- iii. Commute trip reduction program per State law.
- iv. High-occupancy vehicle (HOV) and hybrid or electric vehicle (EV) parking.
- v. Conduit for future electric vehicle charging spaces equivalent to the number of required handicapped parking spaces.
- vi. A light rail stop within one-half mile radius.
- vii. In the event that the Director approves reductions in the parking requirement, the basis for the determination shall be articulated in writing.
- viii. The Director may impose performance standards and conditions of approval on a project including a financial guarantee or participation in a future public or private parking facility within walking distance, a parking enforcement program, or other programs named above.

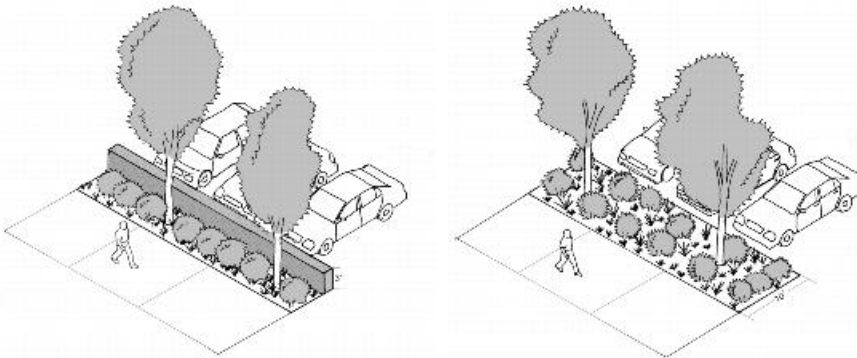
2. **Parking Lot Landscaping.** The following provisions shall supplement the landscaping standards set forth in Subchapter 7 of SMC 20.50.450. Where there is a conflict, the standards herein shall apply. All parking lots and loading areas shall meet the following requirements:

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

Comment [p88]: Inserted in Landscape Chapter

Field Code Changed

Field Code Changed



2a. Parking lot planting buffer with low wall

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

3. ~~Vehicle Display Areas Landscaping.~~ Landscape requirements for vehicle display areas as authorized in SMC 20.92.020(B)(6) shall be determined by the Director through Administrative Design Review under SMC 20.30.297. Subject to the Director's discretion to reduce or vary the depth, landscaped areas shall be at least 10 feet deep relative to the front property line. Vehicle display areas shall be framed by appropriate landscape construction materials along the front property line. While allowing that the vehicles on display remain plainly visible from the public rights-of-way, these materials shall be configured to create a clear visual break between the hardscape in the public rights-of-way and the hardscape of the vehicle display area. Appropriate landscape construction materials shall include any combination of low (three feet or less in height) walls or earthen berms with ground cover, shrubs, trees, trellises, or arbors.

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Field Code Changed

Field Code Changed

F. Public Places.

1. Public places are required ~~on parcels greater than one-half acre with commercial or mixed use development~~ at a rate of 1,000 square feet per acre up to a maximum of 5,000 square feet. ~~_____~~ 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 4. below.~~ This standard can also be used to meet the standards of walkways as long as the function and minimum dimensions of the public place are met.
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.

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Comment [p89]: Redundant of provision at beginning of subsection.

56. No dimension is less than 20 feet unless or if the public place is less than 400 square feet the minimum dimension is 5 feet. On parcels greater than five acres:

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

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

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

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

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

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

7. The following design elements are required for public places:

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

b. Pedestrian access to abutting buildings;

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

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

Comment [p90]: Too parallel allowance in 2. above

Comment [p91]: Reformatted, removal of redundant standards, and using uniform minimum dimension. Greater flexibility and proportionality to site size.

- e. Not located adjacent to dumpster or loading areas.



Public Places

G. Multifamily Open Space.

- 1. All multifamily development shall provide open space;
 - a. Provide 800 square feet per development or 50 square feet per 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 20-foot dimension. These standards apply to all open spaces including parks, playgrounds, rooftop decks and ground-floor courtyards; and may also be used to meet the walkway standards as long as the function and minimum dimensions of the open space are met;

- c. Required landscaping can be used for open space if it does not prevent access or reduce the overall landscape standard. Open spaces shall not be placed adjacent to parking lots and service areas without screening; and
- d. Open space shall provide seating that has solar access at least a portion of the day.



Multifamily Open Spaces

H. Outdoor Lighting.

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

I. Service Areas.

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

Comment [p92]: Would include shipping containers.

- a. Located to minimize visual, noise, odor, and physical impacts to pedestrians and residents;
- b. Paved with concrete and screened with materials or colors that match the building; and
- c. Located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic nor require that a hauling truck project into any public rights-of-way.



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

2. Utility and Mechanical Equipment.

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



Utilities consolidated and separated by landscaping elements.

- b. All exterior mechanical equipment shall be screened from view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells,

clerestories, equipment rooms, materials and colors. Painting mechanical equipment as a means of screening is not permitted. (Ord. 609 § 12 (Exh. B), 2011).

20.92.50.250070 Building Design standards.

A. Purpose.

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

B. Facade Articulation.

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

Comment [p93]: Street category specific to TC



Building Façade Storefront aArticulation

2. All buildings ~~fronting along streets that are State Routes Boulevard Streets per Figure 20.92.030~~ shall include one of the two articulation features below no more than every 80 lineal feet facing a street, parking lot, or public place. Building facades less than 100 feet wide are exempt from this standard.

- a. For the height of the building, each facade shall be offset at least two feet in depth and four feet in width if combined with a change in siding materials. Otherwise, the facade offset shall be at least 10 feet deep and 15 feet wide.
 - b. Vertical piers at the ends of each facade section that project at least two inches from the facade and extend from the ground to the roofline.
3. All multifamily buildings or residential portion of a mixed-use building shall provide the following articulation features at least every 35 feet of facade facing a street, park, public place, or open space:
- a. Vertical building modulation 18 inches deep and four feet wide if combined with a change in color or building material. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may be used to meet modulation; and
 - b. Distinctive ground or first floor facade, consistent articulation of middle floors, and a distinctive roofline or articulate on 35-foot intervals.



Multifamily building articulation



Multifamily building articulation

4. **Roofline Modulation.** Rooflines shall be modulated at least every 120 feet by emphasizing dormers, chimneys, stepped roofs, gables, or prominent cornices or walls. Rooftop

appurtenances are included as modulation. Modulation shall consist of a roofline elevation change of at least four feet every 50 feet of roofline.

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



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

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



Window trim design

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



Covered secondary public access

8. Facade Materials.

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



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

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



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

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



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

9. Prohibited Exterior Materials.

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

Comment [p94]: Durable and can be OK – depends on the application.

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

~~20.92.080 Sign design standards.~~

A. Purpose.

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

Comment [p95]: Moved to Sign Chapter

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

Field Code Changed

C. Permitted Illumination.

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

5.—Externally lit signs.

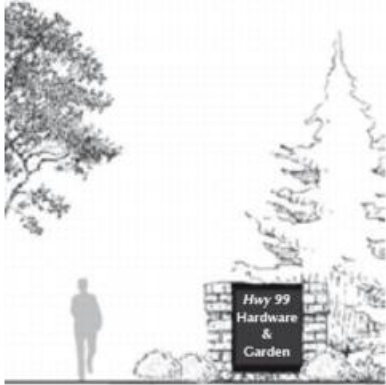


Individual backlit letters (left image), opaque signs where only the light shines through the letters (center image), and neon signs (right image).

D.—Monument Signs.

- 1.— One sign is permitted per frontage, per property, regardless of the number of tenants. An additional monument sign is permitted on a property if the frontage length is greater than 250 feet and the signs are at least 150 feet apart.
- 2.— Use materials and architectural design elements that are consistent with the architecture of the buildings.
- 3.— Signs in Zone zones TC-3 when placed along Storefront Streets shall have a maximum height of six feet and a maximum area of 50 square feet per sign face.
- 4.— Signs in Zones zones TC-1 and TC-2 when placed along Boulevard Streets shall have a maximum height of 12 feet and a maximum area of 100 square feet per sign.
- 5.— Signs may be placed up to the front property line if sight distancing and public safety standards are met.
- 6.— Signs shall be set back from the side property lines at least 20 feet.

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Monument sign

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E. Building Signs.

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



Signs are centered on architectural features of the building

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



Projecting sign

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F. Under-Awning Signs.

1. Not extend within one foot of the awning outer edge and the building facade;
2. Minimum clearance of nine feet between the walkway and the bottom of the sign;
3. Not exceed two feet in height; and
4. One sign per business.

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

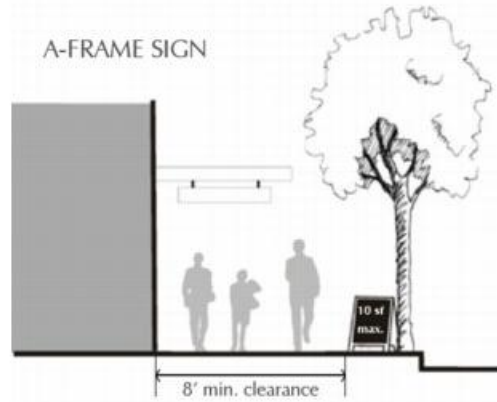


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Under-awning signs

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

1. One sign per business;
2. Must be directly in front of the business;
3. Cannot be located within the eight foot sidewalk clearance on designated Storefront Street and five feet on all other sidewalks and internal walkways;
4. Shall not be placed in landscaping, within two feet of the street curb where there is on-street parking, public walkways, or crosswalk ramps;
5. Shall not exceed six square feet per side; and



6. No lighting of signs is permitted.

A-frame sign

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

J. **Prohibited Signs.**

- 1. Pole signs.
- 2. Billboards.
- 3. Electronic changing message or flashing signs.
- 4. Backlit awnings used as signs.
- 5. Other signs set forth in SMC 20.50.550. (Ord. 609 § 12 (Exh. B), 2011).

20.50.220 Purpose.

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

- A. To encourage design of commercial, office, mixed-use, and institutional developments that will enhance the area with a greater sense of quality.
- B. To protect residential neighborhoods adjacent to commercial zones from intrusion in their privacy, character, and quality of life.
- C. To provide a pedestrian environment with amenities, visual interest, and safety features which encourage more people to use these areas. (Ord. 238 Ch. V § 4(A), 2000).

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Comment [p96]: These two areas not in Commercial Design section.

Field Code Changed

Field Code Changed

Comment [p97]: Delete entire existing Subchapter 4

Subchapter 6. Parking, Access and Circulation

20.50.385 Thresholds – Required site improvements.

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

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

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

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

20.50.390 Minimum off-street parking requirements – Standards.

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

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

Comment [p98]: Redundant of 20.50

Comment [p99]: New standard to match Town Centers

Mobile home park:	2.0 per dwelling unit
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Table 20.50.390B – Special Residential Parking Standards

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

Table 20.50.390C – General Nonresidential Parking Standards

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
General services uses:	1 per 300 square feet
Government/business services uses:	1 per 350 square feet
Manufacturing uses:	.9 per 1,000 square feet
Recreation/culture uses:	1 per 300 square feet
Regional uses:	(Director)
Retail trade uses:	1 per 340 square feet

Comment [p100]: New standard to match Town Centers

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

Table 20.50.390D – Special Nonresidential Standards

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
Bowling center:	2 per lane
Churches, synagogues, temples:	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Conference center:	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces

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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 3400 square feet
Self-service storage:	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Specialized instruction schools:	1 per classroom, plus 1 per 2 students
Theater:	1 per 3 fixed seats
Vocational schools:	1 per classroom, plus 1 per 5 students
Warehousing and storage:	1 per 300 square feet of office, plus 0.5 per 1,000 square feet of storage area
Wholesale trade uses:	0.9 per 1,000 square feet
Winery/brewery:	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area

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

Comment [p101]: No standards exist other than they should be included.

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.

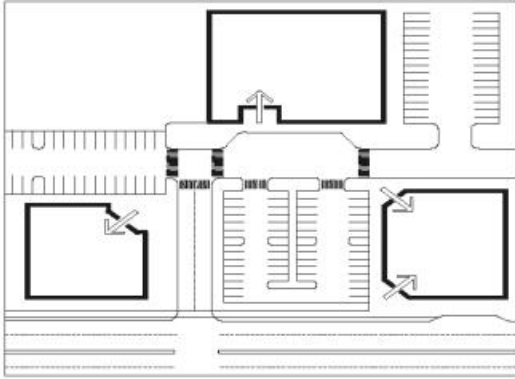


Figure 20.50.400(A): Example showing how shared driveways and consolidated parking lots can reduce parking requirement while also creating more pedestrian friendly environments by reducing curb along streets.

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).

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. Commuter Trip reduction program per State law.
- iv. High-occupancy vehicle (HOV) and hybrid or electric vehicle (EV) parking.

Comment [p102]: CTR coordinator recommends deleted this because they are based on number of employees at a given business. Tenants/businesses in a location can change and they may not be subject to CTR in the future but the parking is inadequate.

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- v. Conduit for future electric vehicle charging spaces equivalent to the number of required handicapped parking spaces.
- vi. High-capacity transit service available within one-quarter-mile radius or XX walkshed or XX bikeshed.
- vii. A pedestrian public access easement that is 8 feet wide, safely lit and connects through a parcel between minimally two different rights-of-way. This easement may include other pedestrian facilities such as walkways and plazas.
- viii. Concurrence with King County Right-sized Parking data, census tract data, and other parking demand study results.
- ix. In the event that the Director approves reductions in the parking requirement, the basis for the determination shall be articulated in writing.
- xviii. The Director may impose performance standards and conditions of approval on a project including a financial guarantee or participation in a future public parking facility within walking distance and a parking enforcement program.
- f. In addition to the criteria above, reductions of up to 50 percent may be approved by Director for the portion of housing providing Low-income Housing as defined by Housing and Urban Development.

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Comment [p103]: No light rail in commercial zones.

Comment [p104]: Formally "Through Connections"

Comment [plc105]: Added that criteria from above for this provision.

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.

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Comment [p106]: No MUZ standards

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.

Comment [p107]: Redundant of 20.50

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 Frontage Landscaping—Standards.

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

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

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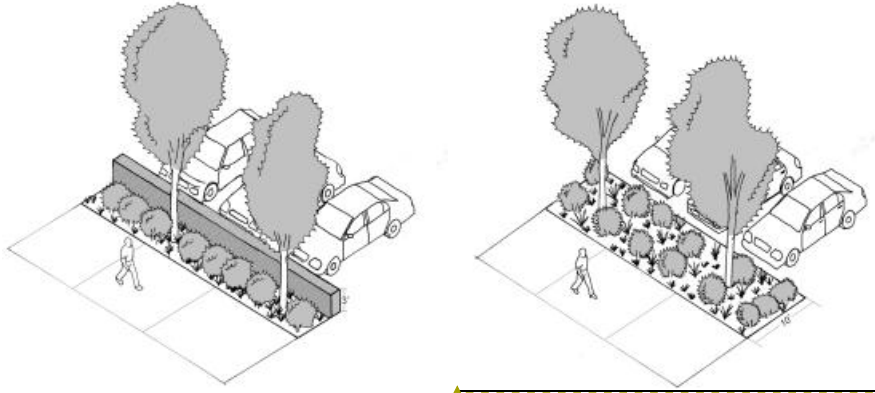
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Comment [p108]: A thru E transferred from TC standards

Field Code Changed



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.

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

~~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~~

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Comment [p109]: New section above replaces this A.

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Comment [p110]: Street trees are now required in addition to frontage landscaping.

Comment [p111]: This is particular to MUZ. Screening and location are addressed in I.2.a and b

buildings, within underground or structured parking, or behind a four-foot masonry wall with a 10-foot Type II landscape buffer between the wall and the property line. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 560 § 4 (Exh. A), 2009; Ord. 238 Ch. V § 7(B-2), 2000).

Comment [p112]: Wall treatment addressed above in 1.a.t

20.50.500 Internal Landscaping for of surface pParking 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.

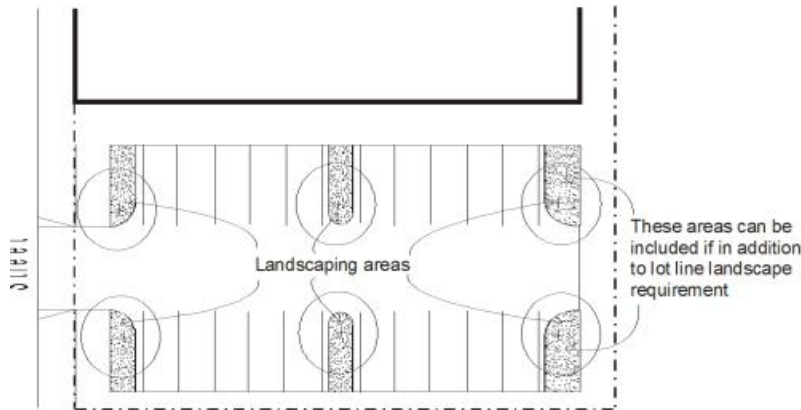


Figure 20.50.500(B): Example of parking area landscaping.

- 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.~~

Comment [p113]: One tree fro every 5 stalls is high in more intensely developed commercial zones.

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

Comment [p114]: Existing Sign Code with Commercial standards transferred from TC and some administrative adjustments.

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 Permits Required.

- A. Except as provided in this chapter, no temporary or permanent sign may be constructed, installed, posted, displayed or modified without first obtaining a sign permit approving the proposed sign's size, design, location, and display as provided for in this chapter.
- B. Normal and ordinary maintenance and repair, and changes to the graphics, symbols, or copy of a sign, without affecting the size, structural design or height may be exempt from obtaining a permit. Exempt changes to the graphics, symbols or copy of a sign must meet the standards for permitted illumination.
- C. Sign applications that propose to depart from the standards of this subchapter must receive an Administrative Design Review approval for all signs on the property as a complete sign package per section 20.30.297

20.50.535 Thresholds – Required site signage improvements.

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

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

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

20.50.540 Sign.

A. Sight Distance.

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

Comment [jn115]: Reorganized so that all general standards come first then standards for specific types of signs.

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

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

Comment [jn116]: Creates cross reference with ROW regulations.

CB. Sign Copy Area Calculation.

~~Calculation of signage area per sign face may be done using a combination of rectilinear and triangular shapes that will enclose each logical portion of the signage (such as letters, words, phrases, logos, graphics, and symbols other than background), at intervals of not less than six inches. The sign area calculations of cabinet signs must include the whole cabinet if fully illuminated. Symbols that are a commercial message that directly call attention to and identify a business or service are considered sign copy. Sign area for signs that project out from a building or are perpendicular to street frontage are measured on one side even though both sides can have copy.~~

Comment [jn117]: Added based on AO 301063 and 000029-091801.

DC. Building Addresses.

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

Comment [jn118]: Clarification added for existing standards in 20.50.540(E) and 20.50.610(A)

ED. Materials and Design.

~~Use of materials and architectural design elements that are consistent with the architecture of the buildings is required. All signs, except temporary signs, must be constructed of durable, maintainable materials. Signs that are made of materials that deteriorate quickly or that feature impermanent construction are not permitted for permanent signage. For example, plywood or plastic sheets without a sign face overlay or without a frame to protect exposed edges are not permitted for permanent signage.~~

Comment [jn119]: Standard from town center (20.92.080(D)(2)) added to existing (20.50.540(C)).

Comment [p120]: Impractical. Proposed new standards address design enough.

FE. Permitted Illumination.

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

Comment [jn121]: Standards from Town center (20.92.080(C)) added to existing standard for illumination.

1. Channel lettering or individual backlit letters mounted on a wall, or individual letters placed on a raceway, where only light shines through the copy letters.
2. Opaque cabinet signs where light only shines through copy letter openings.
3. Shadow lighting, where letters are backlit, but light only shines through the edges of the copy letters.
4. Neon signs.
5. ~~Externally lit signs. All externally illuminated signs shall shield adjacent properties from direct lighting.~~
6. ~~No commercial sign shall be illuminated after 11:00 p.m. unless the commercial enterprise is open for business and then may remain on only as long as the enterprise is open.~~



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

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

F. Table.

Table 20.50.540F – Standards for Signs

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

	All Residential (R) Zones, Campus, PA3 and TC-4	NB, CB, and TC-3 (1)	AB, TC-1 and TC-2
MONUMENT SIGNS:			
Maximum Area Per Sign Face	4 sq. ft. (home-occupation, day care, adult family home, bed and breakfast) 25 sq. ft. (nonresidential use, residential subdivision or multifamily development) ³²	50 sq. ft.	100 sq. ft.

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	sq. ft. (schools and parks)		
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 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.	

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Comment [jn122]: Changed because projecting signs serve function of other types of building mounted signs except when located under awnings which are oriented towards pedestrians.

Comment [jn123]: These are quite small, especially if the size/height is not increased in commercial zones. These could be exempted from permit requirements as other cities do. Additional copy area proposed because A-frame signs are currently larger than what is allowed in commercial zones and some businesses are using multiple A-frame as driveway signs.

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. Must be located next to the curb edge of a sidewalk in such manner so as not to interfere with the opening of parking car door;
8. All signs shall be professionally manufactured, maintained in good repair, and no attachments to the signs are permitted;
7. All signs shall be removed from display when the business closes each day; and
8. A-frame/sandwich board signs are not considered structures or uses and are exempt from site permit or right-of-way site permit requirements.

Comment [jn124]: Proposed change that allows for larger monument signs on state routes regardless of commercial zone.

Comment [jn125]: Based on code interpretation AO 000106-032309.

Comment [jn126]: Replaced by ADR process.

Comment [jn127]: Moved to Materials and Design section above.

Comment [jn128]: I want to add something that would require review of illuminated window signs or signs that need to be structurally reviewed. i.e. Fred Meyer or Wallgreens. Not sure if this is worded well.

Comment [jn129]: Moved from being an exception the portable sign prohibition with additions of clarification currently in AO 000099-080207. Additional standards added based on similar codes of other jurisdictions.

20.50.550 Prohibited Signs.

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

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

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

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

~~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).

Comment [jn130]: Moved to Building Addresses section above.

Comment [jn131]: This is covered under A above. Proposal is that no setback required except as necessary for sig distance and safety.

Comment [jn132]: Moved to Permitted Illumination section above.

Comment [jn133]: Added for clarification.

Comment [jn134]: This is a current practice not documented in an AO or code, but originates from Council direction a number of years ago. 20 second timeframe is consistent with Edmonds, but hard to enforce.

Comment [jn135]: Exception was confusing and difficult to administer and has only been used in one instance. This type of flexibility could be addressed through ADR.

Comment [jn136]: Additions from Town Center standards (20.92.080(J)).

20.50.560 Monument Signs.

A. Design.

1. A solid, appearing-base is required under at least 75 percent of sign width from the ground to the base of the sign or the sign itself may start at grade.
2. Monument signs must be double-sided if the back is visible from the street.
3. Use materials and architectural design elements that are consistent with the architecture of the buildings.

Comment [jn137]: Sight distance and safety provisions under 20.50.540(A) would determine whether any setback is required. Distance from internal property lines is regularly waived and there doesn't seem to be a reason to require this setback.

~~B. Landscaping.~~

1. Provide a perimeter strip of low shrubs or floral displays at least two feet wide around the base of the sign or a four foot wide strip of lawn or an alternate landscaping scheme as approved. (Ord. 352 § 1, 2004; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(D-1), 2000).

20.50.570 Building-Mounted Signs.

A. Design.

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

B. Clearance.

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

Comment [jn138]: Proposed to remove this type of sign. Pole signs now proposed as prohibited. Consideration of larger monument signs to accommodate multiple tenants could be proposed through Administrative Design review for departures.

20.50.580 Under-Awning signs.

A. Clearance.

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

Comment [jn139]: Deleted because not currently in Town Center standards and is awkward to administer. We may want to consider some form of multi-tenant bonus but I don't have a good example yet.

20.50.590-590 Nonconforming Signs.

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

Comment [jn140]: Clarification suggested to make this provision easier to administer.

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

1. Shall not be increased in size or elevation, nor shall be relocated to another location.
2. Shall be kept in good repair and maintained in a neat, clean, attractive, and safe condition. ~~Grounds surrounding a billboard shall be kept free of debris, litter, and unsightly vegetation.~~
3. **Removal.** Any outdoor advertising sign not meeting this Code shall be removed within 30 days of the date when an order by the City to remove such sign is given. (Ord. 299 § 1, 2002; Ord. 238 Ch. V § 8(E), 2000).

20.50.600 Temporary signs.

Comment [jn141]: Currently, most businesses ignore our temporary sign regulations because of the excessive permit cost. This leaves code enforcement with little basis on which to enforce these provisions. There were also no guidance regarding size or number of temporary signs. This is meant to allow one free sign of 32 sf and if more are desired then a temporary use permit can be applied for. Proposed code is based on a variety of temporary sign codes in the region.

A. General Requirements. Certain temporary signs not exempted by SMC 20.50.540(G-H) or 20.50.610 shall be allowable under the conditions listed below. All signs shall be non-illuminated. Any of the signs or objects included in this section are illegal if they are not securely attached, create either a visual or a traffic hazard, or are not maintained in good condition. No temporary or special signs shall be posted or placed upon public property unless explicitly allowed or approved by the City through the applicable Right-of-way Way Permit. Except as otherwise described under this section, no permit is necessary for allowed temporary signs. Temporary signs are not allowed to continually advertise goods, services or events on a site.

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

1. Be limited to not more than one sign per business;

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

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

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

20.50.610 Exempt signs.

The following are exempt from the provisions of this chapter, except that all exempt signs must comply with 20.50.540(A) Sight Distance:

- A. Historic site markers or plaques, and gravestones.
- B. Signs required by law, including but not limited to:
 - 1. Official or legal notices issued and posted by any public agency or court; or
 - 2. Traffic directional or warning signs.
- C. Plaques, tablets or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, are not illuminated, and do not exceed four square feet in surface area.
- D. Incidental signs, which shall not exceed two square feet in surface area; provided, that said size limitation shall not apply to signs providing directions, warnings or information when established and maintained by a public agency.
- E. State or Federal flags.
- F. Religious symbols.

Comment [jn142]: Based on code for Kirkland. Don't know if it is compatible with the rest of our code enforcement regulations. May also want to consider reviewing enforcement provisions for permanent signs.

Comment [jn143]: Added exemptions that are applied in practice but are not explicitly stated in current code. Should parks signs be exempt as well? Campaign signs? **Haven't drafted parks language yet based on our last meeting.**

- 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.

Comment [jn144]: This is in the proposed Permit Required section. Redundant to keep it here.

Comment [jn145]: No provisions currently existing for commercial real estate signs such as vacancy or for sale. Cost of temporary sign permit is excessive for this type of sign which does not usually require structural review.

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.

Comment [jn146]: Added to address parks signage issues.

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.

Comment [jn147]: These signs are so small that most cost less than the cost of as sign permit to make and put extra cost burden on small home businesses.

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.

Comment [jn148]: Are currently exempted as a matter of practice. These suggested changes are intended to formalize this policy.

(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 on-half of each right-of-way abutting a property as defined in the Master Street Plan. Additional improvements may be required to ensure safe movement of traffic, including pedestrians, bicycles, transit and non-motorized vehicles. The improvements can include transit bus shelters, bus pullouts, utility undergrounding, street lighting signage and channelization.
- C. Frontage improvements are required when:
1. Building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or
 2. Building construction valuations of permits issued within a five-year period since March XX, 2013 accumulate to exceed 50 percent of the County assessed or an appraised value of the existing structure(s). The valuation is determined by the first permit issued within the 5-year period.
 - 1.—
 3. Subdivisions; or
 4. Development consisting of more than one dwelling unit on a single parcel.
- 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.

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

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

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

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

~~B. The purpose of this section is to determine how and when the provisions for frontage improvements standards apply to an application for all multifamily and nonresidential construction. Standard frontage improvements consist of curb, gutter, sidewalk, amenity zone and landscaping, drainage improvements, and pavement overlay to one-half of each right-of-way abutting a property as defined for the specific street classification. Additional improvements may be required to ensure safe movement of traffic, including pedestrians, bicycles, transit, and nonmotorized vehicles. The improvements can include transit bus shelters, bus pullouts, utility undergrounding, street lighting, signage, and channelization~~

Existing Commercial / Mixed Use Development Standards – Deleted and Replaced

20.50.220 Purpose.

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

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

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

~~C. To provide a pedestrian environment with amenities, visual interest, and safety features which encourage more people to use these areas. (Ord. 238 Ch. V § 4(A), 2000).~~

20.50.225 Thresholds – Required site improvements.

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

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

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

Note: For thresholds related to off-site improvements, see Chapter 20.70 SMC. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 515 § 1, 2008; Ord. 299 § 1, 2002).

20.50.230 Site planning — Setbacks and height — Standards.

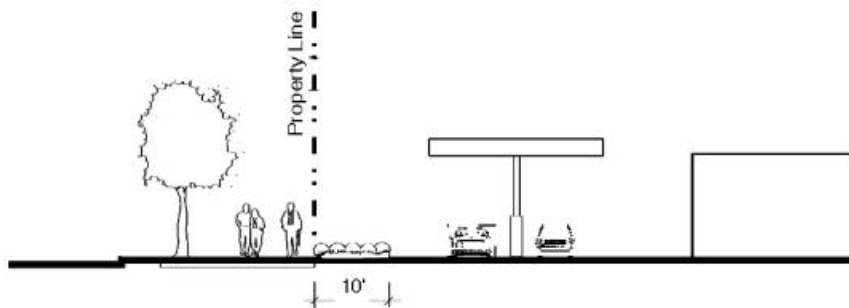
Table 20.50.230 — Dimensions for Commercial Development in Commercial Zones

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.

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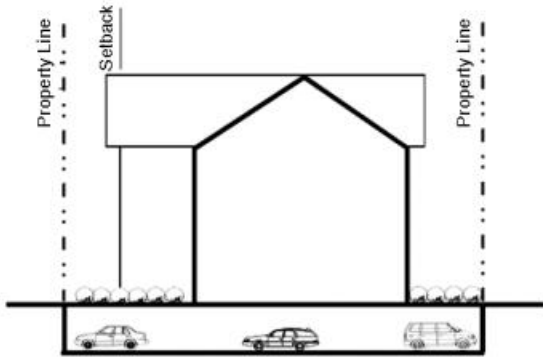
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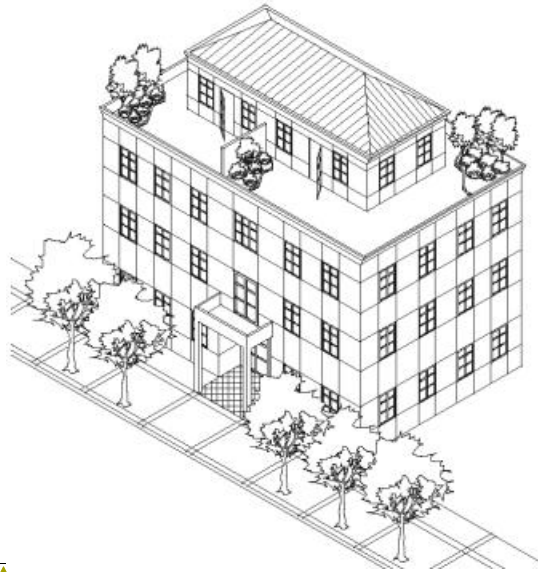


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Diagram of multifamily structure with underground parking within a required setback.

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

Residential dwelling units shall occupy a minimum of 25 percent to a maximum of 90 percent of the total



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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:

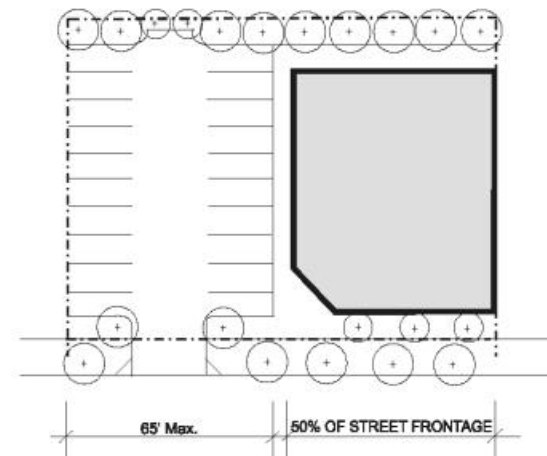
a. Roof structures housing or screening elevators, stairways, tanks, ventilating fans, or similar equipment required for building operation and maintenance, fire or parapet walls, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 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.

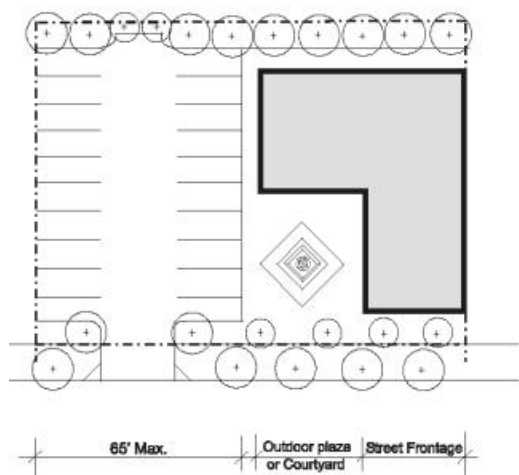
A. At least 50 percent of the commercial, office, institutional, or mixed-use development street frontage shall be occupied by buildings. No more than 65 linear feet of street frontage shall be occupied by parking lot.



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

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

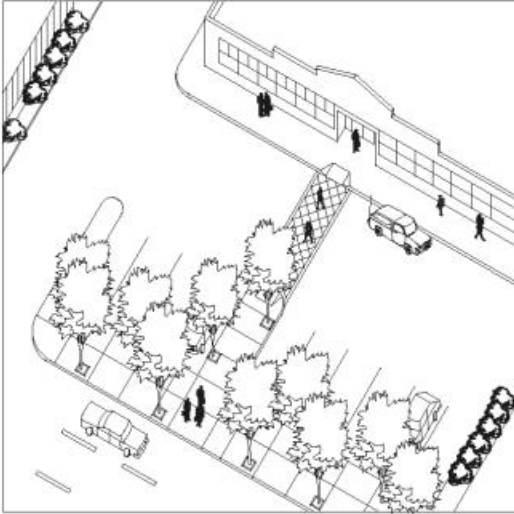


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Figure Exception to 20.50.240(A)(1): Example of reduction of the building frontage in order to create an outdoor plaza.

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

1. Vertical plantings, such as trees or shrubs;
2. Texture, pattern, or color to differentiate and maximize the visibility of the pedestrian path;
3. Emphasis on the building entrance by landscaping and/or lighting, and avoiding location of parking spaces directly in front of the entrance.
4. The pedestrian walkway or path shall be raised three to six inches above grade in a tapered manner similar to a speed table.

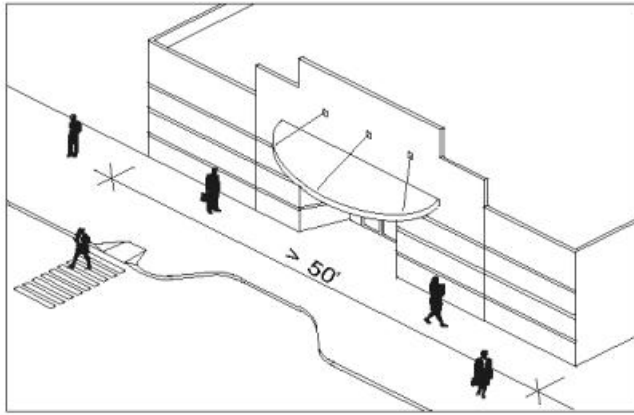


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Figure Exception to 20.50.240(A)(2): Example of design elements to connect the building frontage to a street across a parking area.

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

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

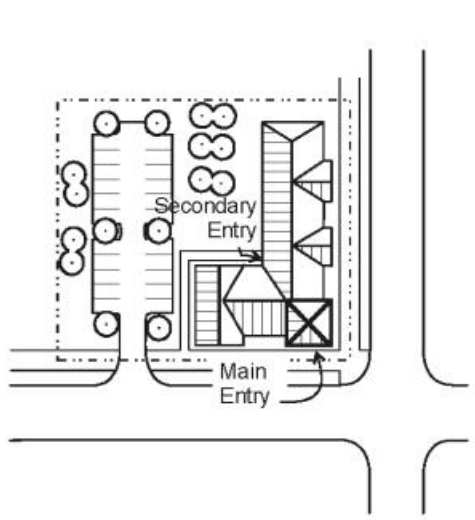


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Figure 20.50.240(B): Recessed building entrance provides a relief to a facade.

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

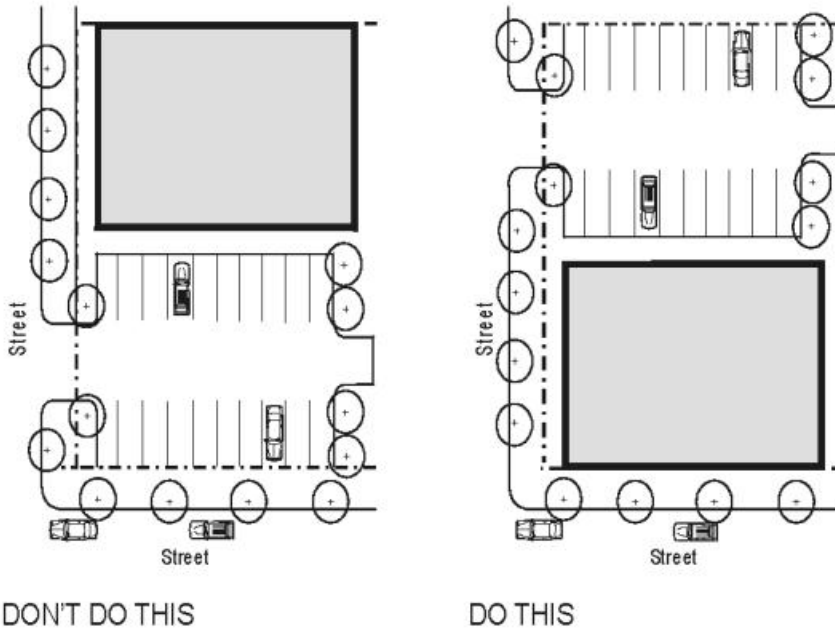
C. Orientation of entrances to a connecting sidewalk: At least one main entrance of any commercial or mixed-use building shall face directly onto a sidewalk along a street. Entrances shall be physically and visually inviting. They should be emphasized with special landscaping, paving, recessed from the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



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

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

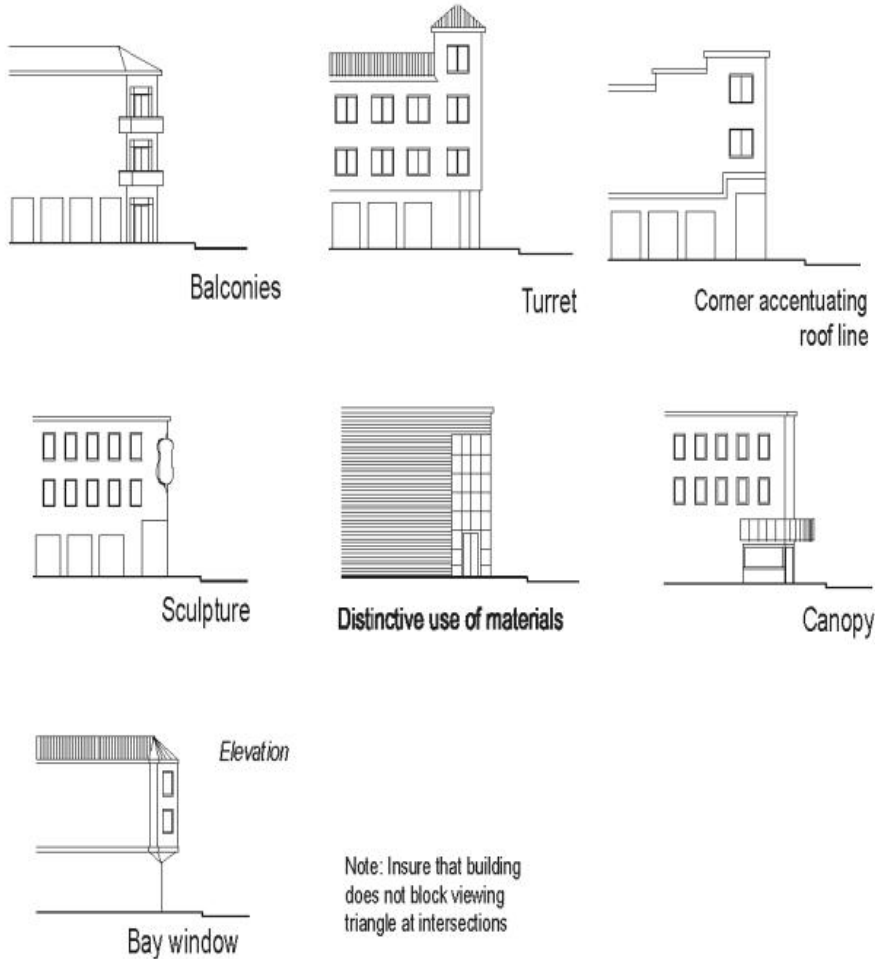


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Figure 20.50.240(D): Parking shall not be located on a street corner.

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

the corner, such as:



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

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

20.50.250 Pedestrian and bicycle circulation – Standards.

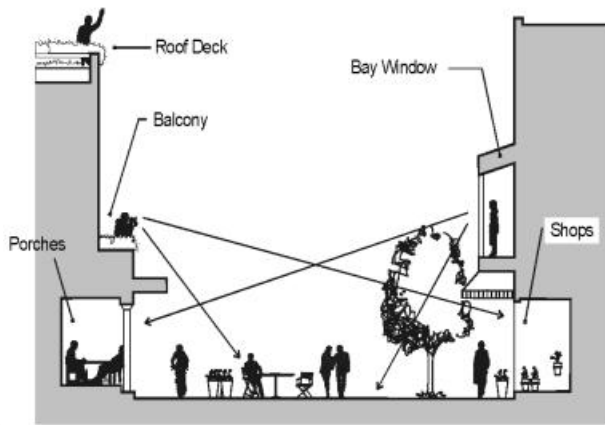
A.—Pedestrian and bicycle access shall be incorporated to and through all developments where the total site area exceeds 28,000 square feet (half a City block).

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

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

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

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



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

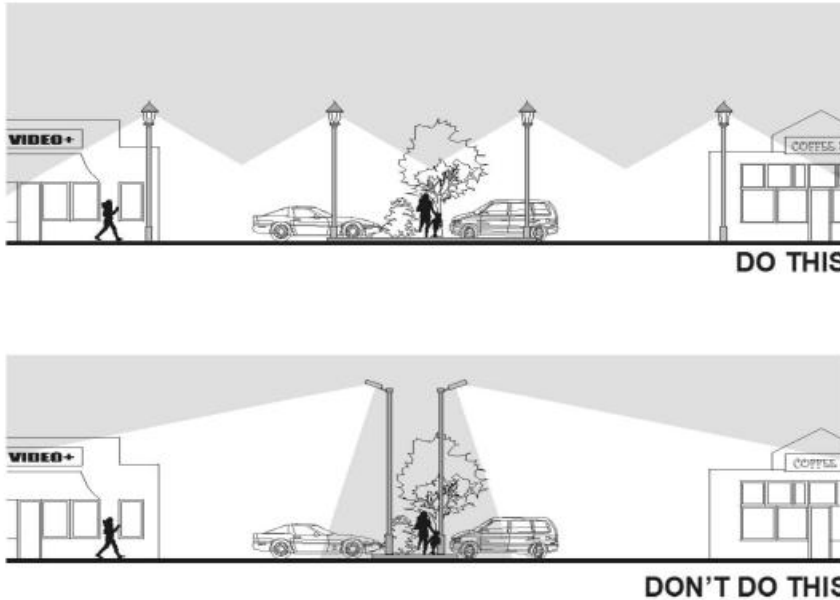
F.— Please see SMC 20.50.430 for additional standards relating to pedestrian access and circulation. (Ord. 238 Ch. V § 4(B-3), 2000).

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20.50.260 Lighting — Standards.

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

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



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

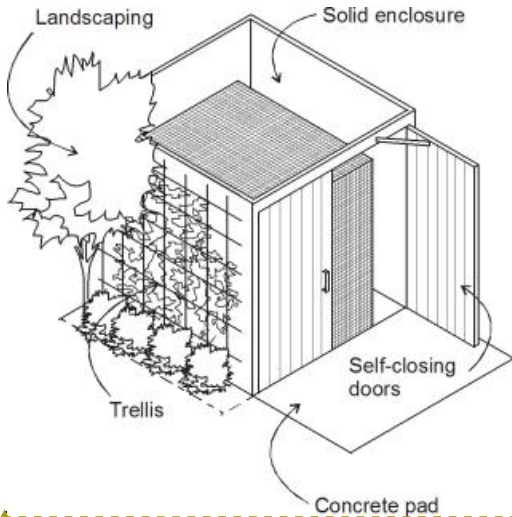
C.— All building entrances should be well lit to provide inviting access and safety. Building-mounted lights and display window lights should contribute to lighting of pedestrian walkways.

D.— Lighting shall be provided for safety of traffic and pedestrian circulation on the site, as required by the Engineering Development Manual provisions. It shall be designed to minimize glare on abutting properties and adjacent streets. The Director shall have the authority to waive the requirement to provide lighting.

E.— Outdoor lighting shall be shielded and downlit from residential land uses. (Ord. 631 § 1 (Exh. 1), 2012; Ord. 469 § 1, 2007; Ord. 238 Ch. V § 4(B-2), 2000).

20.50.270 Service areas and mechanical equipment—Standards.

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



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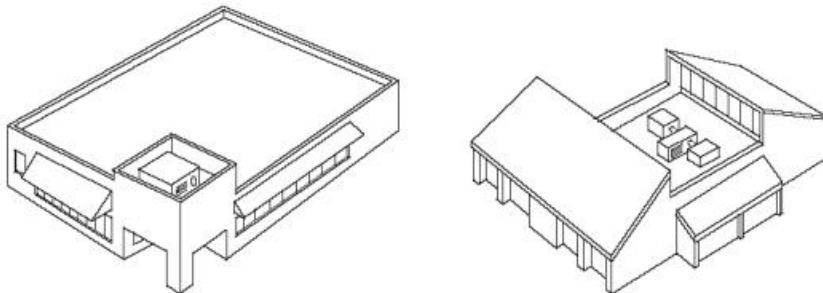
Figure 20.50.270(A): Example of outdoor storage screening.

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

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

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

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



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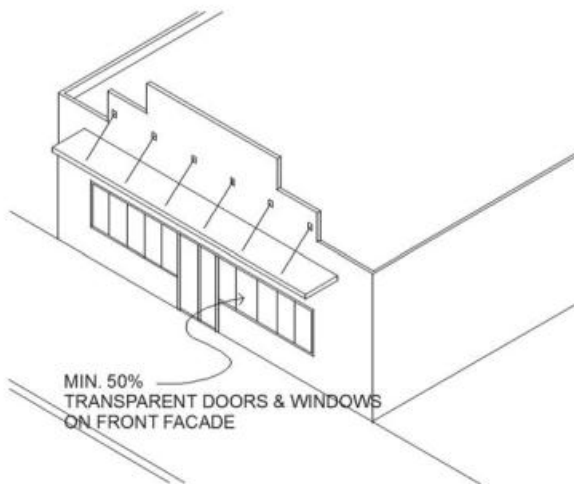
Figure 20.50.270(E): Example of mechanical equipment incorporated into the roof design.

(Ord. 238 Ch. V § 4(B-5), 2000).

20.50.280 Building design—Features—Standards.

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

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

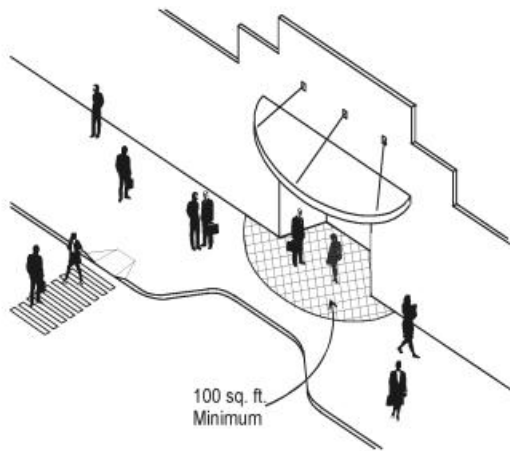


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Figure 20.50.280(B): Transparent storefronts create a more pedestrian-friendly facade.

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

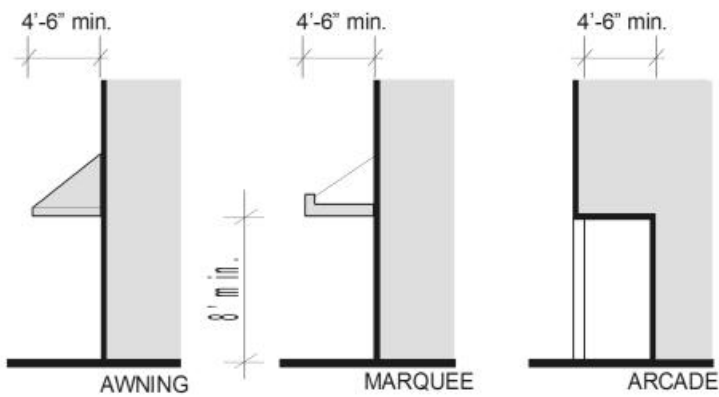
- 1.—At least 100 square feet of outdoor, sheltered building entry which is adjacent or connected to and faces the public sidewalk.



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

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

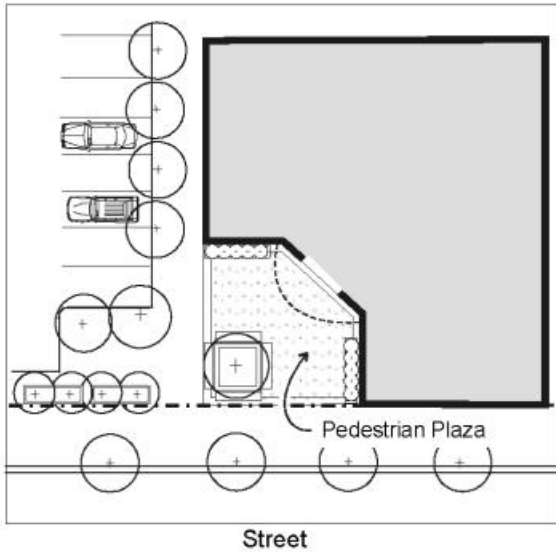


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Figure 20.50.280(C)(2): Examples of awning, marquee, and arcade.

3.—Increase required frontage landscaping by 30 percent.

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

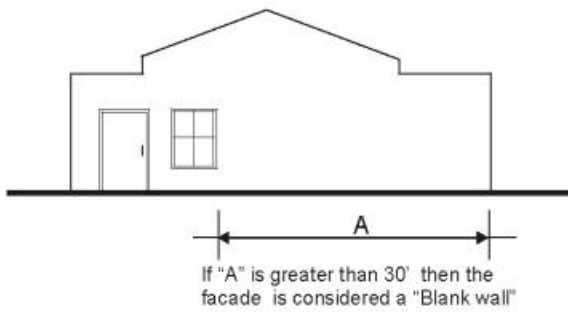


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Figure 20.50.280(C)(4): Example of a pedestrian plaza connection between the street and the building.

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

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

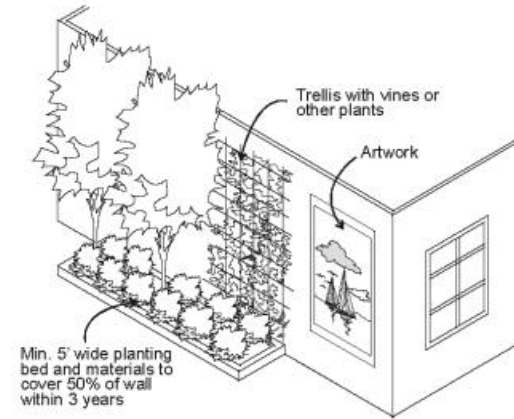


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Figure 20.50.280(D): Example of a blank wall that must be modified or otherwise altered under the provisions of this subsection.

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

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



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Figure 20.50.280(E): Examples

Delete entire Chapter 20.90



Chapter 20.90
North City Business District

Sections:

20.90.010 Purpose.

Comment [p149]: Merged into new Chapters 20.30, 20.40, 20.50 and CB zoning.

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Comment [p150]: Whole chapter deleted. Rational and comparison in comments below.

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



15th Avenue NE looking North



NE 177th Street at 15th Avenue NE looking East



NE 177th Street at 15th Avenue NE looking East



NE 177th Street at 15th Avenue NE looking West

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

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

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

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

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

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

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

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

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

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Comment [p151]: Same Commercial Design Standards (CDS)

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

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

20.90.020 North City Business District Zone and permitted uses.

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

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

Focus Areas

1. Main Street 1

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

2. Main Street 2

Comment [p152]: Combine Main Street 1 and 2. The difference is one allows residential on the street level and the other requires commercial uses on ground level. There is no rationale why there are different standards on the same street.

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

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

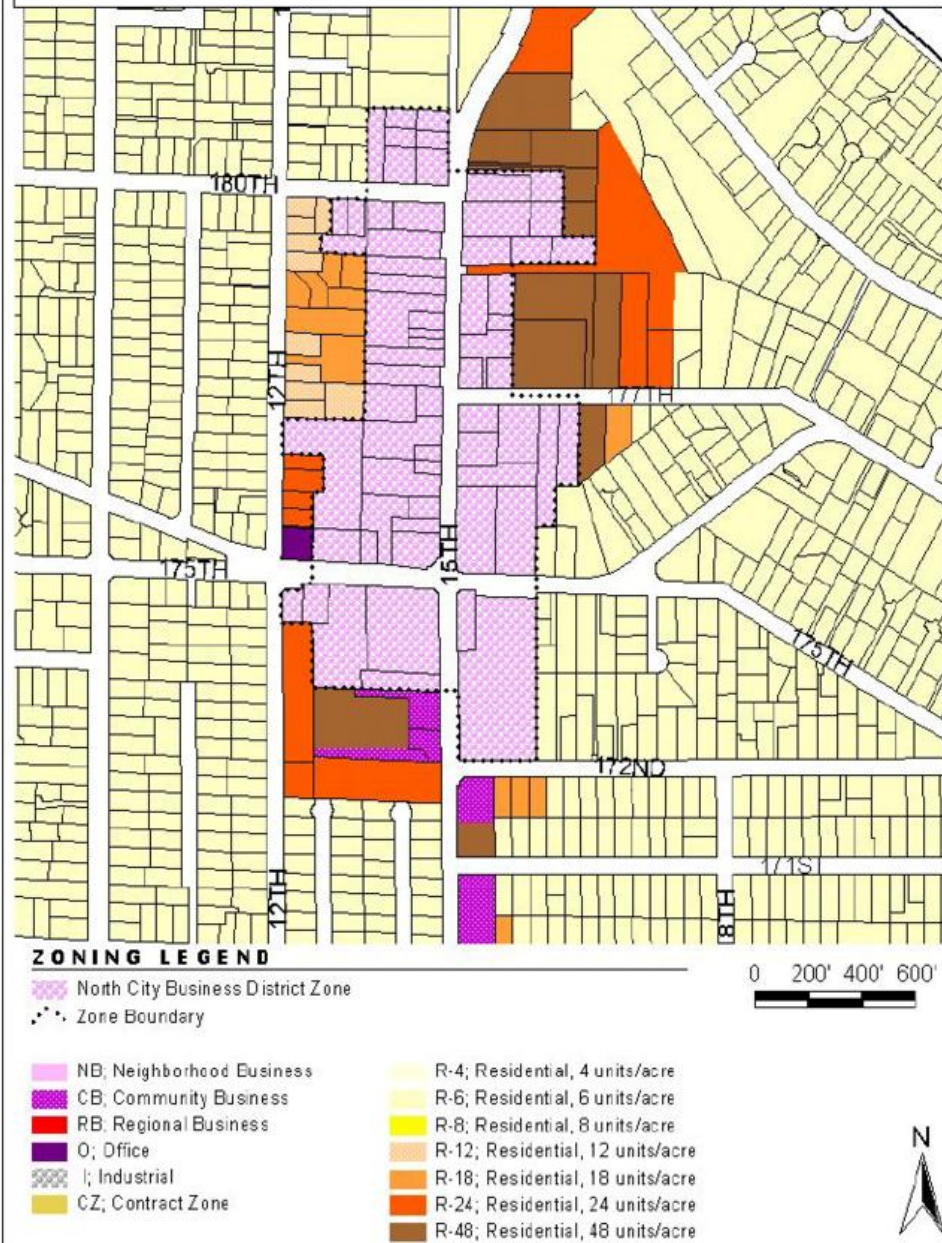
~~D. Permitted uses for the North City Business District zone are specified in Chapter 20.40 SMC.~~

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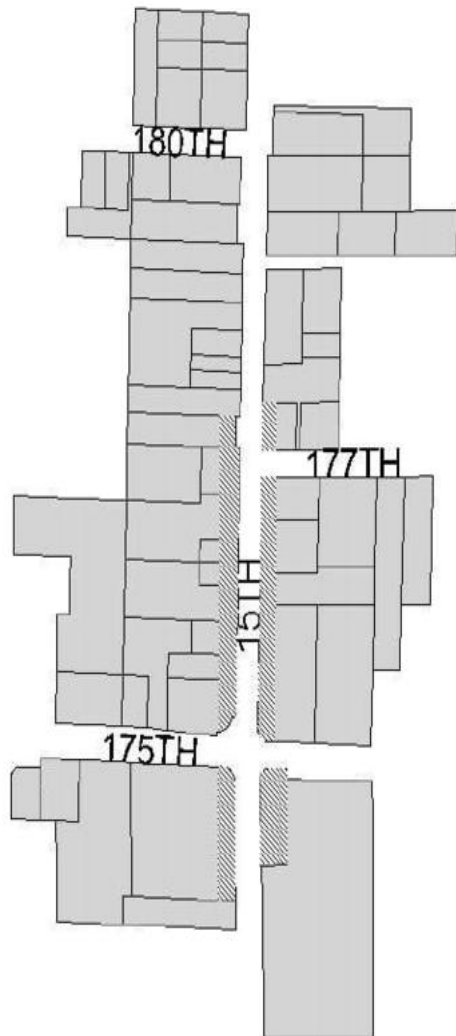
Map 1: North City Business District (NCBD) Zoning





Comment [p153]: Will be on general zoning map.

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Map 2: North City Business District (NCBD)



LEGEND

-  Main Street 1
-  Main Street 2



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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.

Comment [p154]: Type A Planned Action is replaced by Type A ADR process with the same purpose of prereviewing conceptual designs.

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Comment [p155]: Same as Town Center/CDS

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

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Field Code Changed

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

Comment [p156]: Some of these are implemented in CDS and some are excessive or too vague to administer .

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

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

Comment [p157]: Can't enforce or perhaps require.

~~20.90.030 Density.~~

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

~~20.90.040 Dimensional standards.~~

Table 20.90.040 — North City Business District Site Development ~~Standards~~

Comment [p158]: Melded in with new dimensional standards.

Standards	Main Street 1	Main Street 2
Maximum front (street setback)	0 ft. (3) (4)	10 ft. (1) (3) (4)

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

Comment [p159]: 20' for CDS

Comment [p160]: Transition line not used in CDS

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

Exceptions to Table 20.90.040:

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

Comment [p161]: Doesn't work if first floor will have potential commercial spaces.

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

Comment [p162]: Redundant

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

Comment [p163]: Redundant

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

Comment [p164]: Not relevant without setback

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

Comment [p165]: Might be useful

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

20.90.050 Existing structures.

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

Comment [p166]: Redundant of 20.30.280

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

Comment [p167]: New threshold consistent with rest of code.

20.90.060 Street frontage standards.

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

Comment [p168]: Redundant of CDS

1. Residential buildings must be set back from back of sidewalk 10 feet (front yard setback).

2. The first floor of residential buildings shall be one-hour fire rating construction and 12-foot in height from finished floor to finished ceiling.

Comment [p169]: Commercial building standards

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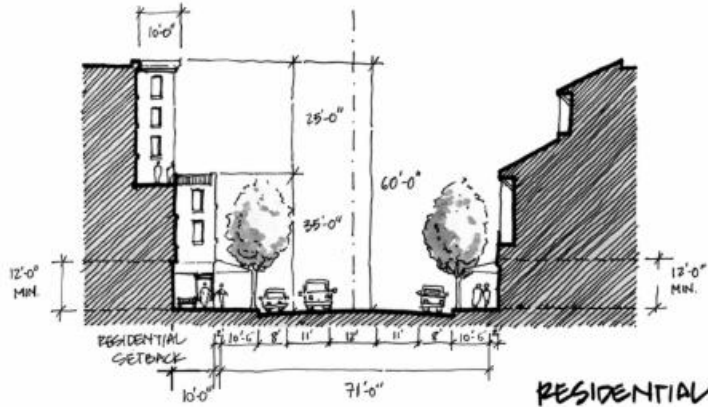


Figure 20.90.060(A): Residential street frontage standards.

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

Comment [p170]: In flexible for parking and proposals that don't have enough building to cover 100%.

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

Comment [p171]: Redundant of CDS

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

Comment [p172]: Redundant except parking lots

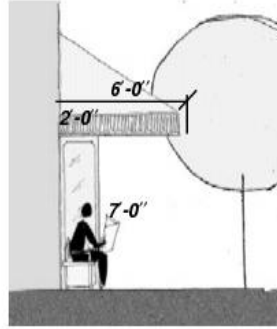
E. Encroachments into Sidewalk.

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

Comment [p173]: Only signs and awnings allowed over sidewalks – nothing in required sidewalks.

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

~~bay windows, planters, trash receptacles, tables, and benches.~~



Comment [p174]: No blocking sidewalks

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

~~(Ord. 281 § 7, 2001).~~

~~20.90.070 Street corner standards.~~

~~A.— Buildings located at corners shall serve as gateways to the neighborhood distinguishable from the rest of the buildings. Sixty-foot height shall be allowed without upper floor setbacks on corners. After 50-foot distance from a corner, building shall comply with upper level setbacks as specified in SMC 20.90.060(A)(1).~~

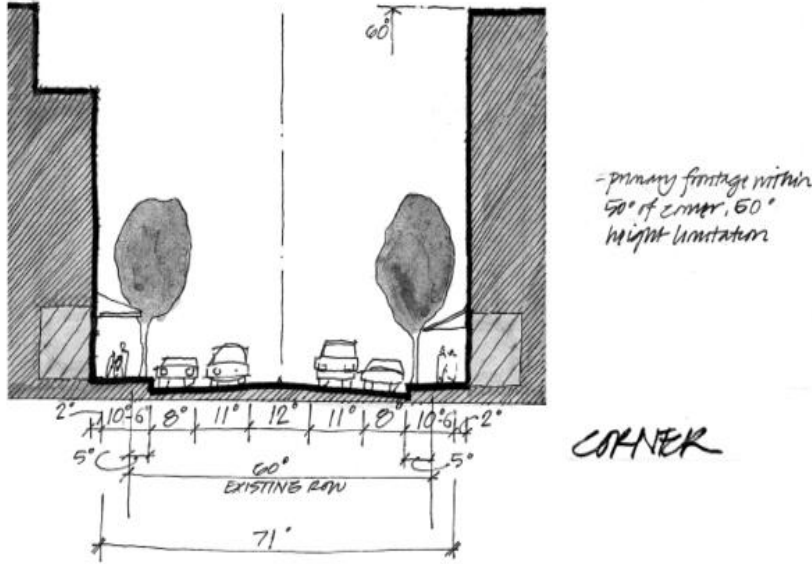
~~B.— Corner buildings shall be set back by two feet from the street frontage line for a linear distance of 50 feet measured from a corner along the street frontage. After 50-foot distance from a corner, this two-foot setback from the street frontage line may be eliminated. Buildings on corner lots shall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

Comment [p175]: Corner building standards in CDS

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Comment [p176]: Same as above



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



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



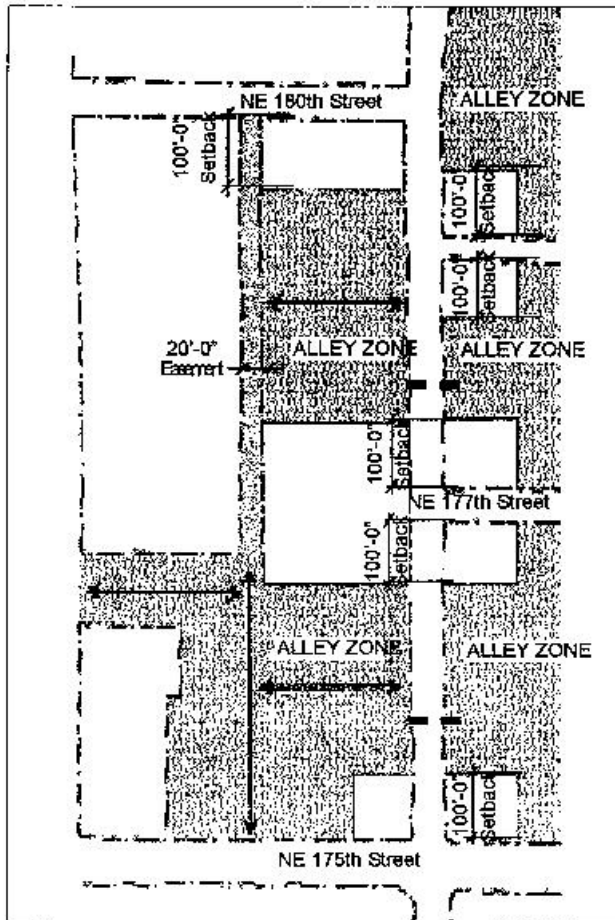
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


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

Figures 20.90.070: Examples of corner treatment.

(Ord. 281 § 7, 2001).

20.90.080 Parking, access, and circulation.



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

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

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Comment [p177]: Alleys moved to NC Special subsection.

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

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

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

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

Comment [p178]: Inflexible

C. Required Parking Spaces.

Comment [p179]: Similar but less parking standards in CDS + 25% reduction

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

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

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

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

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

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20.90.090 Signs.

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A. Table of Dimensional Standards.

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	Freestanding Signs (Only monument signs permitted)	Building-Mounted Signs	Projecting Signs (Blade)	Entrance and Exit Signs
Maximum Sign Area	25 sq. ft.	25 sq. ft.	12 sq. ft.	4 sq. ft.
Maximum Height	42 inches	Not to extend above the building parapet, eave line or the roof of the building or above the window sill of the second floor, whichever is less.		42 inches
Maximum Number Permitted	1 per street frontage	1 per each business		1 per street frontage

Comment [p180]: Redundant of CDS

Comment [p181]: Only clearance limit size in CDS

Comment [p182]: Not regulated in CDS

Comment [p183]: 50 SF in CDS

Comment [p184]: 6 feet in CDS

Comment [p185]: Same except OK above second floor sill in CDS

Comment [p186]: Redundant of CDS

B. Prohibited signs (see SMC 20.50.550).

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

Comment [p187]: Not regulated in CDS

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

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

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20.90.100 Landscaping.

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

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20.90.110 Lighting.

Comment [p188]: A,B,C,F too vague to administer

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

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

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

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

Comment [p189]: 25' in CDS

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

Comment [p190]: Same as CDS

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

Delete entire Chapter 20.91

Comment [p191]: Merged into new Chapters 20.30, 20.40, 20.50 and CB zoning.

Chapter 20.91
Ridgecrest Commercial Planned Area 2*

Table 20.91.030B — Dimensional Standards

Standards	Planned Area 2
Setback for Building Base	7.5' adjacent to residential zones, 0' abutting the public right of way.
Setback/Stepbacks from Property Line for Buildings	Buildings must be at least 20' from property lines at 35' building height abutting all R-6 zones. Above 35', building to setback ratio will be 2:1.
	Buildings must be at least 10' from all property lines above the 4th story abutting 5th Ave. NE, NE 165th Street and all other MF zones.

Comment [p192]: 20' adj. SF and flexibility from 0' from sidewalk in CDS

Comment [p193]: Same as CDS Transition Areas

Comment [p194]: No upper story setback in CDS

	Buildings on NE 163rd, across from R-6 zoning, may be 35' high at the property line; above 35' the building to setback ratio will be 2:1.
Building Height, Minimum	2 stories
Building Height, Maximum	Planned Area 2a: Up to 6 stories or 65' if public bonus features are provided ¹ Planned Area 2b, 2c, and 2d: NB standards apply
Maximum Floor Area Ratio (FAR)	For six stories: Up to 4.75 For five stories: Up to 3.875 For four stories: Up to 3.0
Density	Unit total shall be limited by FAR and the following absolute maximum: a. Planned Area 2a: Limited to a density of 110 units per acre. b. Planned Area 2b, 2c, and 2d: Limited to a density of 24 units per acre.

Comment [p195]: CDS requires 1:1 across street in TA

Comment [p196]: 60 feet in CDS

Comment [p197]: These areas are CB in CDS

Comment [p198]: FAR outdated and unneeded

Comment [p199]: Density outdated and unneeded

¹See SMC 20.91.060 for building height incentives.

Field Code Changed

2. Impervious Area. Impervious area is 100 percent.

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Comment [p200]: 85% in CDS

3. Additional Height Provisions:

Comment [p201]: 10 foot ht. in CDS

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

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

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

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Comment [p202]: Not in CDS - vague how large these features can be.

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

Comment [p203]: Same as CDS

20.91.040 Administrative Design Review.

Comment [p204]: ADR process in CDS

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

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

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

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20.01.050 Design standards.

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

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Comment [p205]: Changed to CB

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

1. Site Design.

a. Accommodation of Street Level Commercial.

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

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

Comment [p206]: Redundant in CDSc

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

Comment [p207]: Commercial flexibility in CDS

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

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

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

Comment [p208]: 60% in CDS

c. Buffering.

Comment [p209]: TA in CDS

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

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

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

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

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



residential.

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d. Driveway Access.

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

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

Comment [p210]: Redundant of CDS

e. Transit Stops.

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

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

f. Entry Courtyard.

Comment [p211]: CDS requires open space and public places that are accessible and visible from public sidewalks.

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

ii. Entry courtyards will:

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

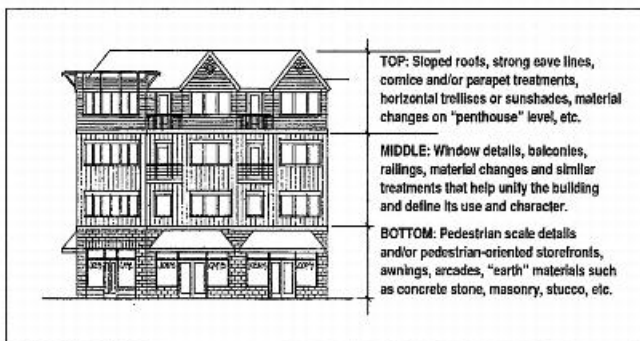
Comment [p212]: Too prescriptive to a design style and doesn't lead to better design and w/o how much of these features are required.

- Recess;
- Overhang;

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

- Ornamental building name or address;

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



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e. Street Frontage Standards:

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

Comment [p213]: Vague or already addressed in CDS

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

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

Comment [p214]: Corner buildings addressed in CDS

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

Comment [p215]: Inflexible

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

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

Comment [p216]: Corner buildings addressed in CDS

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

Comment [p217]: Vague and already addressed in CDS

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

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

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

g. Buildings Fronting on NE 163rd Street.

Comment [p218]: Vague and inflexible

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

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

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

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

intent of this section as approved by the director.



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h.—Service Areas and Mechanical Equipment

Comment [p219]: Redundant of CDS

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

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

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

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

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

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

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

i. ~~Parking Structures.~~

Comment [p220]: Above ground level facing R-4 to 8 may be needed for CDS. CDS requires commercial space (not uses) on ground floor.

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

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

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

Comment [p221]:

j. ~~Live/Work Units.~~

Comment [p222]: Allowed in CDS

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

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

~~20.01.060 Height incentives.~~

Comment [p223]: Full height granted without incentives in CDS

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

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

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

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

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

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

C. Height Incentive Requirements.

1. Active Recreation Area.

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

b. Will not be used for parking or storage.

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

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

2. Art, Public.

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

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

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

3. Indoor Meeting Space.

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

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

4. Fountain or Other Water Element.

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

b. Will be located outside of the building.

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

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

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

f. Water will be in motion during daylight hours.

5. Plaza, Public.

Comment [p224]: Vague but addressed in CDS

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

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

6. Sustainability Features.

- a. Intent: To ensure that new construction incorporates new and innovative building techniques to reduce demand on energy and stormwater systems.
- b. Development will be Built Green, as amended, or other sustainability standards approved by the director that meet the sustainability intent of the King County Built Green program at a minimum of the three-star standard.
- c. Low-impact development techniques will be incorporated for all new development within PA2. Some combination of the following low-impact development techniques will be employed: Rain gardens, permeable pavement, rainwater harvesting, vegetated roof, road design that promotes walking and bicycling, bike racks, increased access to and connection between public transportation modes and use of native non-invasive plant species. (Ord. 492 § 1, 2008).

20.01.070 Parking.

- A. Intent: To provide adequate parking for a mix of uses on and around the Ridgecrest Commercial Planned Area 2. The parking management plan will make reasonable provisions to accommodate parking demand generated by on-site uses.
- B. All development proposals in the Ridgecrest Commercial Planned Area 2 require a parking management plan.
- C. The parking management plan will address parking impacts, ways to reduce parking demand and incentives for alternative transportation such as bike racks, bike lockers, and a minimum number of transit

Comment [p225]: Moved to Special standards in CDS

Comment [p226]: Addressed in CDS

passes available for residents. As part of the parking management plan, Metro bus passes will be made available to 50 percent of the units for the first two years of project occupancy.

D. Parking spaces may be shared when:

- 1. Different uses share a common parking facility;
- 2. The uses have peak parking demand periods that do not overlap more than two hours; and
- 3. Shared parking areas will be appropriately designated and signed.

E. Minimum parking spaces required for residential uses are one space for studio units, 1.3 spaces for one-bedroom units and 1.6 spaces for two-bedroom units.

F. Provisions will be made for a car-sharing program (like Flexcar), as approved by the director, and include a car on-site as well as car-sharing only parking spaces.

G. Parking areas in developments 1.5 acres or more will conform to the all of the parking design standards under SMC ~~20.50.410 through 20.50.420.~~

~~H. On-site surface parking lots will be screened from public right-of-way and adjacent residential land uses. Screening can consist of locating parking behind buildings or by opaque landscaping.~~

~~I. At least 80 percent of the required parking spaces will be located on-site. If the developer can secure parking through an agreement acceptable by the director, 10 percent of the required parking spaces must be located within Planned Area 2 and the balance of the required parking must be within 1,000 feet of the development. Building occupancy will be restricted if, at any time, parking spaces off-site are lost and not replaced by other agreements. A notice will be recorded to the title of any property stating these requirements.~~

~~J. All residents of Ridgecrest Commercial Planned Area 2 shall be offered parking, to be included in the apartment or condominium unit cost, either on-site or in designated locations.~~

~~K. Bike racks, lockers, and/or secured parking areas for bikes shall be provided. Some secured spaces for bicycle parking should be in an area accessible only to residents of the building. Some spaces for bicycles shall also be provided at street level. (Ord. 492 § 1, 2008).~~

20.91.080 Signs.

Development proposals in the Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more require submittal and approval of a master sign plan through the administrative design review process set forth in SMC ~~20.91.040, (Ord. 492 § 1, 2008).~~

20.91.090 Outside lighting.

A. Intent: To create a walkable human scale neighborhood environment by providing adequate and appropriate lighting for pedestrians.

B. The standards for outdoor lighting apply to all development proposals in the Ridgecrest Commercial Planned Area 2.

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Comment [p227]: Addressed in CDS

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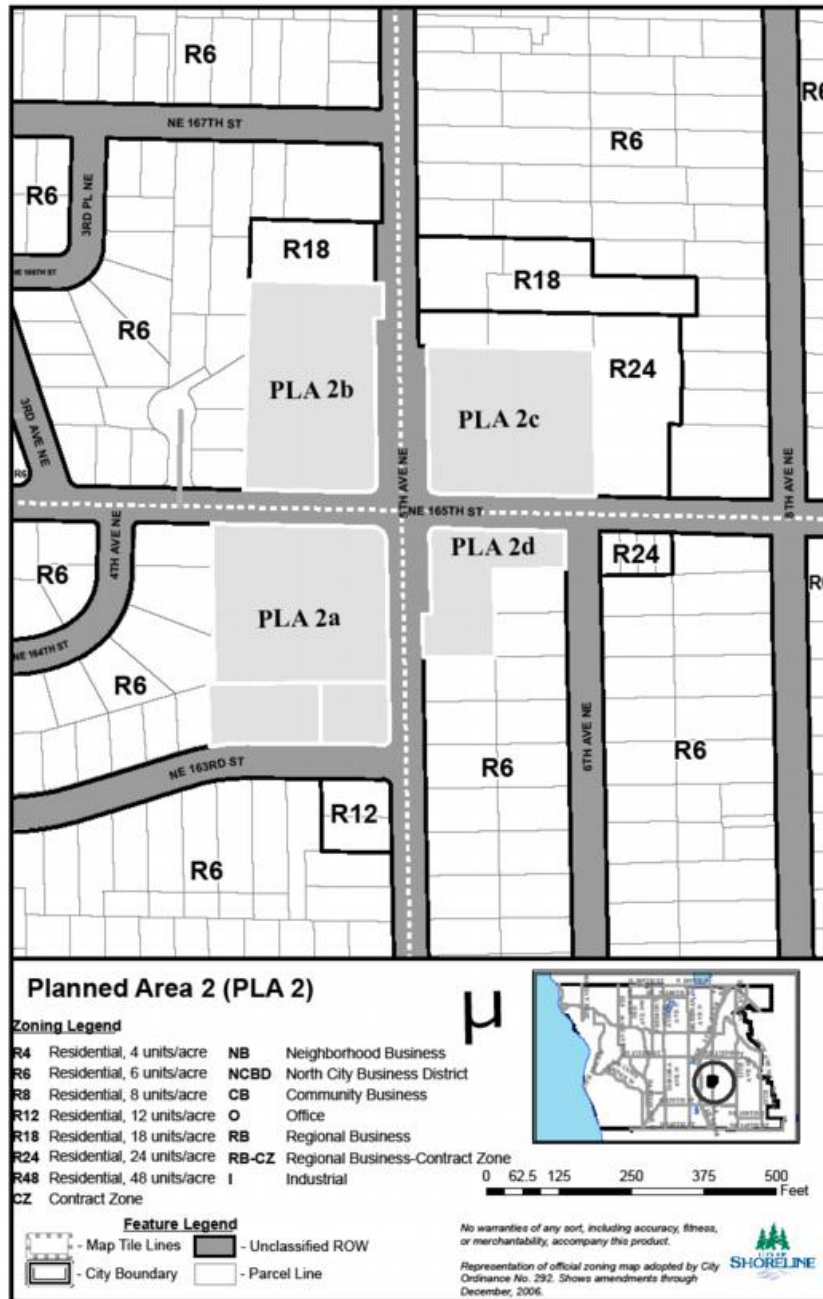
C. The outdoor lighting will:

1. Accent structures or provide security and visibility;
2. Be shielded to confine emitted light to within the site; and
3. Be located so it does not have a negative effect on adjacent properties or rights-of-way.

D. All building entrances will be well lit to provide inviting access and safety. Building-mounted lights and display window lights will contribute to lighting of pedestrian walkways and gathering areas.

E. Lamp height will not exceed 15 feet for on-site pedestrian lighting.

F. Outside lighting will be minimum wattage metal halide or color corrected sodium light sources which emit "natural" light. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited. (Ord. 492 § 1, 2008).



Comment [p229]: Changed to CB

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Integrate ~~Delete entire Chapter 20.92~~

Comment [p230]: Basis for and melded into new Commercial Design Standard Subchapter 4