

## Draft Transition Area Code Amendments (3/13/08)

**20.50.020** Standards – Dimensional requirements.

**Delete (8) For development on R-48 lots abutting R-4, R-6, and R-8 zoned lots the maximum height allowed is 35 feet. The height of these lots may be increased to a maximum of 50 feet with the approval of a conditional use permit or to a maximum of 60 feet with the approval of a special use permit.**

### 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)	Regional Business (RB) and Industrial (I) Zones (2)
Maximum Density: Dwelling Units/Acre	24 du/ac	48 du/ac	No maximum
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, R-6, and R-8	20 ft	20 ft	20 ft
Minimum Side and Rear Yard Setback from R-12 through R-48	10 ft	10 ft	15 ft
Base Height (1)	35 ft	60 ft	65 ft (2)
Maximum Impervious Surface	85%	85%	95%

Exceptions to Table 20.50.020(2):

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

**(2) All development in commercial CB, RB, or I zones abutting to or across rights-of-way from single family zones R-4, R-6, or R-8 shall meet transition area requirements.**

**(a) For these commercial zones abutting to or across street rights-of-way from R-4, R-6, and R-8 zones transition areas allow a 35-foot maximum building height at the required setback and a building envelope within a 2 horizontal to 1 vertical slope up to the maximum building height for the commercial zone.**

**(b) In addition to setbacks, building facades abutting R-4, R-6, and R-8 zones must have insets minimally for every 50 horizontal feet of façade. The inset must be a minimum 800 square feet of open ground with a minimum 20 foot horizontal dimension.**

**(c) Transition area setbacks shall contain Type I landscaping along property lines abutting R-4, R-6, and R-8 zones and Type II landscaping along property lines with right-of-ways across from R-4, R-6, R-8 zones. A solid, 8-foot in height fence shall be placed on the abutting property line. Patio or outdoor recreation areas are allowed up to 20% of buffer area and no less than 10 feet from abutting property lines if Type I landscaping can be effectively grow.**

### **Table 20.50.230 – Dimensions for Commercial Development in Commercial Zones**

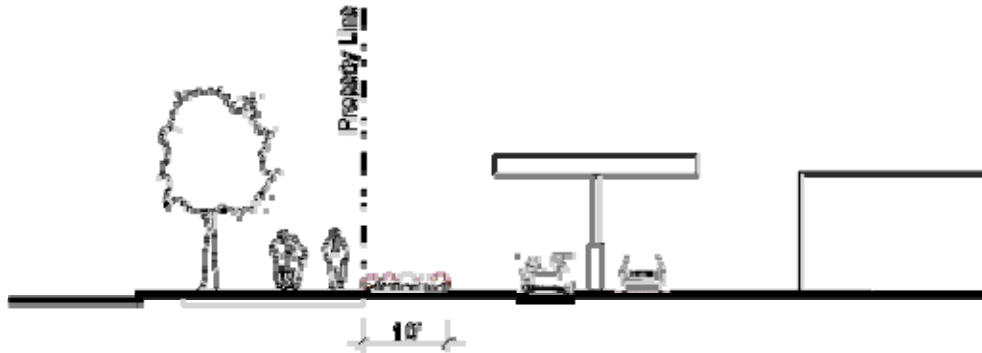
Note: Exceptions to the numerical standards in this table are noted in parenthesis and described below.

<b>STANDARDS</b>	<b>Neighborhood Business (NB) and Office (O) Zones</b>	<b>Community Business (CB) (4)</b>	<b>Regional Business (RB) and Industrial (I) Zones (4)</b>
Min. Front Yard Setback (Street) (1) (2)	10 ft	10 ft	10 ft
Min. Side and Rear Yard (Interior) Setback from NB, O, CB, RB, and I Zones (2)	0 ft	0 ft	0 ft
Min. Side and Rear Yard (Interior) Setback from R-4, R-6, and R-8 (2)	20 ft	20 ft	20 ft
Min. Side and Rear Yard (Interior) Setback from R-12 through R-48 (2)	10 ft	10 ft	15 ft
Base Height (5)	35 ft (3)	60 ft	65 ft (4)
Max. Impervious Surface	85%	85%	90%

**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 feet wide, fully landscaped separation measured from the back of the sidewalk.



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

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

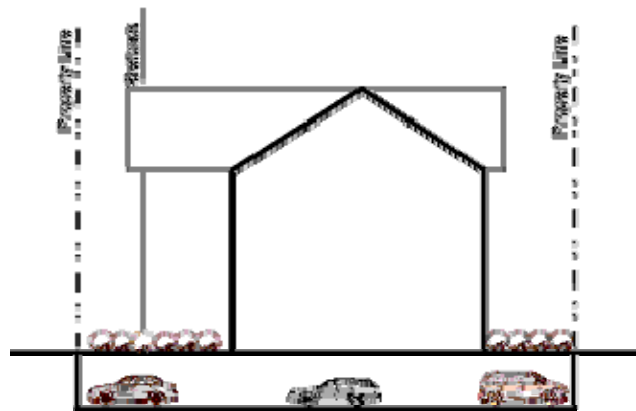
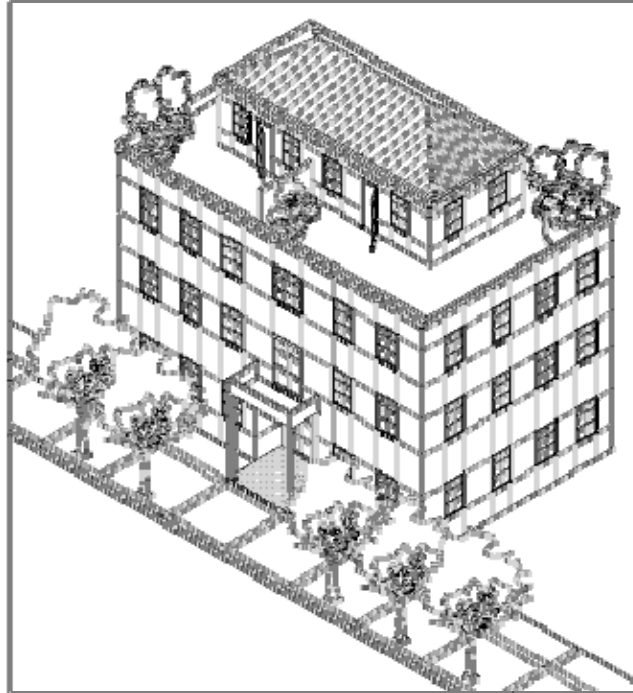


Diagram of multifamily structure with underground parking within a required setback.

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

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



**(4) All development in CB, RB, or I zones abutting to or across rights-of-way from single family zones R-4, R-6, or R-8 shall meet transition area requirements.**

**(a) For these commercial zones abutting to or across street rights-of-way from R-4, R-6, and R-8 zones transition areas allow a 35-foot maximum building height at the required setback and a building envelope within a 2 horizontal to 1 vertical slope up to the maximum building height for the commercial zone.**

**(b) In addition to setbacks, buildings facing these single family zones must be inset with a minimum 800 square feet of open ground with a minimum 20 foot dimension for every 50 linear feet of façade.**

**(c) Transition area setbacks shall contain Type I landscaping along property lines abutting R-4, R-6, and R-8 zones and Type II landscaping along property lines with right-of-ways across from R-4, R-6, R-8 zones. A solid, 8-foot in height fence shall be placed on the abutting property line. Patio or outdoor recreation areas are allowed up to 20% of buffer area and no less than 10 feet from abutting property lines if Type I landscaping can be effectively grow.**