

**PLANNING COMMISSION AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

**AGENDA TITLE:** Continued Public Hearing on Town Center Development Code  
**DEPARTMENT:** Planning and Development Services  
**PRESENTED BY:** Joseph W. Tovar, FAICP, Director  
Paul Cohen, Senior Planner

**I. RECOMMENDATION**

On June 30, the Planning Commission will hold its continued public hearing on the proposed Town Center Development Code. At the hearing, staff will continue the presentation of the previous revisions as well as the potential revisions and edits based on your discussion at the June 16 hearing. Following the staff presentation, the Commission will hear public testimony and then begin deliberations on a recommendation to the City Council. When deliberations are complete, the Commission should close the hearing, vote on amendments to the proposed Development Code, and forward its recommendation to the City Council.

**II. BACKGROUND**

Background information was printed in the June 2 packet and is available at <http://shorelinewa.gov/index.aspx?page=180>.

The City Council, in its Goals for 2010-2011, has identified as a major priority adoption of amendments to the Comprehensive Plan such as the Town Center Subarea Plan, as well as creating permit processes that are more timely and predictable.

The staff and Planning Commission have attempted to embody this policy direction in the current draft of the Town Center Development Code. The overall objective is to create an attractive, compact, walkable and mixed-use center that meets the City's goals for economic and environmental sustainability, as well as social equity.

**III. ANALYSIS OF THE PROPOSED ACTIONS**

The proposed Town Center Development Code has been reviewed pursuant to the requirements of the State Environmental Policy Act (SEPA), RCW 43.21C.

On May 10, the City issued a Draft SEIS to evaluate the likely environmental consequences of the Town Center Subarea Plan and Town Center Code. The City proposes to adopt these documents as a SEPA "Planned Action", per RCW 43.21C.031. The purpose of a Planned Action is to shift environmental review forward from the time a permit application is made to an earlier phase in the development

Approved By:

Project Manager 

Planning Director \_\_\_\_\_

process. Future development proposals within the Town Center boundaries that are consistent with the development assumptions of the Planned Action would be exempt from SEPA. However, future development proposals would be subject to all applicable processes, codes, and regulations.

The Planning Commission will also review the actions for compliance with the provisions of SMC 20.30.350 as to the Development Code. These analyses are presented below.

#### **A. Development Code Amendment Criteria – 20.30.350**

The City Council may approve or approve with modifications a proposal for the text of the Development Code if it meets the following criteria:

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

*The proposed code amendments will implement the proposed Town Center Subarea Plan.*

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

*The amendment is planned to mitigate potential impacts while providing a safe, attractive, pedestrian accessible district that directs most of the future growth away from the single family neighborhoods.*

3. The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline. (Ord. 238 Ch. III § 7(g), 2000).

*The amendment is consistent with the majority of the citizens and property owners who commented, were surveyed, and participated in Town Center community meetings. The major intent is to provide a neighborhood district for the entire city that encourages economic vitality and serves nearby neighborhoods and the community.*

### **PLANNING COMMISSION AND PUBLIC COMMENT TO DATE**

#### **A. Items Discussed at the June 16 Meeting**

During the June 16 meeting, the Commission began discussion regarding the setback requirements and general site design standards for car dealerships. Staff believes the requirements should strive to allow the dealerships while at the same time set standards so that future development enhances the Town Center. Staff suggests that:

- Car display be considered an extension of the building display area and that setbacks and percentage of frontage by building be satisfied with areas specifically designed for the display of cars.
- Dealership buildings are required to be built on site and not allow trailers or modular structures.
- A minimum landscape requirement of an average of 10 feet wide and that only requires ground cover. Since the current codes requires the 10-foot of landscape and the street frontage requirement, this not a real change. In addition, there will be street trees and a landscaped amenity strip in the right –of-way to further improve a site's appearance.

Prior to the June 16 meeting, staff prepared a series of edits and revisions for the Commission's consideration as amendments to the Town Center Development Code. These are continued for your June 30<sup>th</sup> meeting with the exception of more edits by Commissioner Moss in green. The amendments, in Attachment 2 are highlighted in color for your reference and to reflect their genesis:

- YELLOW – Potential Revisions: These came from the June 2 discussion and reflect Commission direction and staff follow-up work.
- BLUE – June 2 No-Comment Edits: These were presented at the June 2 meeting as non-topical. The Commission had no comments at that time. Staff assumes that implies Commission support, however, these are noted because they have to be formally added to the plan through a motion.
- GREEN – Commissioner Moss Edits: These were suggested by Commissioner Moss to staff after the June 2 meeting and before the June 16<sup>th</sup> meeting but were not discussed.
- ORANGE – These revisions are proposed by staff for the June 30 meeting.

Staff suggests that the Commission complete review of the suggested revisions and edits and then take action on the ones to be incorporated in the recommendation you will forward to the Council.

#### **B. Public Comment to Date**

There has been no additional written comment received on either the proposed Development Code since the June 2 public hearing. All public comments regarding Town Center, since the beginning of the project in 2007, are available on the City's website on the Town Center project page: <http://shorelinewa.gov/index.aspx?page=180>.

#### **IV. NOTICE AND SCHEDULE**

The continuation of the hearing to this June 30 meeting was announced at the June 16 meeting. No additional notice has been provided, however, the project website was updated to reflect the hearing continuation to June 30.

The DSEIS has been available for public review since May 10, 2011 and has been provided to the Planning Commission. The DSEIS comment period ended on June 9, 2011. Staff received only one comment on the DSEIS, included in the previous Commission packet as Exhibit 14.

The City Council is scheduled to review your recommendations on July 5, July 11, and July 25. If the Council is comfortable with the proposal, staff anticipates its adoption on July 25th.

If you have questions or comments on the staff report, please contact Paul Cohen, Project Manager, at [pcohen@shorelinewa.gov](mailto:pcohen@shorelinewa.gov) or 206-801-2551.

## **V. ATTACHMENTS**

Attachment 1 - Updated List of Exhibits

Attachment 2 - Updated Proposed Town Center Development Code, dated 6/23/11  
(Exhibit 30)



## **PUBLIC HEARING RECORD**

### **Town Center Subarea Plan and Zoning**

*May 5, 2011 / List of Exhibits*

- Exhibit 1** May 5, 2011 Staff Report “Public Hearing on Town Center Subarea Plan and Development Code”
- Exhibit 2** Notice of May 5, 2011 Public Hearing
- Exhibit 3** Proposed Town Center Subarea Plan, dated 4/29/11
- Exhibit 4** Proposed Town Center Development Code, dated 3/31/11
- Exhibit 5** SEPA Checklist
- Exhibit 6** Letter from Boni Biery, dated 4/22/11
- Exhibit 7** Letter from Janet Way, President, Shoreline Preservation Society, dated 5/5/11
- Exhibit 8** Written testimony from Vicki Westberg, submitted at 5/5/11 Public Hearing

*June 2, 2011 / List of Exhibits*

- Exhibit 9** Notice of June 2, 2011 Public Hearing
- Exhibit 10** June 2, 2011 Staff Report “Second Public Hearing on Town Center Subarea Plan and Development Code”

- Exhibit 11** Transition Overlay comparisons and proposed TC-5  
*Transition Overlay 1 Revised in Exhibit 17*
- Exhibit 12** Proposed Town Center Development Code, dated 5/25/11
- Exhibit 13** Town Center Subarea Planned Action - Draft Supplemental  
Environmental Impact Statement, May 2011
- Exhibit 14** Email comment regarding Draft Town Center Subarea Planned  
Action SEIS from Michael U. Derrick, Ronald Wastewater  
District, sent 5/10/11
- Exhibit 15** Letter from Carter Subaru, dated 6/1/11
- Exhibit 16** Email from Rick Stephens, sent 6/1/11
- Exhibit 17** *REVISION* to Transition Overlay #1 Site Plan and Cross  
Section (in Exhibit 11)
- Exhibit 18** Letter from Boni Biery, dated 6/2/11

*June 16, 2011 / List of Exhibits*

- Exhibit 19** June 16, 2011 Staff Report “Continued Public Hearing on  
Town Center Subarea Plan and Development Code”
- Exhibit 20** Updated Proposed Town Center Subarea Plan, dated 6/10/11
- Exhibit 21** Updated Proposed Town Center Development Code, dated  
6/9/11
- Exhibit 22** *REVISION* to Transition Overlay #1 and #2 Site Plan and Cross  
Section (in Exhibit 11 and 17)
- Exhibit 23** Email from Vicki Westberg, sent 6/9/11
- Exhibit 24** Letter from Boni Biery, dated 6/16/11
- Exhibit 25** Updated Proposed Town Center Subarea Plan, dated 6/16/11

- Exhibit 26** Updated Proposed Town Center Development Code, dated 6/16/11
- Exhibit 27** Commissioner Kaje comments with staff's response for 6/16 meeting
- Exhibit 28** Commissioner Moss comments for 6/16 meeting
- Exhibit 29** Supplemental Comments of Carter Subaru, dated 6/16/11 and submitted at 6/16/11 Public Hearing
- Exhibit 30** Updated Proposed Town Center Development Code, dated 6/23/11

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6/23/11

YLW – Potential Revisions BLU – June 2 no-comment Edits GRN – Comm Moss Edits ORG – June 16 edits

Town Center **District Zone**

- 20.92.010 Purpose
- 20.92.020 Zoning, Land Use, and Form
- 20.92.030 Street Types and Pedestrian Circulation Map
- 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
  
- 20.30.297 Design Review Approval
- 20.50.021 MUZ Design Review Amendments
- 20.91.040 Ridgecrest Design Review Amendments
- 20.20 Definitions

YLW – Potential Revisions BLU – June 2 no-comment Edits GRN – Comm Moss Edits ORG – June 30 edits

## 20.92.010 Purpose.

- A. Establish standards for the Town Center **District Zone**. 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.
- B. ~~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.~~
- B. Set forth a procedure designating certain land use actions within the boundaries of the geographic area described in the Town Center **Zone** Subarea Plan as Town Center **District Zone** as “planned actions” consistent with RCW 43.21.031, WAC 197-11-164 to 197-11-172, and SMC 20.30.640.
- C. Planned action projects that are within the scope of the planned action EIS determination shall not require a SEPA threshold determination and 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
- D. Design Review Approval under SMC 20.30.297 is required for all development 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 under SMC 20.30.297.

Comment [p1]: District is the entire town center and zones TC-1 thru 4

Comment [p2]: Moved to 20.92.020.3

## 20.92.015 Threshold – Required for site improvements.

The purpose of this section is to determine how and when the provisions for site improvements cited in the Town Center District development standards apply to development proposals. Full site improvements are required if the development is:

- **C**ompletely new development; or
- The construction valuation exceeds 50 percent of the existing site and building valuation.

**A development proposal shall not, however, be required to comply with the Town Center District development standards if and to the extent such development proposal is a repair or reconstruction for purposes of SMC 20.30.280(C)(3).**

Comment [p3]: Potential Revision #1

YLW – Potential Revisions BLU – June 2 no-comment Edits GRN – Comm Moss Edits ORG – June 30 edits

## 20.92.020 Zones, Land Use, and Form.

### A. Town Center District Zones

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 20.92.030.

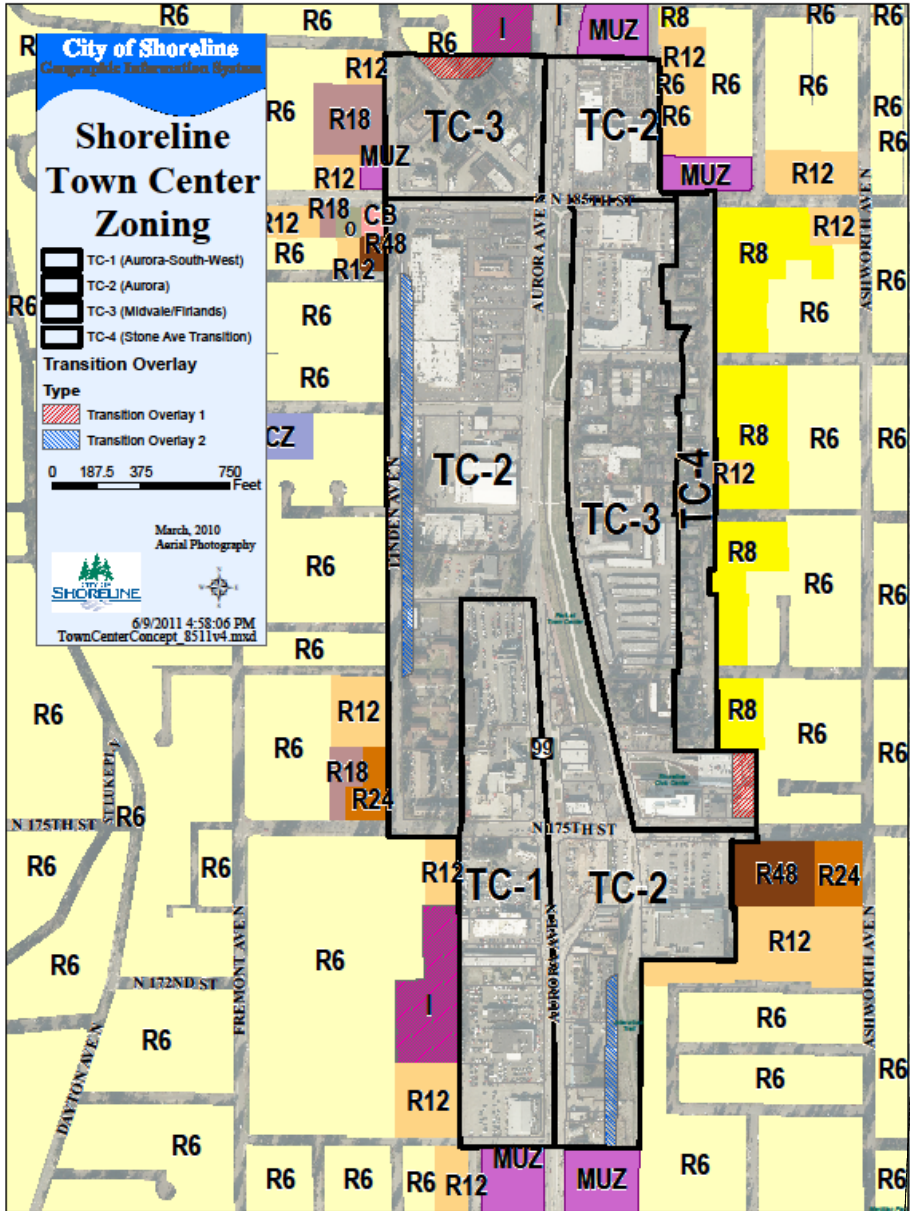
1. Four zones are delineated within the Town Center that ~~has~~ have general and specific design standards.
  - a. TC-1: This zone allows for a broad range of uses similar to TC-2 with the exception to allow vehicle sales, leasing, and servicing.
  - b. TC-2: This zone includes property fronting on Aurora Avenue, N. 175<sup>th</sup> and N. 185<sup>th</sup> streets and provides the widest range of uses and 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 is-overlays provides a-transitions from higher intensity development to lower intensity uses, and protects adjoining single family neighborhoods from large building heights, traffic, and inappropriate land uses.

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.

Comment [p4]: Potential Revision #2

Y<sup>YLW</sup> – Potential Revisions    B<sup>BLU</sup> – June 2 no-comment Edits    G<sup>GRN</sup> – Comm Moss Edits    O<sup>ORG</sup> – June 30 edits



Comment [p5]: SE Corner -Transition Overlay 2 adjusted west off SCL.

Comment [p6]: New Map with Transition Overlays 1 and 2

Field Code Changed

Figure 1. 20.92.020

YLW – Potential Revisions BLU – June 2 no-comment Edits GRN – Comm Moss Edits ORG – June 30 edits

B. Table 20.92.020(A) lists general categories of permitted land uses for each of the Town Center zones. The general categories for permitted uses include all of the specific uses listed in the corresponding tables cited, except for those listed in this table as “prohibited uses.” **Permitted uses do not include the approval processes in the general categories.** 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.

Comment [p7]: Potential Revision #3

**Table 20.92.020(A) Land Use Chart**

General Land Use Category	Specific uses listed in Table	TC-1 Aurora SW	TC-2 Aurora	TC-3 Midvale /Firlands	TC-4 Stone Ave Resid.
Detached Single Family	20.40.120				
Duplex, Apt, Single Family Attached	20.40.120				
Group Residences	20.40.120				
Lodging	20.40.120	<b>PERMITTED USES</b>			
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, Eating, and Drinking	20.40.130				
Light Manufacturing – Non-polluting and no outside storage	20.40.130				
Personal and Business Services	20.40.130				
Motor Vehicle and Boat Sales, Automotive Rental and Leasing, and Automotive Repair and Services (2)(1)	20.40.130				
Gambling Uses					

Comment [p8]: Potential Revision #4

Comment [p9]: Potential Revision #5

Comment [p10]: Potential Revision #6

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Wrecking Yards	<b>PROHIBITED USES</b>			
General Manufacturing Industrial Uses				
Adult Use Facility				

Comment [p11]: Potential Revision #7

Table 20.92.020(A)

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

Comment [j12]: Potential Revision #28

Table 20.92.020(B) Form.

	TC-1 Aurora SW	TC-2 Aurora	TC-3 Midvale/ Firlands	TC-4 Stone Ave Res	Transition Overlays 1 and 2
Minimum Front Yard Setback (1)(2)(3)	0-10 ft (6)	0-10 ft	0-10 ft	15 ft	15 ft
Minimum Side Yard Setback from Nonresidential Zones (4)	0 ft	0 ft	0 ft	5 ft (5)	5 ft (5)
Minimum Rear Yard Setback from Nonresidential Zones	0 ft	0 ft	0 ft	5 ft	0 ft
Minimum Side & Rear Yard (Interior) Setback from R-4 & R-6	15 ft	15 ft	15 ft	5ft	20ft
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%	75%

Comment [p13]: Potential Revision #8

Comment [p14]: Already has underlying zoning with hardscape requirement

Exceptions to Table 20.92.040(A).

- (1) Unenclosed porches and covered entry features may project into the front yard setback by up to 6 feet. Balconies may project into the front yard setback by up to 2 feet.
- (2) Additional building setbacks may be required to provide right-of-way and utility improvements.
- (3) Front yard setbacks are based on the applicable street designation. See figure 20.92.020 for the street designation and SMC 20.92.070(B) for applicable front yard setback provisions.

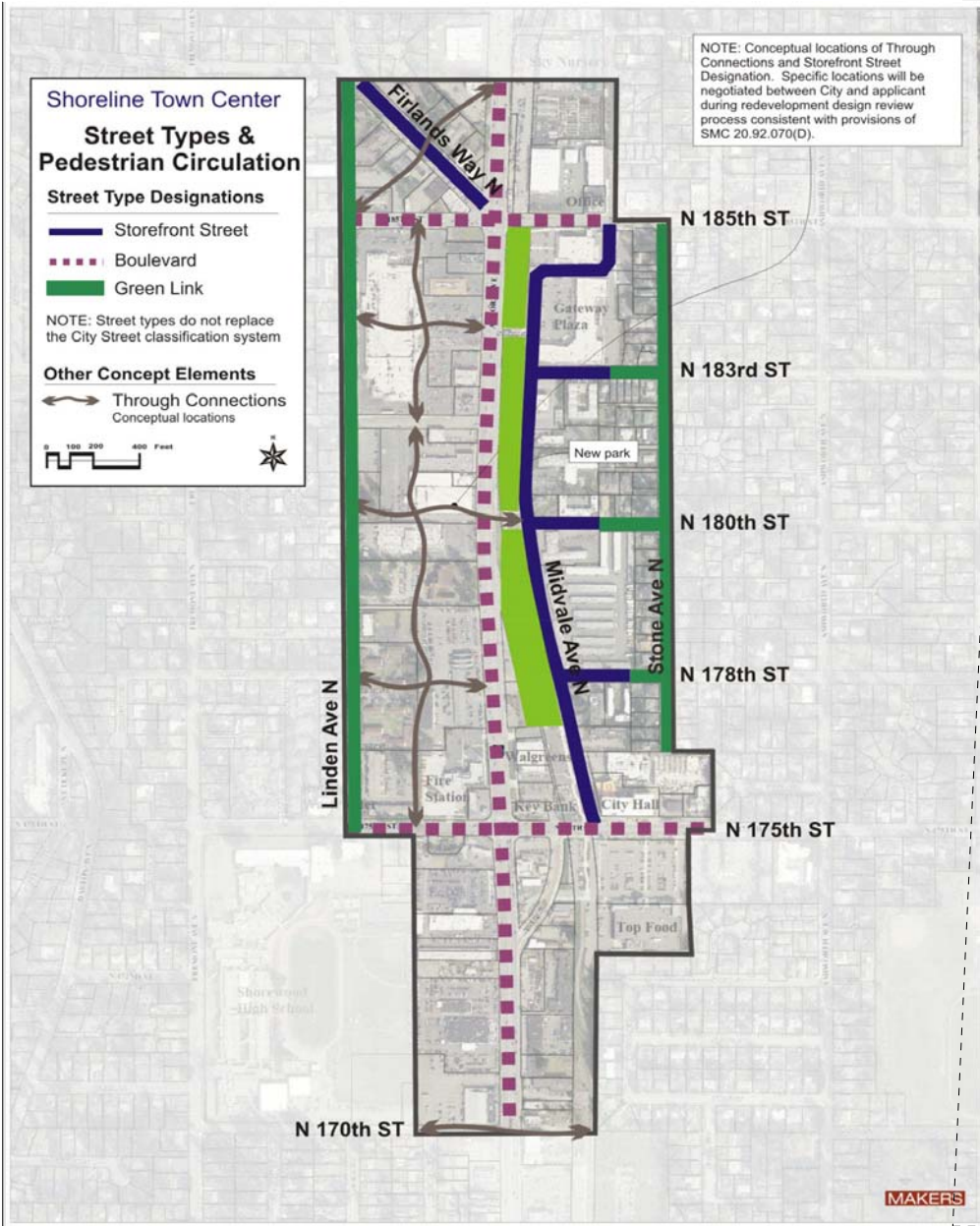
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- (4) These may be modified to allow zero lot line developments for internal lot lines only.*
- (5) See section 20.92.050.C for height step-back standards.*
- (6) Front yards may be used for outdoor display of vehicles to be sold or leased in the TC-1 zone.*

### **20.92.030 Street Types and Pedestrian Circulation.**

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

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Comment [p15]: Will be revised to extend Storefront Streets to Stone Avenue. Mid-block street abutment of two different street sections do not work.

20.92.040 Neighborhood Protection Standards.  
A. Purpose



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- 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

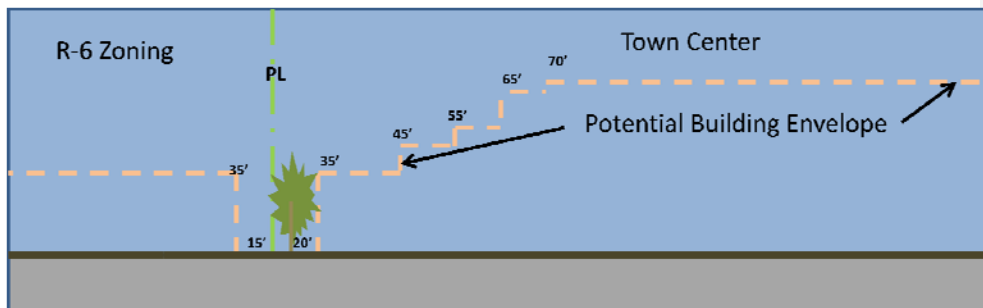
Unless specifically noted, the standards herein apply to properties within zone TC-4 and the Transition Overlay identified in the Town Center Zoning Map in (figure 20.92.030), and other Town Center properties that are directly adjacent to those zones.

## 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.

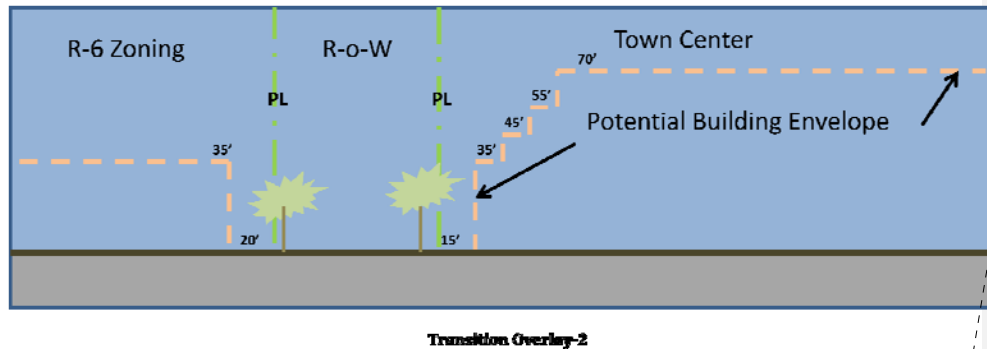
Comment [J16]: Revised Potential Revision #9



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 Rights-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.

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The maximum building height is 35 feet for the first 50 horizontal feet from the front property line. For each subsequent 20 feet from the property line an additional 10 feet in height is allowed up to the maximum height of the underlying zoning.

Comment [p17]: Redundant of Potential Revision #9 above

## 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 and implement traffic mitigation measures which are approved by the city's traffic engineer and developed in collaboration with the abutting neighborhoods that are directly impacted through the City's Neighborhood Traffic Safety Program. to mitigate potential cut through traffic or parking impacts to single family neighborhoods.

Comment [p18]: Specific when a study is required .

Comment [p19]: Potential Revision #10

Comment [p20]: Collaboration with the neighbors is key to finding a satisfying solution.

## F. Setbacks and Buffers

Buildings in zones TC-2 and TC-3 shall have a 2015-foot wide, Type I landscape with an 8-foot solid fence or wall adjacent to zone TC-4 and R-6 parcels in addition to any required open space.

## G. Tree Preservation

20 percent of all healthy, significant trees for each parcel must be preserved in TC-4 and Transition Overlays portions of private property per SMC 20.50.290.

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## 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 ~~sign~~ design criteria lines. 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, and Boulevard Street frontages, as depicted on Figure 20.92.030, shall have:

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

- (1) Midvale Ave. N. – eastside: 10 foot sidewalks and 5 foot amenity zone. Westside: 17-foot back-in parking (Seattle City Light) with 30-foot street cross-section.
- (2) N 178<sup>th</sup>, N. 180<sup>th</sup>, N. 183<sup>rd</sup> Streets on both sides - 8-foot sidewalks and 5-foot amenity zones with a 36-foot street cross-section.
- (3) Stone Avenue on both sides – 8-foot sidewalks and 5-foot amenity zones with a 32-foot street cross-section.
- (4) Linden Ave N. – eastside: 8-foot sidewalks and 5-foot amenity zone. Westside: 5-foot sidewalks and 5-foot amenity zone with a 38-foot street cross-section.
- (5) Firlands Way on both sides – 10-foot sidewalk, 5-foot amenity zone, and 17-foot back-in parking with 24-foot street cross-section.
- (6) All frontage dimensions shall include 6-inch curbs and minimum 6-inch separation between buildings and sidewalks.
- (7) All street sections include on-street, parallel parking except where back-in parking is designated.

a. A minimum 10 feet for Storefront streets, 8 feet for Greenlink streets and 7 feet for Boulevard streets of unobstructed sidewalk widths and all streets with 5 additional feet of amenity zone widths on all streets.

b. Storefront, Boulevard, and Greenlink streets shall have street trees spaced on average 30 feet either in tree pits and grates, or in an amenity zonestrip.

e. Storefront and Green Link streets may have except for breaks in the amenity zone strip and tree distribution to allow for driveways, sight triangles, ADA access, utilities, crosswalks, bike racks, on-street parking, and benches, and or sitting walls.

Comment [p21]: Potential Revision #11

YLV – Potential Revisions BLU – June 2 no-comment Edits GRN – Comm Moss Edits ORG – June 30 edits

In place of amenity ~~zones~~strips, street trees ~~pits and in~~ grates ~~and pits~~ are required, ~~parallel to street parking;~~

d.c. Each development on a Storefront street shall provide a minimum 8 feet of bench or sitting wall;

e.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, and curb bulb outs at block ends and pedestrian crossings. On-street parking is optional only if adequate street rights-of-way width do not exist.~~

Comment [p22]: Potential Revision #12

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

g.f. When improved, Firlands Way within the Town Center shall expose and restore the brick road bed underneath. If restoration of the brick road is unfeasible or cannot meet City road standards then the City shall design a ~~slow~~ street that allows traffic and pedestrians to mix ~~safely~~.

## 1. Rights-of-Way Lighting

a. One to two ~~footcandles~~ and ~~between 10-foot and maximum~~ 15-foot ~~in~~ height for sidewalk areas. Lighting ~~may shall~~ be located ~~within the public Rights-of-Ways~~ on private property ~~or~~ mounted on building facades.

b. ~~Street light standards shall be a Mm~~ 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.

~~b.c. Lights shall be shielded to prevent direct light from entering adjoining property.~~

Comment [p23]: Potential Revision #13

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YLW – Potential Revisions BLU – June 2 no-comment Edits GRN – Comm Moss Edits ORG – June 30 edits

## 20.92.060 Site Design Standards.

### A. Purpose

- Promote and enhance public walking and gathering with attractive and connected development to:
  - a. Promote distinctive design features at high visibility street corners.
  - b. Provide safe routes for pedestrians ~~and and disabled~~ people ~~with disabilities~~ across parking lots, to building entries, and between buildings.
- Promote economic development that is consistent with the ~~function and purpose of the permitted uses within and promotes the vision for the~~ Town Center Subarea ~~Plan that is reflected in the Comprehensive Plan.~~

Comment [p24]: Potential Revision #14

### B. Site Frontage

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

~~No modular buildings with chassis are permitted in the Town Center District~~

Comment [p25]: Potential Revision #14B

Comment [p26]: In response to concern that trailer or mobile homes may located in Town Center.

Development abutting street frontages as designated within the Town Center per figure 20.92.030 shall meet the following standards.

#### 1. Storefront Streets

- a. Buildings shall be placed at the property line or ~~at the~~ back of planned sidewalks ~~s~~ if on private property. However, buildings may be setback ~~further~~ if Public Places (as specified in SMC 20.92.070(F)) are included or ~~a~~ utility easement is required between the sidewalk and the building;
- b. Minimum transparent window area is 60 percent of the ground floor facade placed between the heights of 30 inches and 8 feet above the ground for each front facade;
- c. The primary building entry shall be ~~located~~ on a street frontage and, if necessary, recessed to prevent door swings over sidewalks ~~s~~ or an open entry to an interior plaza or courtyard from which building entries are accessible;
- d. Minimum weather protection at least five feet in depth, along at least 80 percent of the facade width, including building entries; and
- e. Surface parking along Storefront Streets 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 right-of-way and the building front facade. Sites with less than 100 feet lineal feet of frontage are exempt from this standard. See 20.92.070(E)(2)for parking lot landscape standards.



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*Storefront and Boulevard buildings*



*Parking lot locations along Storefront streets.*

## 2. Greenlink Streets

- Minimum front yard setback is 15 feet. Porches and entry covers may project 6 feet into the front yard setbacks;
- Transparent window area is 15 percent of the entire façade;
- Building entries shall be visible and accessible from a street front sidewalk. An entrance may be located on the building side if visible;
- Minimum weather protection is 5-foot deep over building entries;

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- e. Landscaped front yards may be sloped or terraced with maximum 3 foot high retaining walls; and
- f. Surface parking is no more than 65 lineal feet of the site frontage and setback 10 feet from property line. Parking lots are not allowed at street corners. No parking or vehicle circulation is allowed between the right-of-way and the building front facade. See 20.92.060(F)(3) for parking lot landscape standards.

### 3. Boulevard Streets

a. Minimum transparent window area is 60 percent of the ground floor facade placed between the heights of 30 inches and 8 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 are allowed between the right-of-way and the building front facade, except as otherwise provided in SMSC 20.92.020(B)(6). Sites with less than 100 lineal feet of frontage are exempt from this standard. See 20.92.070(E)(2) for parking lot landscape standards.

a.

a. Developments abutting Boulevard Streets have the option of using Storefront Street or Green Link Street standards or a combination of both standards.

Comment [p27]: Potential Revision #14B

Comment [p28]: Potential Revision #15

Comment [p29]: Greenlink street standards are inappropriate for Boulevard other than greater setbacks.



Landscaped yards

### C. Street Corners Sites

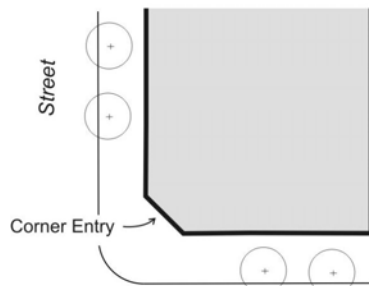
- 1. All development proposals located on street corners and Through-connection sites shall include one of the following three design treatments on both sides of the corner.
  - a. Locate a building within 15 feet of the street corner. All such buildings shall comply with building corner standards in paragraph (2) below;

Comment [p30]: Added because a Trough-connection will create corners.

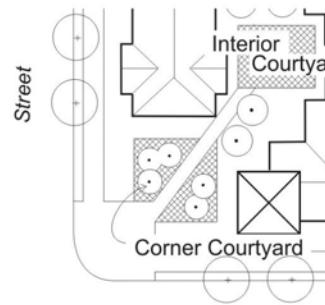


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- b. Provide public places, as set forth in SMC 20.92.070(F) at the corner leading directly to building entries; or
- c. Landscape 20 feet of depth of Type II landscaping for the length of the required building frontage. Include a structure on the corner that provides weather protection or site entry. The structure may be used for signage (SMC 20.92.100).



Building placed up to the street corner with entry



Public place adjacent to the corner

## Corner Developments

2. **Corner buildings on Boulevard and Storefront Streets** using option 1.a above shall provide at least one of the elements listed below for 40 lineal feet of both sides from the corner:

- a. 20-foot beveled building corner with entry and 60% of the first floor in transparent glass (included within the 80 lineal feet of corner treatment).
- b. Distinctive façade (i.e. awnings, materials, offsets) and roofline design above the standards for these items in other code section of Town Center.
- c. Balconies on all floors above the ground floor.
- d. ~~Minimum 15-foot dimension sculpture or building-mounted artwork~~
- de. —Other unique treatment as determined by the Director.

- e. **Corner buildings on Greenlink Streets and Through-connections** using option 1.a above shall minimally provide 10-foot beveled building corners.

- b-f. **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.

Comment [p31]: Added to further distinguish from the remainder of the façade.

Comment [p32]: Potential Revision #16

Comment [p33]: New to Add Greenlink and Through-connections but with scaled down requirements.

Comment [p34]: Potential Revision # 17

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*Building corners*

### D. Through-connections and Walkways

1. Developments shall include internal walkways that connect building entries, public places, and parking areas with the adjacent street sidewalks and Interurban Trail. A public easement for pedestrian access through properties and city blocks between streets shall be provided for Through-connections, as generally illustrated in the Town Center Concept Plan (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.

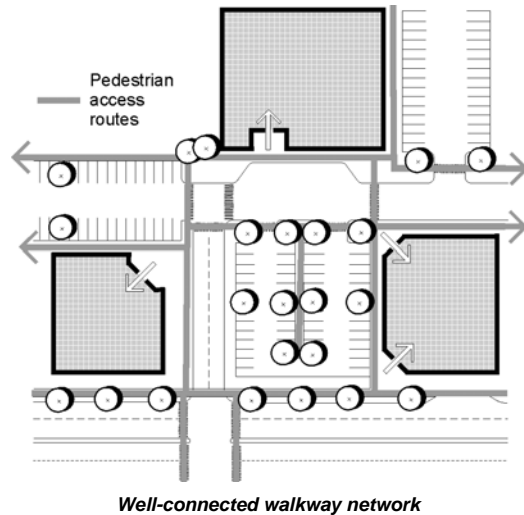
Y<sup>LW</sup> – Potential Revisions    B<sup>LU</sup> – June 2 no-comment Edits    G<sup>RN</sup> – Comm Moss Edits    O<sup>RG</sup> – June 30 edits



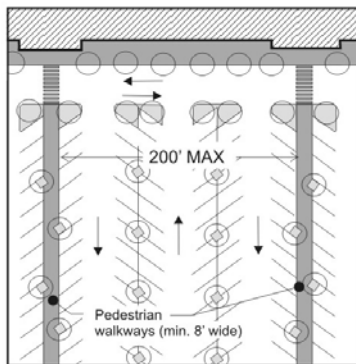
### *Through-connections*

- a. All buildings shall have visible, clear, and illuminated walkways between the main building entrance and a public sidewalk. The walkway shall be at least eight feet wide;
- b. Continuous pedestrian walkway shall be provided 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-connections stub-outs at property lines so that future, adjoining development can connect with the pedestrian system;

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- d. Raised walkways at least 8 feet in width shall be provided for every three, double-loaded aisle or every 200 feet of parking area. Walkway crossings shall be raised a minimum 3 inches above drives;
- e. Walkways shall conform to the Americans with Disabilities Act (ADA); and



**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 SMC 20.92.060(C).

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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.*

- g. ~~g.~~ Deciduous street-rated trees shall be provided every 30 feet on average in grated tree pits if the walkway is 8 feet wide or in planting beds if walkway is greater than 8 feet wide. Pedestrian scaled lighting shall be provided.

~~e.h.~~ All walkway requirements for Through-connection areas used for vehicle display as authorized in SMC 20.92.020(B)(6) shall be determined by the Director through design review under SMC 20.30.297.

Comment [p35]: Potential Revision #18

## E. Vehicle Parking and Landscaping

### 1. Minimum Off-street Parking

Parking shall be provided at the following rate:

- a. Residential — ~~75~~ 1.2 spaces for studios, 1.5 spaces for 1/ bedroom, 1.8 spaces for 2 bedrooms, and 2.0 for 3 bedrooms+ units.
- b. Retail/Office — 1 space / 4300 net square feet.
- c. Civic / Office — 1 space / 500 net square feet.

Comment [p36]: Changed to match current city standards.

Comment [p37]: Potential Revision # 19

Reductions up to 50 percent may be approved by Director using combinations of the following mitigating factors criteria.

- a. On-street parking along the parcel's street frontage.
- b. ~~A transit stop within ¼ mile radius.~~
- c. ~~An off-street public parking lot within ¼ mile radius.~~
- d.b. Shared parking agreement with adjoining parcels and land uses that do not have conflicting parking demand.
- e.c. Commute trip reduction program per State law.
- f. ~~Neighborhood meeting to discuss impacts of traffic and parking.~~
- g.d. High-occupancy vehicle (HOV) parking.
- h.e. Conduit for future electric vehicle charging spaces equivalent to the number of required handicapped parking spaces.

Comment [p38]: Removed criteria that all TC can meet.

Comment [p39]: Potential Revision #20

Comment [p40]: Removed toothless gesture. Redundant of 20.92.040.E

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## 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, vehicle display, and loading areas shall meet the following requirements.

- a. Provide a 5-foot wide, Type II landscape that incorporates a continuous masonry wall between 3 and 4 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. Outdoor vehicle display areas are not required to landscape with trees or shrubs. Transparent security fencing is permitted up to 8 feet. Fencing shall be made of metal other than chain link, razor, barbed, or cyclone material.

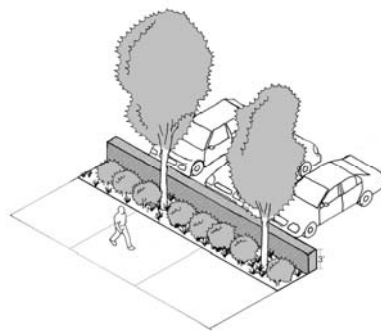
Comment [p41]: **Potential Revision #21A or**

d. 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 5 feet.

e. All parking lots shall be separated from residential development by the required setback and planted with Type I landscaping.

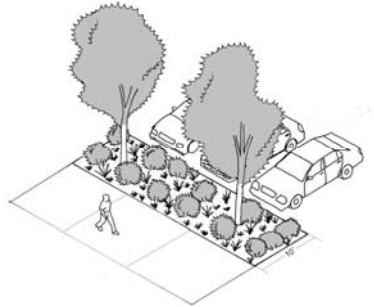
e.f. Landscape requirements for vehicle display areas as authorized in SMC 20.92.020(B)(6) shall be determined by the Director through design review under SMC 20.30.297. Such vehicle display areas shall be framed by appropriate landscape construction materials along the front property line. While assuring 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 may include any combination of low (3 feet or less in height) walls or earthen berms with ground cover, shrubs, trees, trellises, or arbors.

Comment [p42]: **Potential Revision #21B**



2a. Parking lot planting buffer with low wall.

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

## F. Public Places

1. Public places are required on parcels greater than ½ acre with commercial or mixed use development at a rate of 1,000 square feet per acre. Public places may be covered but not enclosed. 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.
2. On parcels greater than 5 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. 80 percent of the area shall be with surfaces for people to stand or sit on.
3. On parcels between 1/2 and 5 acres;
  - a. The public place shall be at least 2,500 square feet with a minimum dimension of 20 feet; and
  - b. 80 percent of the area shall have surfaces for people to sit or stand on.
4. 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 H below);
  - d. Seating and landscaping with solar access at least half of a day, year-round; and
  - e. Not located adjacent to dumpster or loading areas.

Comment [p43]: Added minimum plaza size for this category of parcel size.



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## 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 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 including park, playground, roof-top ~~decks or~~ **ground-floor** courtyards. This standard can also be used to meet the standards of walkways 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 half of a day, year-round.



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*Multi-family open spaces*

## H. Outdoor Lighting

1. All publicly accessible areas on private property shall be illuminated as follows:
  - a. Minimum of one half **footcandles** 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
  - d. All private fixtures shall be full cut-off, dark sky rated and shielded to prevent direct light from entering neighboring property.

## I. Service Areas and Mechanical Equipment

1. All developments shall provide a designated location for trash, and recycling storage and collection, and shipping containers. Such elements shall meet the following standards:
  - a. Located to minimize visual, noise, odor, and physical impacts to pedestrians and residents;
  - b. Paved with concrete and, non-vegetated screened with, and covered in 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 right-of-way.

Comment [p44]: Potential Revision # 22

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

## 2. Utility and Mechanical Equipment

- a. Utility and Mechanical Equipment shall be located and designed to minimize their visibility to the public. Preferred locations are off alleys, service drives, within, atop, or under buildings or other locations away from the street. Meters and similar 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.

All rooftop mechanical equipment shall be screened, or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties.

Comment [p45]: Potential Revision #23

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## 20.92.070 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.

Comment [p46]: Potential Revision #24

### B. Façade Articulation

1. All building facing Storefront Streets per Figure 20.92.020 shall include one of the two articulation features set forth in (a) ~~or~~ (b) ~~or (c)~~ below 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.



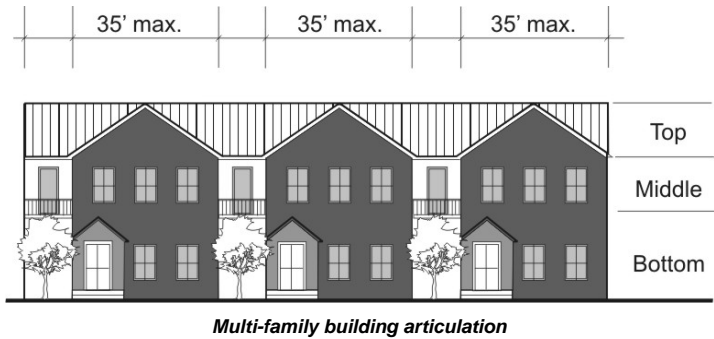
*Storefront articulation*

All buildings facing Boulevard Streets per Figure 20.92.020 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 façade shall be offset at least 2 feet in depth and 4 feet in width if combined with a change in siding materials. Otherwise, the façade offset shall be at least 10 feet deep and 15 feet wide.
  - b. Vertical piers at the ends of each façade section that project at least 2 inches from the façade and extend from the ground to the roofline.
4. ~~2.~~—All multifamily buildings or residential portion of a mixed use building facing any street shall provide the following articulation features at least every 35 feet of facade facing a street, park, ~~and~~ public place ~~or~~ open space.
    - a. Vertical building modulation 18 inches deep and 4 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

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- b. Distinctive ground or first floor façade, consistent articulation of middle floors, and a distinctive roofline or articulate on 35 foot intervals.



*Multi-family building articulation*

Comment [j47]: New Picture

5. 3.——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.

6. 4.——Maximum Façade

~~A building exceeding~~For each 150 feet in length along the street front a building shall have a minimum 30-foot wide section that is offset at least by 20 feet through all floors.



*Façade widths using a combination of façade modulation, articulation, and window design.*

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## 7. 5.——Windows

Buildings shall recess or project individual windows above the ground floor at least two inches from the façade or ~~incorporate use~~ window trim at least four inches in width ~~or a color that contrasts with the façade color.~~



*Window trim design*

## 8. 6.——Secondary Entry

Weather protection at least 3 feet deep and 4 feet wide is required over each secondary entry;



*Covered secondary public access*

## 9. 7.——Façade Materials

- a. Metal siding shall have visible corner moldings and trim and shall not extend lower than six 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.

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**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 façade 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 are limited to no more than 50 percent of façades containing an entry and shall not extend below 2 feet above the grade.



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

10. 8. —Prohibited exterior materials.

- a. Mirrored glass, where used for more than 10 percent of the façade area.
- b. Chain-link fencing, unless screened from view and within limited areas approved by the Director under SMC 20.30.297. No razor, barbed, or cyclone material shall be allowed.
- c. Corrugated, fiberglass sheet products.
- d. Plywood siding.

Comment [p48]: Potential Revision # 25

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

Comment [p49]: Potential Revision # 26

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## 20.92.080 Sign Design Standards.

### A. Purpose

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

### B. Applicability

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

### C. Permitted Illumination

1. Channel lettering or individual back-lit 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, and regardless of the number of tenants. An additional monument sign is permitted on a property if the frontage length is greater than 250 feet and the signs are at least 150 feet apart.
2. Use materials and architectural design elements that are consistent with the architecture of the buildings.
3. Signs in Zone TC-3: Maximum height: 6 feet and maximum area: 50 square feet per sign face.
4. Signs in zones TC-1 and TC-2 when placed along Aurora Avenue, N. 175th or N. 185<sup>th</sup> streets. Maximum height: 12 feet and maximum area: 100 square feet per sign.



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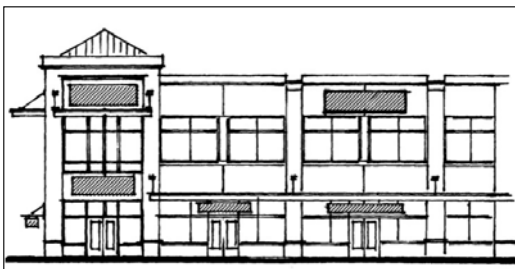
5. Signs may be placed up to the front property line if site distancing and public safety standards are met.
6. Signs shall be setback from the side property lines at least 20 feet.



**Monument sign**

### E. Building Signs

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



**Signs are centered on architectural features of the building.**

6. Projecting, banner, and marquee signs (above awnings) shall clear sidewalk by 9 feet and not project beyond the awning extension or 8 feet, whichever is less. These signs may project into public rights-of-way for storefront buildings, subject to City approval.

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*Projecting sign*

#### F. Under-awning Signs

1. Not extend within 1-foot of the awning outer edge and the building façade;
2. Minimum clearance of 9 feet between the walkway and the bottom of the sign;
3. Not exceed 2 feet in height; and
4. One sign per business.

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

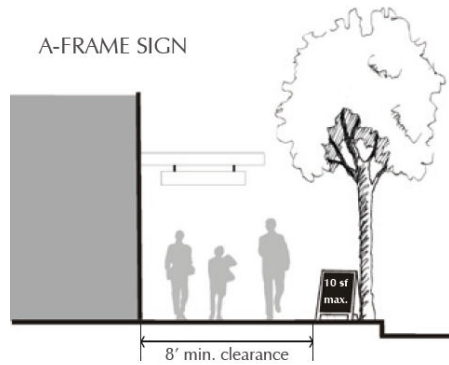


*Under-awning signs*

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

1. One sign per business;
2. Must be directly in front of the business;
3. Cannot be located within the 8 foot sidewalk clearance on designated Storefront Street and 5 feet on all other sidewalks and internal walkways;
4. Shall not be placed in landscaping, within 2 feet of the street curb where there is on-street parking, public walkways, or crosswalk ramps.
5. Shall not exceed 6 square feet per side; and
6. No lighting of signs is permitted.

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*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.

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**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
<b>Type A:</b>		
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, 20.40.540
13. Clearing and Grading Permit	60 days	20.50.290 – 20.50.370
14. Planned Action Determination	28 days	20.90.025
<b>15. Design Review</b>	<b>28 days</b>	<b>20.30.297</b>

An administrative appeal authority is not provided for Type A actions, except that any Type A action which is not categorically exempt from environmental review under Chapter 43.21C RCW or for which environmental review has not been completed in connection with other project permits shall be appealable. Appeal of these actions together with any appeal of the SEPA threshold determination is set forth in Table 20.30.050(4). (Ord. 531 § 1 (Exh. 1), 2009; Ord. 469 § 1, 2007; Ord. 352 § 1, 2004; Ord. 339 § 2, 2003; Ord. 324 § 1, 2003; Ord. 299 § 1, 2002; Ord. 244 § 3, 2000; Ord. 238 Ch. III § 3(a), 2000).

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### 20.30.297 Design Review (Type A)

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

1. The design meets the requirements of the applicable code subsections.
2. The design improves the function, continuity, connection, or pedestrian interest from building to building or site to site.
3. The choice of materials and architectural elements is compatible with the context of other development in the vicinity.
- 4.2. Departures from the design standards in the applicable chapter shall be consistent with the purposes or intent of each subsection or be justified due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.
  - a. For the Town Center District, dimensional standards in Table 20.92.020.B regarding setbacks and building envelope cannot be departed from modified by Design Review in the Town Center District.
  - a.b. No departure from standards is allowed in Transition Overlay and the TC-4 zone.

Comment [p50]: These qualities are difficult to define but are consistent with the intent of the development standards proposed.

Comment [p51]: "Compatibility" and "context" may be unintended and undesirable if it means current development that does not meet the purposes of the code.

Comment [p52]: To remove unpredictable departures in heights and setbacks

Comment [p53]: To protect single family neighborhoods.

### 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 Design Review Approval in SMC 20.30.297.

### 20.91.040 Design review. (Ridgecrest Planned Area)

- A. **Applicability.** 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.

**Standards for Approval.** When design review is required, the applicant will demonstrate that plans satisfy the criteria in SMC 20.30.297.

- B. **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

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## 20.20 Definitions.

The following definitions apply to Chapter 20.

Building articulation	The emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. See SMC 20.92.180 for applicable standards.
Banner sign	A sign constructed of cloth, canvas, or other similar light weight material that can easily be folded or rolled, but does not include paper or cardboard.
Boulevard Street	Refers to a street and/or segment of a street where there's an option for commercial storefronts or landscaped setbacks along the street with the option of ground floor residential or commercial uses.
Frontages	Facilities between the curb and private development along streets – typically curbs, amenities, and sidewalks.
GreenLink Street	Refers to a street and/or segment of a street envisioned to have or maintain landscaped building setbacks along the street. See Figure 20.92.030 for the location of designated Landscaped Streets and SMC 20.92.070(B)(3) for the description and applicable standards for properties fronting on designated Landscaped Streets.
Modulation	A stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.
Parking Areas	Any public or private area within, under, or outside of a building or structure, designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets. <b>Outdoor display areas of vehicles for sale or lease, where such uses are permitted uses, are not considered parking areas.</b>
Public places	See SMC 20.92.140 for the description, standards, and guidelines for public places.
Roofline Modulation	Refers to a variation in roof form. See SMC 20.92.180 for provisions.
Storefront	A pedestrian-oriented façade placed up to the edge of a public sidewalk. See SMC 20.92.070(C)(1).
Storefront Street	Refers to a street or segment of a street where envisioned to have storefronts placed up to the edge of the sidewalk. See figure 20.92.030 for the location of designated Storefront

Comment [p54]: **Potential Revision # 27**

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Streets and SMC 20.92.070(B)(1) for the description and applicable standards for properties fronting on designated Storefront Streets.

Transparent window A window that is capable of transmitting light so that objects or images can be seen as if there were no intervening material variation in roof form.

Trellis A frame supporting open latticework used as a screen or a support for growing vines or plants.

Walkways On-site hard surfaces for pedestrian and non-motorized circulation. **Non-motorized circulation includes use of mobility aids.**

## **20.40.020 Zones and map designations.**

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

ZONING	MAP SYMBOL
RESIDENTIAL	
	R-4 through 48
(Low, Medium, and High Density)	(Numerical designator relating to base density in dwelling units per acre)
NONRESIDENTIAL	
Neighborhood Business	NB
Office	O
Community Business	CB
Mixed-Use Zone	MUZ
Industrial	I
Campus	CCZ, FCZ, PHZ, SCZ <sup>1</sup>
Special Overlay Districts	SO
North City Business District	NCBD
<b>Town Center District</b>	<b>TC-1, TC-2, TC-3, TC-4</b>
Planned Area	PA

Comment [p55]: Add to list of zoning within the City.



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## 20.40.050 Special districts.

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

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

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

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

Comment [p56]: Add to list of Subarea Plan Districts.

## 20.40.110 Use tables.

A. The land use tables in this subchapter determine whether a specific use is allowed in a zone. The zone designation is located on the top of each column and the specific use is located on the horizontal rows. The land use table for TCD is located in SMC 20.92.020.A.

Comment [p57]: Reference location of TCD land use table.