

Draft Transition Area Code Amendments (3/20/08)

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 <u>(2)</u>	Regional Business (RB) and Industrial (I) Zones <u>(2)</u>
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)Delete: For all portions of a building in the I zone abutting R-4 and R-6 zones, the maximum height allowed at yard setback line shall be 35 feet, 50-foot height allowed with additional upper floor setback (transition line setback) of 10 feet. To 65 feet with additional upper floor setback (transition line setback) of 10 feet after 50-foot height limit.

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

(2) Replace: 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) 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) Building facades abutting R-4, R-6, and R-8 zones must have additional setbacks for every 50 horizontal feet of façade. The additional setback 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 landscape and no less than 10 feet from abutting property lines if Type I landscaping can be effectively grow. Required trees species shall be selected to grow a minimum height of 50 feet. The option for a written agreement with the abutting property owners to delete or substitute tree varieties must be offered by the developer and submitted to the City. The entire length and 20-foot wide landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping. No utility easements can encroach into the landscaping requirements.

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.

STANDARDS	Neighborhood Business (NB) and Office (O) Zones	Community Business (CB) (4)	Regional Business (RB) and Industrial (I) Zones (4)
Min. Front Yard Setback (Street) (1) (2)	10 ft	10 ft	10 ft

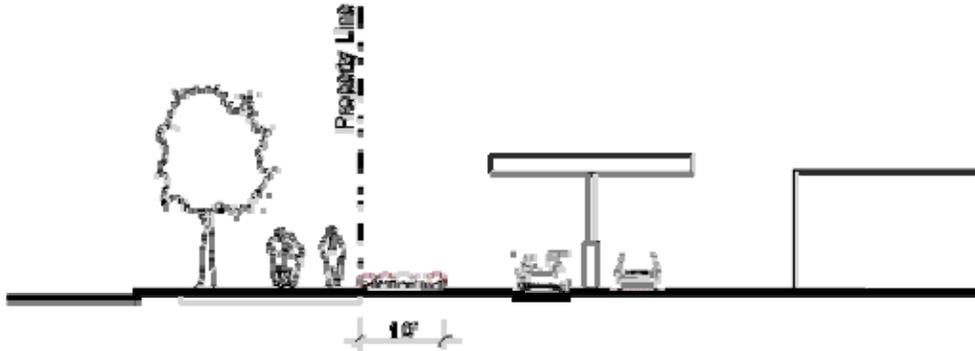
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Min. Side and Rear Yard (Interior) Setback from NB, O, CB, RB, and I Zones (2)	0 ft	0 ft	0 ft
Min. Side and Rear Yard (Interior) Setback from R-4, R-6, and R-8 (2)	20 ft	20 ft	20 ft
Min. Side and Rear Yard (Interior) Setback from R-12 through R-48 (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.*

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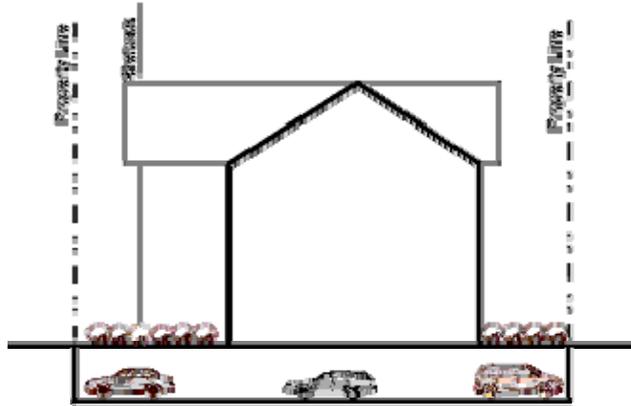
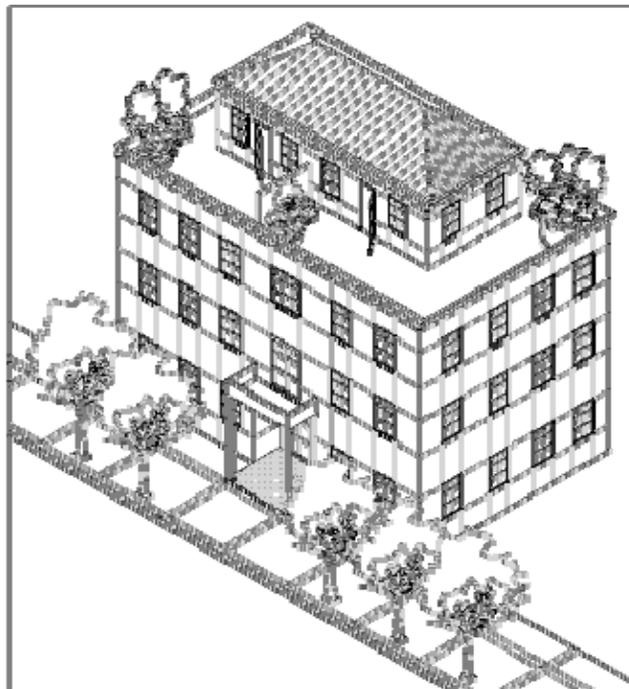


Diagram of multifamily structure with underground parking within a required setback.

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

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



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(4)Delete: For all portions of a building in the I zone abutting R-4 and R-6 zones, the maximum height allowed at yard setback line shall be 35 feet, 50-foot height allowed with additional upper floor setback (transition line setback) of 10 feet. To 65 feet with additional upper floor setback (transition line setback) of 10 feet after 50-foot height limit. Unenclosed balconies on the building that are above the 35-foot transition line setback shall be permitted to encroach into the 10-foot setback.

(4) Replace: See SMC 20.50.020(2) exception (2) for Transition Area Requirements