

[\(Ord. 2679\)](#)

Effective on: 2/16/2013

REDMOND OVERLAKE VILLAGE CODE PROVISIONS

RZC 21.12 OVERLAKE REGULATIONS**21.12.010 Overlake Village Purpose**

The purposes of the Overlake Village regulations are to:

- A. Implement the vision and policies for Overlake Village zones set forth in the Redmond Comprehensive Plan;
- B. Encourage a broad mix of multifamily residential and commercial uses and amenities in order to achieve a vibrant, engaging environment and a true urban center;
- C. Provide for pedestrian-friendly and activating commercial uses on the ground floor of development located along arterials, while allowing residential uses on the ground floor of development along local streets;
- D. Include housing in all future development;
- E. Promote compact, walkable development forms that are conducive to transit use;
- F. Provide improved connections for nonmotorized and local vehicular travel;
- G. Encourage use of environmentally sustainable site design and building features;
- H. Encourage inclusion of retail, restaurants, professional offices, services, and entertainment uses to meet needs of residents and employees, enliven the area after working hours, and contribute to a sense of place; and
- I. Allow additional building height and density where appropriate through an incentive program to facilitate provision of public and private infrastructure, green buildings, affordable housing, tree retention, and open space, while still achieving sustainable, transit-supportive densities.

Effective on: 4/28/2012

21.12.020 OV Master Planning

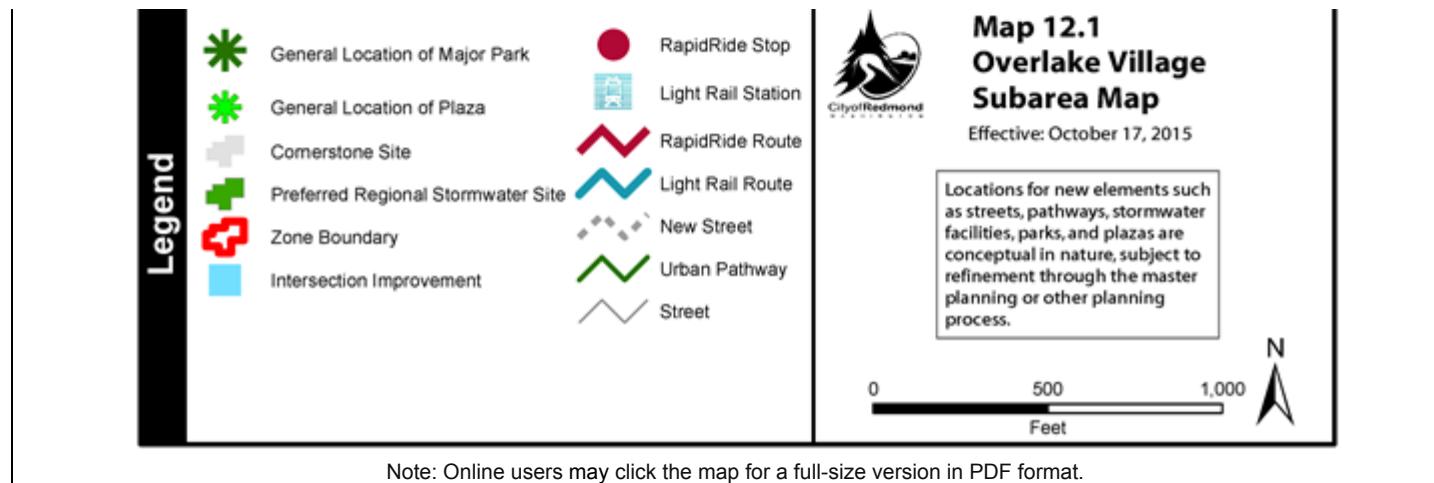
- A. Master Plans are required in Overlake Village for all developments encompassing at least three acres and optional for sites under three acres. When a Master Plan has been approved by the City, site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Plan ("Plan Area"), rather than on a site-by-site basis, provided the approved Master Plan demonstrates the ability to comply with the requirement in question. For example, in the case of a development application for a site that is part of an area controlled by an approved master plan, if the plan designates the maximum lot coverage of structures and such areas are sufficient to meet maximum lot coverage requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with maximum lot coverage requirements.
- B. Developments completing a Master Plan may increase the height of 50 percent of the buildings in the development by one floor.

21.12.030 OV Subarea Map

- A. Preferred land uses and development patterns are designated by five zones, the boundaries of which are delineated on the City's zoning map and the subarea map below.
- B. Locations for new elements, such as streets, pathways, stormwater facilities, parks, and plazas, are conceptual in nature, subject to refinement through the master planning or other planning process.

Map 12.1
Overlake Village Subarea Map





(Ord. 2803)

Effective on: 10/17/2015

21.12.035 Regulations Common to All Uses

A. Drive-through facilities are prohibited in all OV zones except where expressly permitted in the Allowed Uses and Basic Development Standards tables in RZC [21.12.040](#), [21.12.050](#), [21.12.060](#), [21.12.070](#), and [21.12.080](#)

(Ord. 2652)

Effective on: 4/28/2012

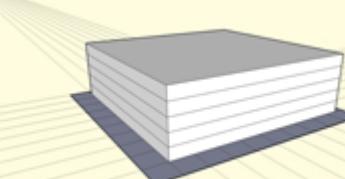
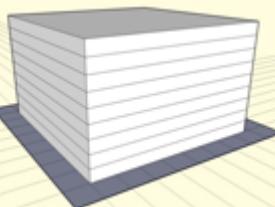
21.12.040 OV Zone 1

A. **Purpose.** [Zone 1](#) encompasses a majority of the eastern half of Overlake Village, including both sides of 152nd Avenue NE. Residential uses are emphasized here as part of mixed-use developments. The land within this zone offers a strong opportunity to attract residents to this area due to its location within the core and proximity to transit options and the employment center to the north.

B. Maximum Development Yield.

Table 21.12.040A
Maximum Development Yield

	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7	Example of 9-story building with FAR = 5.35

Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories	 

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 1. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020, Overview of the Development Process](#), for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = Land use
3. Max. FAR = Maximum floor area ratio
 - a. Base = Maximum FAR without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/50% Res. = With 50 percent residential
 - d. w/IP = With incentive program
4. Min. Res. Floor Area = Minimum Residential Floor Area
5. Max. Height = Maximum Height
 - a. Base = Maximum height without any incentives applied
 - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
 - c. w/IP = With incentive program
6. Max. ISR / Min. LSR = Maximum impervious surface / minimum landscaped area
7. Parking Ratio = Parking ratio for the use
8. Special Regulations = Special regulations that apply to the use

Table 21.12.040B
Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Base; w / TDRs or GBP; w / 50% Res.; w / IP	Max. Height Min. Res. Floor	Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations	
Residential									
1	<u>Multifamily Structure</u>	2.5; 2.5; 2.5; 4	50%	5; 6; 8	85% / 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.		
2	Mixed-Use Residential					Bed (0.75, 0.75)			
3	<u>Dormitory</u>					Bedroom (0.5, 1.0)			
4	<u>Residential suite</u>								
5	<u>Housing Services for the Elderly</u>	2.5; 2.5; 2.5; 4	50%	5; 6; 8	85% / 15%	See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) <p>C. A <u>traffic mitigation plan</u> is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>		
<u>General sales or services</u>									

							A. The following uses are not permitted: <ol style="list-style-type: none"> 1. Gasoline service; 2. Outdoor automobile sales, rental or service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 square feet gross floor area in a single use. D. Shall be considered a transitional use if: <ol style="list-style-type: none"> 1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, provides services to buildings and dwellings, OR 2. Less than 51 percent of a business's transactions are made with the general public, except for business support services. E. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> for transitional use requirements. F. Maximum building height of 9 stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. G. Parking standards for restaurant uses: <ol style="list-style-type: none"> 1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
6	General Sales or Services	0.36; 0.41; 0.41A; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.35	50%	4; 5; 8	85% / 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41A; .55 ^B	0%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41A; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> for transitional use requirements. D. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41A; 0.55 ^B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station					Adequate to accommodate peak	A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and

12	Battery exchange station			use	applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.
13	Communications and Information			1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if: 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC 21.12.140 , OV Transitional Use Requirements for transitional use requirements. D. Maximum building height of nine stories may be achieved through RZC 21.12.170 , OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
14	Local Utilities				A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
15	Regional Utilities				A. Requires a conditional use permit. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
16	Large Satellite Dishes / Amateur Radio Tower			Adequate to accommodate peak use	A. See RZC 21.56 , <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
17	Wireless Communication Facilities				A. See RZC 21.56. Wireless Communication Facilities, for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Arts, Entertainment, and Recreation					
18	Arts, Entertainment, and Recreation	0.36; 0.41; 0.41A; 0.55 ^B	50%	4; 5; 8	85% / 15% Adequate to accommodate peak use Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
19	Natural and other recreational parks				1,000 sq ft gfa (0, adequate to accommodate peak use)
Education, Public Administration, Health Care, and other Institutions					

20	Education, Public Administration, Health Care, and other Institutions, except those listed below				See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV <i>Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the <u>Administrator</u> after considering the probable number of employees, etc.</p>
21	Health and Human Services	0.36; 0.41; 0.41A; 0.55 ^B	50%	4; 5; 8	85% / 15% 1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC 21.12.140, OV <i>Transitional Use Requirements</i> for transitional use requirements.</p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any <u>property line</u>. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. <p>C. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV <i>Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
22	Religious Institutions				Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV <i>Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. A seat is one fixed seat or 18 inches on a pew or <u>bench</u> or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or <u>right-of-way</u>.</p> <p>D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>E. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>G. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial <u>street</u> system.</p>
Construction-Related Businesses						
23	Construction-Related Businesses	0.36; 0.41; 0.41A; 0.55 ^B	50%	4; 5; 8	85% / 15% 1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, OV <i>Transitional Use Requirements</i> for transitional use requirements.</p> <p>B. Maximum building height of nine stories may be achieved through RZC 21.12.170, OV <i>Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
Other						
24	Kiosk			1; 1; 1	85% / 15%	<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede <u>emergency access</u>.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p>

25	Vending carts			C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures. F. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, Conditional Use Permit .
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TABLE NOTES:

- A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater
- B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date

(Ord. 2803; Ord.2836; Ord. 2919)

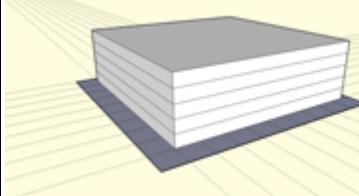
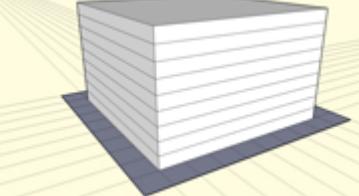
Effective on: 4/14/2018

21.12.050 OV Zone 2

A. Purpose. Two portions of Overlake Village are included in [Zone 2](#): the land northwest of the NE 24th Street/DaVinci Avenue NE intersection, and the area southeast of the NE 21st Street/152nd Avenue NE intersection. Commercial uses are emphasized here as part of mixed-use developments. These land areas are not as desirable for exclusively residential development due to their location along major arterials or near SR 520 and as such less housing is required in these areas than in Zone 1.

B. Maximum Development Yield.

Table 21.12.050A
Maximum Development Yield

	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7 	Example of 9-story building with FAR = 5.35 
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories		

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit

approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.050B
Allowed Uses and Basic Development Standards

§	Use	Max. FAR Base; w / TDRs or GBP; w / 50% Res.; w / IP	Max. Height Min. Res. Floor Area	Max. ISR / Min. LSR Base; w / TDRs or GBP; w / IP	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Residential						
1	Multifamily Structure				Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential				Bed (0.75, 0.75)	
3	Dormitory				Bedroom (0.5, 1.0)	
4	Residential suite					A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
5	Housing Services for the Elderly	2.5; 2.5; 2.5; 4.0	25%	5; 6; 8	85%; 15%	See Special Regulations
General sales or services						

							A. The following uses are not permitted: <ol style="list-style-type: none"> 1. Gasoline service; 2. Outdoor automobile sales, rental or service; 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use residential developments.
6	General Sales or Services	0.36; 0.41; 0.41A; 0.55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	C. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC 21.76.070.K , <i>Conditional Use Permit</i> D. Shall be considered a transitional use if: <ol style="list-style-type: none"> 1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator or provides services to buildings and dwellings; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for business support services. E. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> , for transitional use requirements. F. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. G. Parking standards for restaurant uses: <ol style="list-style-type: none"> 1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.	25%	4; 5; 8	85%; 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	.36; .41; .41A; .55 ^B	0%	4; 5; 9	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may increase to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	0.36; 0.41; 0.41A; 0.55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, emissions, vibrations, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> , for transitional use requirements. D. Maximum building height of 9 stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41A; 0.55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station					Adequate to accommodate peak	A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and

12	Battery exchange station			use	applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information			1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if: 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> for transitional use requirements. D. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
14	Local Utilities			Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
15	Regional Utilities				B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
16	Wireless Communication Facilities				A. See RZC 21.56 , <i>Wireless Communication Facilities</i> , for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
Arts, Entertainment, and Recreation					
17	Arts, Entertainment, and Recreation	0.36; 0.41; 0.41A; 0.55 ^B	25%	4; 5; 8	Adequate to accommodate peak use Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
18	Natural and other recreational parks			1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions					
19	Education, Public Administration, Health Care and other Institutions, except those listed below	0.36; 0.41; 0.41A; 0.55 ^B	25%	4; 5; 8	85%; 15% See Special Regulations A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the <u>Administrator</u> after considering the probable number of employees, etc.

20	Health and Human Services		1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any <u>property line</u>. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. <p>C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>	
21	Religious Institutions		Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. A seat is one fixed seat or 18 inches on a pew or <u>bench</u> or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or <u>right-of-way</u>.</p> <p>D. Decorative fencing or decorative walls and landscaping on side or back <u>lots</u> are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>E. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop <u>may</u> exceed the maximum shoreline <u>building height</u> by 15 feet. (SMP)</p> <p>F. Maximum height for separate <u>structures</u> on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>G. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>H. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>	
Construction-Related Businesses					
22	Construction-Related Businesses	0.36; 0.41; 0.41A; 0.55 ^B	25% 4; 5; 8	85%; 15% 1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>C. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
Other					
23	Kiosk	1; 1; 1	85%; 15%	<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede <u>emergency access</u>.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering <u>public safety</u>.</p>	

24	Vending carts	D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
TABLE NOTES:		
A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater		
B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date		

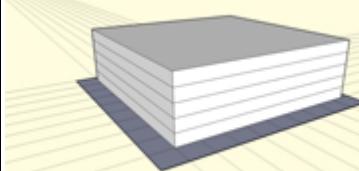
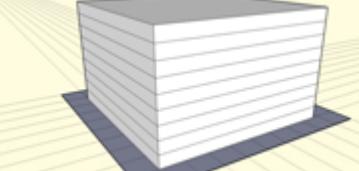
(Ord. 2642; Ord. 2803; Ord.2836; Ord. 2919; Ord. 2958)

Effective on: 4/27/2019

21.12.060 OV Zone 3

A. Purpose. [Zone 3](#) encompasses a majority of the southwest quadrant of the Overlake Village, except for the land bordering 152nd Avenue NE. Regional retail is emphasized here as part of mixed-use developments. This land area has the highest visibility and is located along this zone's highest trafficked corridors.

B. Maximum Development Yield.

Table 21.12.060A Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	Example of a 5-story building with FAR = 3.7  Example of 9-story building with FAR = 5.35 
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories	

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 3. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.060B Allowed Uses and Basic Development Standards	

§	Use	Max. FAR	Max. Height	Base; w / TDRs or GBP; w / 50% Res.; w / IP	Min. Res. Floor Area	Base; w / TDRs or GBP; w / IP	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
Residential									
1	Multifamily Structure	2.5; 2.5; 2.5; 4.0	25%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more Bed (0.75, 0.75) Bedroom (0.5, 1.0)	5; 6; 9	85%; 15%	See Special Regulations	<p>A. Parking requirements are as follows:</p> <ol style="list-style-type: none"> 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) <p>B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>	
2	Mixed-Use Residential								
3	Dormitory								
4	Residential suite								
5	Housing Services for the Elderly								
General sales or services									

							A. The following uses are not permitted: <ol style="list-style-type: none"> 1. Gasoline service; 2. Outdoor automobile sales and service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Automobile rental requires a conditional use permit (see RZC 21.76.070.K , <i>Conditional Use Permit</i>) and must comply with the following provisions: <ol style="list-style-type: none"> 1. Shall not <u>abut</u> any residential zone. 2. Rental uses operating in mixed-use developments are limited to eight <u>rental vehicles</u> at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the <u>Technical Committee</u> of a vehicle storage plan. 3. Vehicle display area shall be outside of required parking and <u>landscape areas</u>. 4. Vehicles shall be stored on paved surfaces. 5. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles. 6. Outdoor loudspeaker systems are prohibited. 7. Razor wire, chain link, and barbed wire fences prohibited on <u>street or access frontage</u>. 8. Vehicle repair shall be conducted indoors. D. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . E. Shall be considered a transitional use if: <ol style="list-style-type: none"> 1. Business is a consulting service, <u>research and development service</u>, <u>office and administrative service</u>, <u>facilities support service</u>, <u>caterer</u>, <u>food service contractor</u>, <u>vending machine operator</u> or provides <u>services to buildings and dwellings</u>; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for business support services. F. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> , for transitional use requirements. G. Parking standards for restaurant uses: <ol style="list-style-type: none"> 1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0) 2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0) H. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of <u>gross floor area</u> for the retail components of mixed-use developments.
6	General Sales or Services	.36; .41; .41A; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 SF GFA (2.0, 3.0)	
7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.2; 1.35	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.36; .41; .41A; .55 ^B	0%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of <u>gross floor area</u> for the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							

9	Manufacturing and Wholesale Trade	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Warehouse and storage services not permitted.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Shall be considered a transitional use. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p>
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation				1,000 sq ft gfa (2.0, 3.0)		
11	Rapid charging station						
12	Battery exchange station				Adequate to accommodate peak use		<p>A. Maximum building height of nine stories may be achieved through RZC 21.12.170, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p>
13	Communications and Information	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if:</p> <ol style="list-style-type: none"> 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. <p>C. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p>
14	Local Utilities						
15	Regional Utilities						
16	Wireless Communication Facilities		0%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation	.36; .41; .41 ^A ; .55 ^B		4;	85%; 15%	Adequate to accommodate peak use	
18	Natural and other recreational parks		25%	5; 9		1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care and other Institutions, except those listed below	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	See Special Regulations	<p>Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the <i>Administrator</i> after considering the probable number of employees, etc.</p>

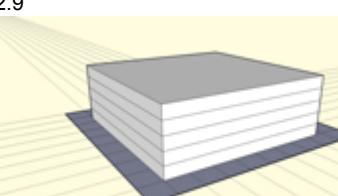
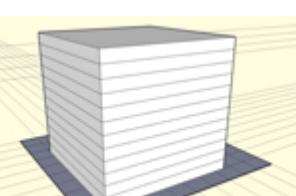
20	Health and Human Services				1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall be considered a transitional use if less than 51 percent of a business' transactions are made with the general public, except for day care centers. See RZC 21.12.140, OV <i>Transitional Use Requirements</i>, for transitional use requirements.</p> <p>B. Provisions for day care centers:</p> <ol style="list-style-type: none"> 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any <u>property line</u>. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. 	
21	Religious Institutions				Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	<p>A. A seat is one fixed seat or 18 inches on a pew or <u>bench</u> or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>B. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or <u>right-of-way</u>.</p> <p>C. Decorative fencing or decorative walls and landscaping on side or back <u>lots</u> are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>D. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop <u>may</u> exceed the maximum shoreline <u>building height</u> by 15 feet. (SMP)</p> <p>E. Maximum height for separate <u>structures</u> on-site, such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>F. Requires a conditional use permit if 750 seats or greater. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>G. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>	
Construction-Related Businesses							
22	Construction-Related Businesses	.36; .41; .41 ^A ; .55 ^B	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, OV <i>Transitional Use Requirements</i>, for transitional use requirements.</p>
Other							
23	Kiosk			1; 1; 1	85%; 15%		<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering <u>public safety</u>.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p>
TABLE NOTES:							
<p>A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater</p> <p>B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date</p>							

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919)

21.12.070 OV Zone 4

A. Purpose. [Zone 4](#) provides for redevelopment of a unique 28-acre, sloped site located at the core of the Overlake Village. This site is intended to provide a compact, mixed-use development with substantial residential development, as well as employment, retail and services, which are integrated with a major urban neighborhood public park that provides a central gathering place through plazas and green spaces. The substantial residential component is intended to achieve a site that is active during the day and during the evening, supports retail and other commercial space that is developed on the site, and supports the site as a transit-oriented place. For that reason, a 50 percent minimum residential floor area requirement is established. With its central location and proximity to major employers, the site is well-suited for pedestrian- and transit-supportive development. The design and development of this district will be controlled by a Master Plan. The Master Plan ensures that development here carries out the vision for Overlake.

B. Maximum Development Yield.

Table 21.12.070A Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
Floor area ratio (FAR)	2.9	TDRs or GBP: 0.05 Incentive Program: 2.25	5.2	<p>Example of a 5-story building with FAR = 2.9</p>  <p>Example of 9-story building with FAR = 5.2</p> 
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 6 stories	12 stories	

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 4. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.070B
Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Max. Height Base; w / TDRs or GBP; w / IP	Min. Res. Floor Area	Max. ISR / Min. LSR Base; w / TDRs or GBP; w / IP	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w / TDRs or GBP; w / IP					
Residential							
1	Multifamily Structure	2.5; 2.5; 4.0	50%	5; 6; 12	85%; 20%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	A. An applicant may use an alternate method to calculate the 50 percent minimum residential floor area requirement for a proposed Master Plan. If used, the alternative method shall be described in a Development Agreement for the proposed Master Plan, and shall meet the intent of the 50 percent residential floor area requirement, which is described above in RZC 12.12.070.A, <i>Purpose</i> . B. 2. Height not to exceed 125 feet through Overlake Village Incentive Program.
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite						
5	Housing Services for the Elderly					See Special Regulations	A. Height not to exceed 125 feet through Overlake Village Incentive Program. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) C. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
General sales or services							

							A. The following uses are not permitted: <ol style="list-style-type: none"> 1. Gasoline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Limited to less than 75,000 square feet gross floor area in a single use. D. Height not to exceed 126 feet through Overlake Village Incentive Program. E. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments. F. Parking standards for restaurant uses: <ol style="list-style-type: none"> 1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0) 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0) G. Parking for the following uses may be reduced as described below provided the <u>Technical Committee</u> finds there is sufficient data and analysis upon which the reduction is based to demonstrate that adequate parking will be provided, including shared parking: <ol style="list-style-type: none"> 1. Parking for sit-down and carry-out restaurants may be reduced to not less than two (2) spaces per 1,000 square feet gross floor area; 2. Parking for restaurants, cafes or delis with less than 750 square feet gross floor area may be reduced to zero spaces.
6	General Sales or Services	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	Height not to exceed 135 feet through Overlake Village Incentive Program.
7	Hotels, Motels and Other Accommodation Services	.4; .47; 1.2	50%	4; 5; 12	85%; 20%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.4; .47; 1.0	0%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. Wholesale trade establishments and warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Height not to exceed 126 feet through Overlake Village Incentive Program.
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	Height not to exceed 126 feet through Overlake Village Incentive Program.
11	Rapid charging station					Adequate to accommodate peak use	A. Height not to exceed 126 feet through Overlake Village Incentive Program. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
12	Battery exchange station						

13	Communications and Information			1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Height not to exceed 126 feet through Overlake Village Incentive Program.		
14	Local Utilities			Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K, Conditional Use Permit B. Height not to exceed 126 feet through Overlake Village Incentive Program.		
15	Regional Utilities						
16	Wireless Communication Facilities				See RZC 21.56, Wireless Communication Facilities , for specific development requirements.		
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation	.4; .47; 1.0	50%	4; 5; 10	Adequate to accommodate peak use Height not to exceed 126 feet through Overlake Village Incentive Program.		
18	Natural and other recreational parks				1,000 sq ft gfa (0, adequate to accommodate peak use)		
Education, Public Administration, Health Care, and other Institutions							
19	Education, Public Administration, Health Care, and other Institutions, except those listed below	.4; .47; 1.0	50%	4; 5; 10	See Special Regulations A. Religious institutions not permitted. B. Height not to exceed 126 feet through Overlake Village Incentive Program. C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.		
20	Health and Human Services				A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line . 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. B. Height not to exceed 126 feet through Overlake Village Incentive Program.		
Construction-Related Businesses							
21	Construction-Related Businesses	.4; .47; 1.0	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. Shall include a showroom open to the general public. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Height not to exceed 126 feet through Overlake Village Incentive Program.
Other							
22	Kiosk			1; 1; 1	85%; 15%		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access . B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act . C. Structures shall be secured to prevent tipping and endangering public safety . D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
23	Vending carts						

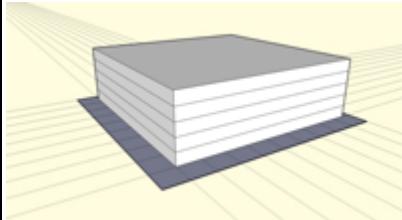
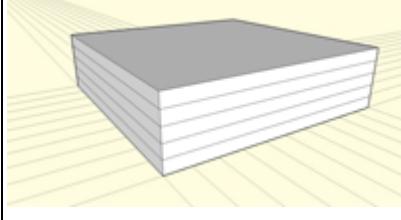
(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018

21.12.080 OV Zone 5

A. Purpose. Zone 5 is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site's location next to the freeway interchange, highly trafficked arterial, and the immediately surrounding employment campuses. Residential uses are permitted but not required.

B. Maximum Development Yield.

Table 21.12.080A Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
Floor area ratio (FAR)	3.7	Incentive Program: 1.3	5	<p>Example of a 5-story building with FAR = 3.7</p> 
Height	5 stories	None in this example	5 stories	<p>Example of 5-story building with FAR = 5</p> 

C. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in Zone 5. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.12.080B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations

	Base; w / TDRs or GBP; w / IP	Base; w / TDRs or GBP; w / IP						
Residential								
1	Multifamily Structure	2.5; 2.5; 4.0	0%	5; 5; 5	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more Bed (0.75, 0.75) Bedroom (0.5, 1.0)			
2	Mixed-Use Residential							
3	Dormitory							
4	Residential suite							
5	Housing Services for the Elderly				See Special Regulations	<p>A. Parking requirements are as follows:</p> <ol style="list-style-type: none"> 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) <p>B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.</p>		
General sales or services								
6	General Sales or Services	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> 1. Gasoline service; 2. Outdoor automobile sales, rental and service; and 3. Rental storage and mini-warehouses. <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Limited to less than 75,000 sq ft gross floor area in a single use.</p> <p>D. Shall be considered a transitional use if:</p> <ol style="list-style-type: none"> 1. Business is a consulting service, research and development service, office and administrative service, facilities support service, caterer, food service contractor, vending machine operator, or provides services to buildings and dwellings; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for business support services. <p>E. See RZC 21.12.140, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>F. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> 1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0) 2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0) <p>G. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>	

7	Hotels, Motels and Other Accommodation Services	1.2; 1.2; 1.35	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	.36; .41; .55	0%	4; 5; 5	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC 21.41 Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
Manufacturing and Wholesale Trade							
9	Manufacturing and Wholesale Trade	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft (2.0, 3.0)	A. Wholesale trade establishments and warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Shall be considered a transitional use. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> , for transitional use requirements.
Transportation, Communication, Information, and Utilities							
10	Road, Ground Passenger and Transit Transportation	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC 21.12.170 , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
12	Battery exchange station					Adequate to accommodate peak use	B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Shall be considered a transitional use if: 1. Business is a software publisher or telecommunications and broadcasting; OR 2. Less than 51 percent of a business's transactions are made with the general public, except for other publishing uses not listed above. C. See RZC 21.12.140 , <i>OV Transitional Use Requirements</i> , for transitional use requirements.
14	Local Utilities					Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
15	Regional Utilities	.36; .41; .55	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use	Requires a conditional use permit. See RZC 21.76.070.K , <i>Conditional Use Permit</i> .
16	Wireless Communication Facilities						See RZC 21.56 . <i>Wireless Communication Facilities</i> , for specific development requirements.
Arts, Entertainment, and Recreation							
17	Arts, Entertainment, and Recreation	.36; .41; .55	0%	4; 5; 5	85%; 15%	Adequate to accommodate peak use	

18	Natural and other recreational parks				1,000 sq ft gfa (0, adequate to accommodate peak use)	
Education, Public Administration, Health Care, and other Institutions						
19	Education, Public Administration, Health Care, and other Institutions, except those listed below	.36; .41; .55	0%	4; 5; 5	85%; 15%	See Special Regulations <ul style="list-style-type: none"> A. Religious institutions not permitted. B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
20	Health and Human Services					<ul style="list-style-type: none"> A. Shall be considered a transitional use if less than 51 percent of a business's transactions are made with the general public, except for day care centers. See RZC 21.12.140, OV <i>Transitional Use Requirements</i>, for transitional use requirements. B. Provisions for day care centers: <ul style="list-style-type: none"> 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
Construction-Related Businesses						
21	Construction-Related Businesses	.36; .41; .55	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0) <ul style="list-style-type: none"> Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC 21.12.140, OV <i>Transitional Use Requirements</i>, for transitional use requirements.
Other						
22	Kiosk					<ul style="list-style-type: none"> A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
23	Vending carts			1; 1; 1	85%; 15%	

(Ord. 2642; Ord. 2803; Ord. 2836; Ord. 2919)

Effective on: 4/14/2018

21.12.090 OV Floor Area

- A. All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met.
- B. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.

C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities.

D. *Repealed.*

(Ord. 2709)

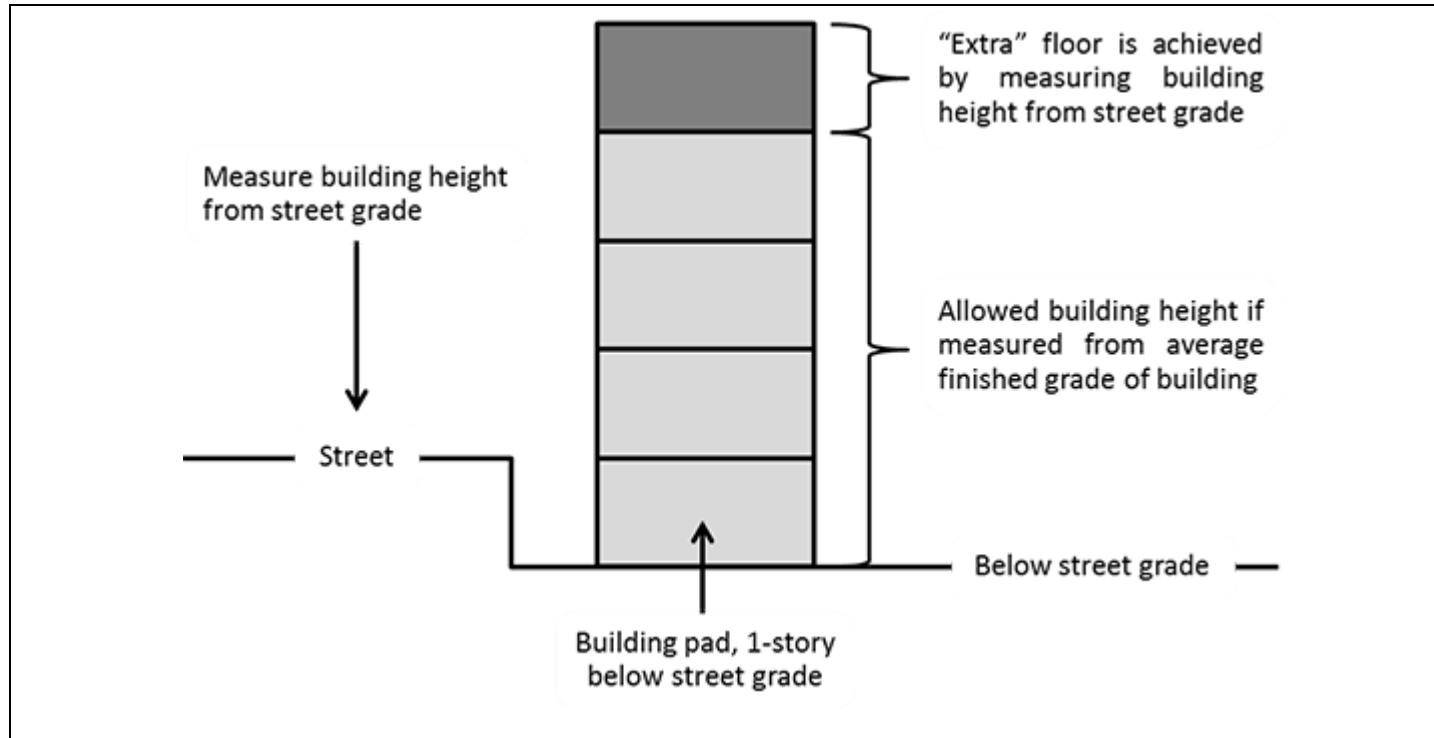
Effective on: 10/26/2013

21.12.100 OV Building Height

A. **Height Tradeoff.** The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street or park, to achieve better design and stepped building height through the land use permit process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of bonuses or transfer of development rights) shall not exceed the floor area that was removed or omitted to create the stepped building facade and shall not exceed one additional floor above the prescribed maximum building height.

B. In areas where an adjacent public or private street will be more than one story above the ground floor elevation of a building because of topography (such as the southwest corner of NE 90th Street and Redmond-Woodinville Road), building height may be measured from the grade of the higher public or private street, instead of from average finished grade of the building. Building height as measured from the grade of the public or private street shall not exceed maximum building height (including bonuses, if any), and the entire site shall comply with applicable FAR limits. See Figure 21.12.100, *OV Building Height*, below.

Figure 21.12.100
OV Building Height



C. To achieve an appropriate transition between major public streets and development interior to Zone 4, maximum building height within 50 feet of the rights-of-way of 152nd Avenue NE and 156th Avenue NE shall be six stories measured from the closest edge of the property to the right-of-way. Bonuses or transferred development rights may not be used to exceed this limit.

Effective on: 4/16/2011

21.12.110 OV Parking Standards

- A. Developments may provide parking in excess of the maximum allowed parking standard shown in RZC [21.12.040](#) through [21.12.080](#), OV Zones 1 through 5, provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.
- B. Alternative parking standards may be specified in a City-approved Master Plan or site plan when a change is supported by the Overlake Parking Management Plan, a City review of parking in one or more Overlake zones, or a property owner-initiated parking analysis.
- C. Curbside parking on public streets within a development site may count toward up to 25 percent of the required off-street parking. When all or part of the street right-of-way is dedicated by the development site property owner or a predecessor in title, curbside parking shall be fully counted toward satisfaction of the off-street

parking requirement. Curbside parking on 152nd Avenue NE or 156th Avenue NE shall not be counted toward off-street parking. Curbside parking on private streets that are part of the development site shall be fully counted toward satisfaction of the required off-street parking requirement. ([Ord. 2642](#))

Effective on: 4/16/2011

21.12.120 OV Residential Usable Open Space

A. General Requirement. The minimum residential usable open space requirement establishes the minimum percentage of a development that must be set aside to provide usable open space for residents. Every development that includes residences shall provide usable open space in an amount equal to or greater than 6.25 percent of the gross residential floor area.

B. Alternatives for configuration of the total amount of usable open space.

1. Common open space is open space that is open to all residents. It includes landscaped courtyards or decks, gardens with pathways, children's play areas, and other multipurpose recreational or green spaces. Except for rooftop open space, it may be used to meet 100 percent of the usable open space requirement.
2. Common open space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. The average minimum dimension shall be 20 feet, with no dimension less than 12 feet.
3. Private open space is open space that is not open to all residents. It includes balconies, patios, and other multi-purpose recreational or green spaces. It may be used to meet up to 50 percent of the usable open space requirement. Private open spaces shall be at least 50 square feet, with no dimension less than five feet.
4. Rooftop open space may be used to meet up to 50 percent of the usable open space requirement, except for rooftop open space described in subsection (5) below.
5. In some circumstances, a rooftop may be accessible from street grade because of significant slopes on a site. In such instances, rooftop open space built at street grade and open to the general public may be used to meet 100 percent of the usable open space requirement.

C. Combining Usable Open Space and Pedestrian Access. Parking areas, driveways, and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except any pedestrian path or walkway traversing through the open space if the total width of the common usable open space is 18 feet or wider.

Effective on: 4/16/2011

21.12.130 OV Landscaping

A. General Requirement. All setbacks, buffers, open spaces, permeable surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas, and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and applied toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements

specified in [RZC 21.32, Landscaping](#), shall apply except to the extent that they conflict with landscaping practices appropriate to an urban center. In addition, supplemental landscaping requirements for Overlake Village are defined below.

B. Plantings Along Streets. At a minimum, planting strips along streets shall include street trees per the City's standards for type and species. Where space allows, planting areas should include other vegetation suitable for an urban setting. Tree planting pits on streets that include Furniture Zones per RZC [21.12.150, OV Street Cross Sections](#), shall be covered with cast-iron tree grates of a type that meets ADA requirements.

C. Open Space and Plazas.

1. Plazas and common usable open spaces shall be landscaped to create visual interest by providing a variety of colors, heights, and forms of foliage; soften building edges; and reduce the impact of elements such as noise or wind.
2. The quantity of trees, shrubs, and other plant materials shall be designed to meet the size and function of the plaza or open space.

D. Zone 5 Buffers.

1. Properties in Zone 5 shall provide a landscape buffer at least 20 feet in width along street frontages where any portion of the street bordering the development site borders a residential zone within a neighboring jurisdiction.
2. The buffers shall be planted with the following materials:
 - a. Minimum of one tree per 200 square feet of buffer area. No more than 40 percent of trees may be deciduous.
 - b. Evergreen shrubs, a minimum of five gallon in size. The area covered by the shrubs shall equal at least one-third of the buffer frontage.
 - c. Groundcover plantings to cover the ground within three years.
 - d. Plant materials shall be drought tolerant and at least 50 percent native species by area.
 - e. Trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development; rather it should screen it.
3. Up to 20 percent of the buffer area may be used for streets, driveways, utility crossings, trails, or ground level features such as patios. Other structures may not be placed in required buffers.
4. Buffers may be counted towards required open space, required pervious surfaces, setbacks, and other requirements in the Use and Bulk Regulations that they meet.
5. Buffers may include landscaped on-site stormwater management BMPs such as bioretention or rain gardens.

(Ord. 2858)

Effective on: 12/17/2016

21.12.140 OV Transitional Use Requirements

A. Purpose. The purpose of this section is to provide for the transition of properties consistent with the adopted vision and plan for Overlake Village as a multistory mixed-use/residential urban neighborhood. This section is intended to ensure fairness to existing uses and property owners while also recognizing that the eventual redevelopment of these properties is consistent with and carries out the City's adopted goals, policies, and plans.

B. Transitional uses indicated in the Use and Bulk Regulation Tables in RZC [21.12.040 \(OV Zone 1\)](#), [21.12.050 \(OV Zone 2\)](#), [21.12.060 \(OV Zone 3\)](#), and [21.12.080 \(OV Zone 5\)](#) shall:

1. Only be located within the building footprint existing on any property as of December 11, 2007;
2. Not exceed 25,000 square feet gross floor area; and
3. Together with other transitional uses on the property, not comprise more than 70 percent of the total floor area for the buildings existing on the property under the ownership of record as of December 11, 2007.

C. The desirability of allowing transitional uses to continue shall be reviewed prior to December 12, 2012, and every five years after that, at a minimum, in order to determine whether allowing such uses to continue is compatible with the vision for Overlake. Unless City Council amends these regulations to prohibit transitional uses as the result of the review, the uses shall continue for an additional five years. If City Council amends these regulations to prohibit the transitional uses, all such uses with a Redmond business license located in Overlake Village zone at the time of the amendment shall become legal nonconforming uses. A transitional use located within Overlake Village zone that becomes a legal nonconforming use shall be allowed to expand consistent with the conditions outlined in (B) above. If a legal nonconforming use vacates the premises in which it is located, the use may be replaced by any other transitional use that was allowed by the code as adopted on December 11, 2007.

Effective on: 4/16/2011

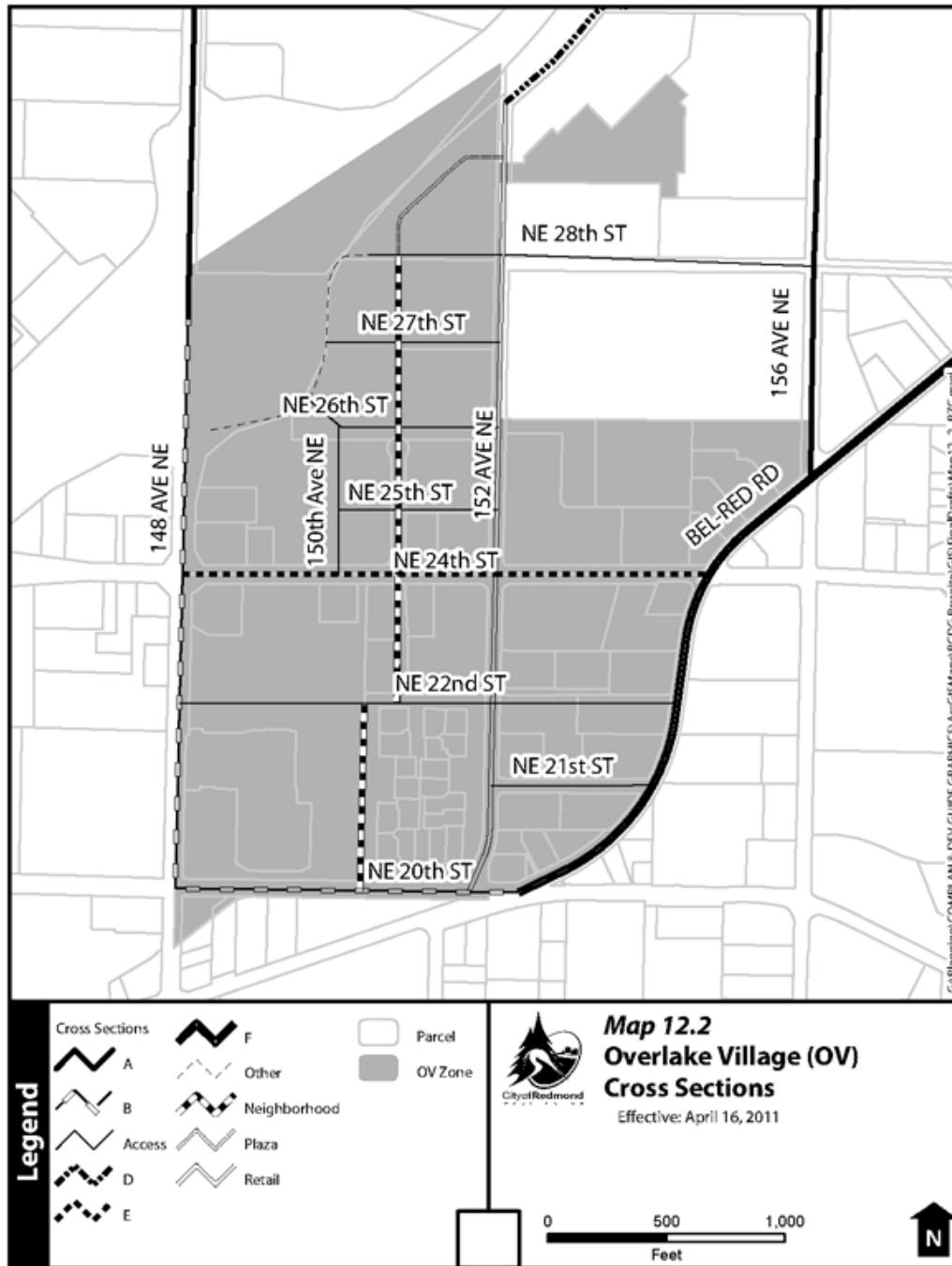
21.12.150 OV Street Cross Sections

A. Guidelines for Application.

1. The Technical Committee shall review and approve each component of the street cross section on a project-by-project basis and has the authority to alter street cross section widths and uses, including utility locations.
2. Street cross section widths apply at the middle of the block.
 - a. The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
 - b. Intersection design shall be based upon the Pedestrian System Plan, and Bicycle System Plan, and Design Guidance chapters of the [Transportation Master Plan](#); the [Bicycle Facilities Design Manual](#); the [City's Construction Specifications and Design Standards for Streets and Access](#); and any corridor study adopted by the City Council for the street(s) in question.
3. Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes and collision history, and using recognized engineering standards, such as those published by AASHTO, ITE, or other recognized authority.
4. Utilities, such as power, telephone, and cable, shall be placed under the sidewalk.

5. When designing multimodal corridors refer to the Modal Corridors section of Transportation Master Plan. Corridors shall support all modes.
6. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

Figure 21.12.150A
Overlake Village (OV) Cross Section



Note: Online users may click the map for a full-size version in PDF format.

B. Site Requirements by Cross Section.

1. The table below describes street cross section requirements for some streets in Overlake Village shown on Map 12.2, Overlake Village (OV) Cross Sections. Other street cross sections are described in the table in subsection (2) of this section.

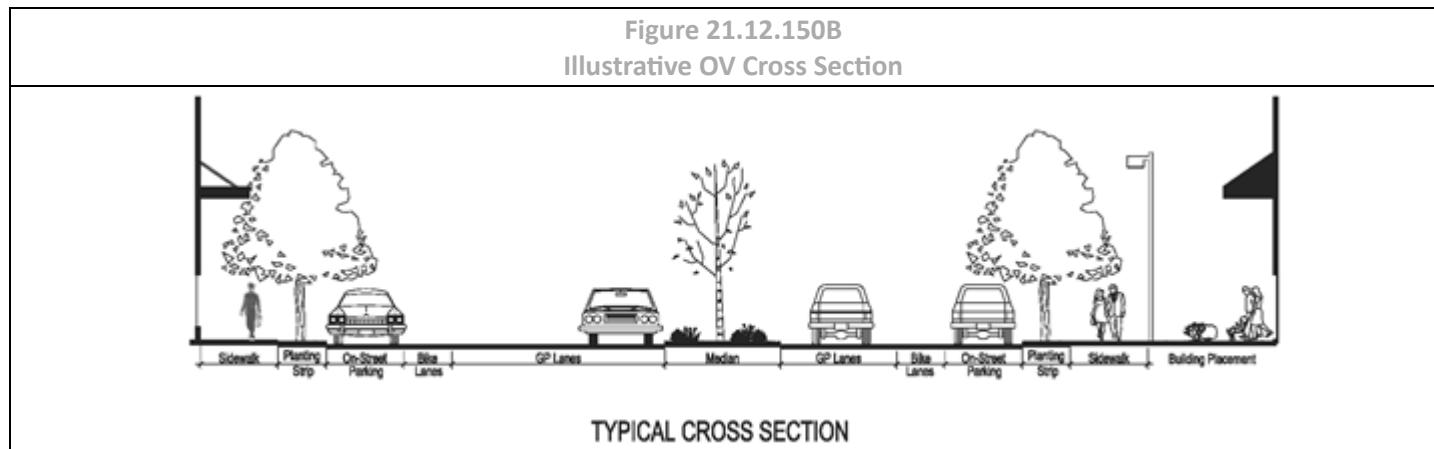


Table 21.12.150A
Site Requirements by Cross Section

Standard	Cross Section			
	A	B	E	F
Right of Way Geometry				
Total right-of-way	90	86	82	89
Sidewalk	8 (SB/WB); 12 (NB/EB)	8 (Both Sides)	8 (Both Sides)	6 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	5.5 (Both Sides)
GP Lanes	24 (Both Sides)	24 (Both Sides)	22 (Both Sides)	22 (Both Sides)
Median / Two Way Left Turn Lane	12	12	12	12
Building Placement				
Build-To Line (Front and Side Street)	10	1	2	1
Setback Line (Side and Rear)	0	0	0	0

Building Use				
Ground Floor Uses	Residences prohibited. Offices or recreational areas associated with residential uses allowed.			
Notes				
Notes	A. Separate multiuse path parallel to corridor. B. Street section shared by Bellevue and Redmond. C. Outside GP lane 13 feet. Inside GP lane 11 feet.	Outside GP lane 13 feet. Inside GP lane 11 feet.		

2. The table below describes street cross section requirements for some streets in Overlake Village shown on Map 12.2, Overlake Village (OV) Cross Sections. Other street cross sections are described in the table in subsection (1) of this section.

Table 21.12.150B Cross-Section Requirements for Other Streets				
Street type	Total right-of-way (feet)	Description of Street	Ground Floor Uses	Notes
Retail street	100	This is an urban main street that is intended to be the linear core within Overlake Village and attract significant numbers of people to multiple activities. It is intended to include within the mix of uses at street level restaurants, retail, cultural and entertainment uses, personal services and similar businesses that are pedestrian oriented. Key features of the street cross section include: one vehicle travel lane in each direction with turn lanes as necessary, wide sidewalks, protected bikeways, and curbside parking.	Pedestrian-oriented uses required; residential uses prohibited.	Design details are located in Appendix 7 of the Redmond Zoning Code.
Neighborhood street	88	This street creates a green connection between the light rail station, Overlake Village open spaces, and the rest of the neighborhood. Street level uses are expected to include a mix of residential and pedestrian-oriented commercial uses. Key features of the street cross section include: one vehicle travel lane in each direction, wide sidewalks, bicycle lanes, urban pathway, and curbside parking.		Design details are located in Appendix 7 of the Redmond Zoning Code.
Access street	75	These streets provide local access and areas for driveways and loading. Key features of the street cross section include: one vehicle travel lane in each direction with turn lanes as necessary, wide sidewalks, urban pathway and bicycle lanes (some segments), and curbside parking.		Design details are located in Appendix 7 of the Redmond Zoning Code.
Plaza street	57	This street fronts the Overlake Village light rail station and is adjacent to a future public plaza. Key features of the street cross section include: one vehicle travel lane in each direction; pedestrian zones that blend with the plaza, street, and station, low vehicle speeds, and light rail passenger pick-up and drop-off opportunities.		Design details are located in Appendix 7 of the Redmond Zoning Code.

C. Ground Floor Uses.

1. General Requirement. Ground floor uses are established in RZC 21.12.150.B, *Site Requirements by Cross Section*. This section establishes requirements regarding ground floor uses specified in the chart.

2. Pedestrian-Oriented Use Requirements. Where pedestrian-oriented ground floor uses are required, the following requirements must be met, in addition to the design requirements found in RZC Article IV, Design Standards.

- a. A minimum of 50 percent of the linear sidewalk-level facade shall be occupied by pedestrian-oriented uses and should be continuous; and
- b. Up to 50 percent of the linear sidewalk-level frontage may be designed to accommodate future conversion to pedestrian-oriented uses. Any uses other than residential may be permitted until conversion of the space.

3. In locations where ground floor residential units are permitted, either:

- a. The units shall be set back a minimum of 10 feet from the back of the required setback zone, or
- b. All living areas with windows shall be elevated above the street grade at least three feet.
- c. The Administrator may consider alternative design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.

(Ord. 2652; Ord. 2803)

Effective on: 10/17/2015

21.12.160 OV Urban Pathway

A. As properties are developed, corresponding portions of the urban pathway shown on Map 12.1, Overlake Village Subarea Map, shall be installed by the property owner/developer. In the event that the Technical Committee determines that installation should be delayed to accommodate a more comprehensive planned future improvement of the urban pathway, the property owner/developer shall pay the cost of the installation to the City in lieu of installation. In order to provide flexibility, the actual alignment shall be determined through the Site Plan Entitlement process.

B. The improvements shall include a 12-foot-wide concrete path with eight feet of landscaping on both sides as part of a 28-foot corridor with pedestrian lighting and connections to existing or planned plazas or open spaces. The Technical Committee may approve alternatives to concrete if site or design conditions warrant. Where the pathway follows existing or planned streets or extends along retail storefronts, the corridor width may be reduced through the Site Plan Entitlement process.

C. The landscaping shall include a combination of trees, shrubs and other plant materials to enhance visual interest and create a parklike quality along the pathway. A landscaping plan shall be submitted to and approved by the Technical Committee and may provide for varying types and quantities of landscaping along the pathway to provide compatibility with the adjoining land use. For example, the landscaping could include more shrubs and groundcover and fewer trees where visibility of retail storefronts is needed.

Effective on: 4/16/2011

21.12.170 OV Incentive Program

A. Purpose. The purpose of this section is to enhance the character and overall livability of Overlake Village. The incentive program does this by incentivizing features that implement neighborhood goals and respond to needs for public amenities, housing opportunities, and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area, as well as additional permitted uses. This section also indicates the City's priorities for provision of these desired features.

B. Features and Incentives.

1. Table 21.12.170A, *Priority Features and Incentives*, indicates high-priority features and maximum incentives available in each zone. Table 21.12.170B, *Additional Features and Incentives*, indicates additional bonus features and incentives. Following the tables, subsection D. explains the features in detail.
2. In order for sites to qualify for development incentives the applicant must provide the applicable feature(s) described in Table 21.12.170A, *Priority Features and Incentives*.
3. An applicant may provide additional features from Table 21.12.170A or 21.12.170B to qualify for additional development incentives. The same land area may not be used to qualify for two bonus features. For example, an applicant whose site is shown for a major park on Map 12.1, *Overlake Village Subarea Map*, and who satisfies that requirement must provide additional space for an outdoor plaza in order to receive additional development incentives.

C. Restrictions.

1. Features provided through this program for parks, stormwater facilities or plazas may not be counted toward satisfaction of the minimum usable open space requirements in RZC [21.12.120](#), *OV Residential Usable Open Space*.
2. Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

Table 21.12.170A
Priority Features and Incentives

	Priority Feature	Applicable Zones	Maximum Incentive Per Feature
1.	Regional Stormwater Management Facility	1 and 3 as indicated on map	Three additional stories for all residential buildings in the development, Four additional stories for all commercial buildings in the development, Additional 1.5 FAR for residential uses, and Additional 0.19 FAR for commercial uses.
2.	Major Park	4	Three additional stories for all residential buildings in the development, Four additional stories for all commercial buildings in the development, Additional 1.5 FAR for residential uses, and Additional 0.15 FAR for commercial uses.
3.	Plaza Dedication	1, 2, 3, 4, 5	One additional story for 50 percent of the buildings in the development

4.	Plaza Improvement	1, 2, 3, 4, 5	<p>One of the following:</p> <p>Additional 1.5 FAR for residential uses, or</p> <p>Additional 0.15 FAR for commercial and hotel uses, or</p> <p>One additional story for 50 percent of the buildings in the development, or</p> <p>Expanded list of nonresidential land uses to include uses considered transitional in RZC 21.12.040 through 21.12.060 and 21.12.080, OV Zones 1 through 3 and 5. Only available if required residential development per RZC 21.12.040 through 21.12.070, OV Zones 1 through 4 has been constructed.</p>
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Table 21.12.170B
Additional Features and Incentives

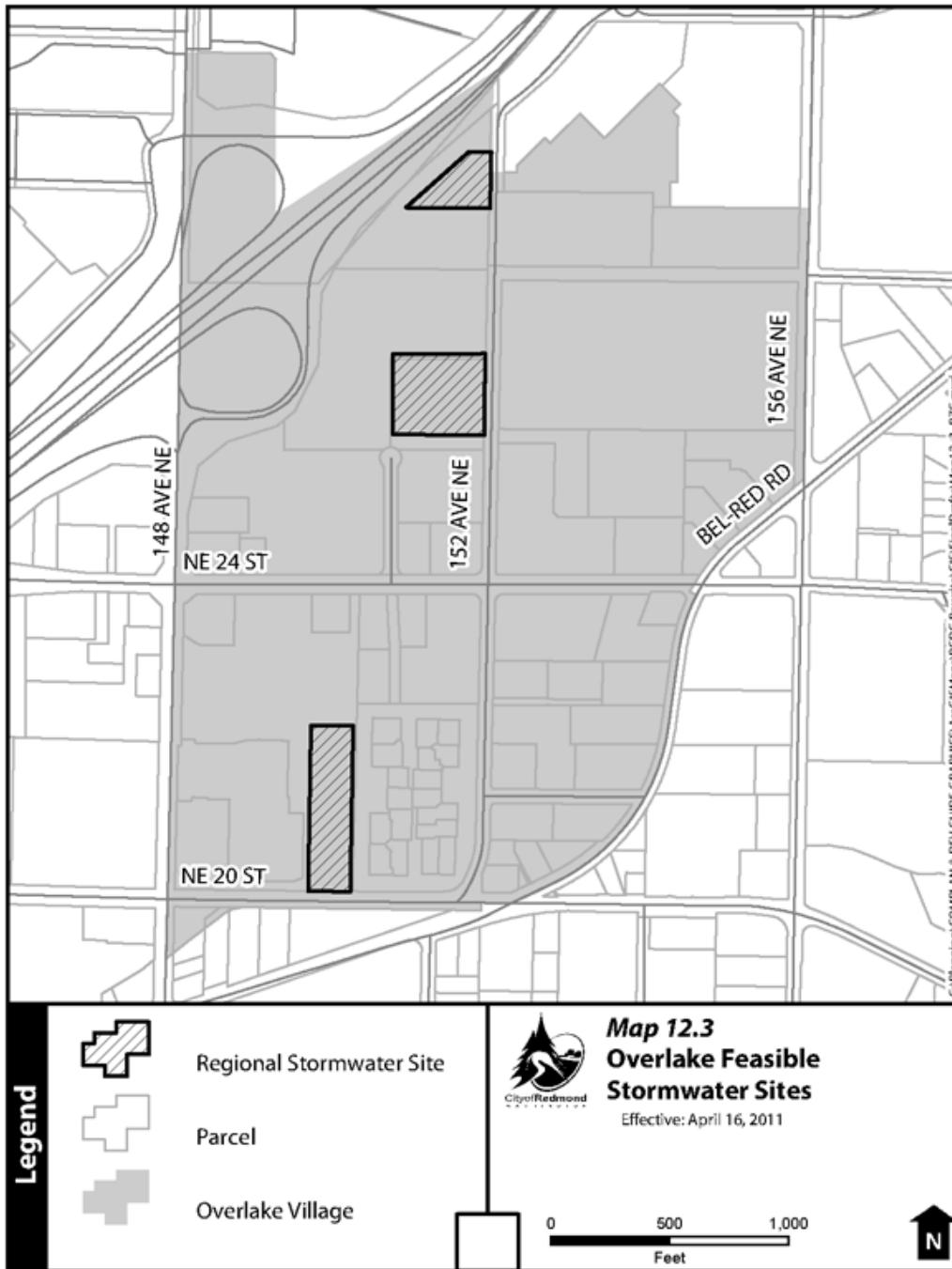
	Additional Features	Applicable Zones	Maximum Incentive Per Feature
5.	Green Building or Development	1, 2, 3, 4, 5	<p>One additional story for each building designed and constructed to meet the certification described in RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP), and</p> <p>Expanded list of nonresidential land uses to include uses considered transitional in RZC 21.12.040 through 21.12.060 and 21.12.080, OV Zones 1 through 3 and 5. Only available if required residential development per RZC 21.12.040 through 21.12.070, OV Zones 1 through 4 has been constructed.</p>
6.	Residential Uses Above Minimum Required	1, 2, 3, 4	One additional story for all buildings in the development.
7.	Subterranean Parking	1, 2, 3, 4, 5	<p>One additional story for all buildings in the development,</p> <p>Additional 1.5 FAR for residential uses,</p> <p>Additional 0.15 FAR for commercial uses, and</p> <p>Expanded list of nonresidential land uses to include uses considered transitional in RZC 21.12.040 through 21.12.060 and 21.12.080, OV Zones 1 through 3 and 5. Only available if required residential development per RZC 21.12.040 through 21.12.070, OV Zones 1 through 4 has been constructed.</p>
8.	Combination Subterranean and Wrapped Structured Parking	1, 2, 3, 4, 5	Select one of the incentives offered for Feature 7.
9.	Affordable Housing Above Minimum Required	1, 2, 3, 4, 5	Additional residential floor area at 2.5 times the equivalent floor area for each affordable unit provided above the minimum requirement of 10 percent of the total dwellings, up to a maximum total residential FAR of 3.75. The bonus residential floor area may be used to increase building height by up to one story.
10.	Hotel and conference center, full service	4	Two additional stories for hotel and conference center, full service buildings; and Additional .20 FAR for commercial development.
11.	Transit-Oriented Development	4	<p>One additional story for commercial buildings and two additional stories for residential and full service hotel/conference center buildings; and</p> <p>Additional .25 FAR for commercial development; and</p> <p>Additional .75 FAR for residential development.</p> <p>Undeveloped transit-oriented development bonus FAR may be transferred from one site to another site that satisfies the criteria for the bonus.</p>

D. Features Explained.

1. Regional Stormwater Management Facility: Dedicate two to four acres of land to the City of Redmond for use as a regional stormwater management facility. Map 12.3, *Overlake Feasible Stormwater Sites*, indicates

properties to which this provision applies.

Map 12.3
Overlake Feasible Stormwater Sites



Note: Online users may click the map for a full-size version in PDF format.

D. 2. Major Park: Provide a minimum of 2.5 acres of land that is accessible and welcoming to the public as an urban park and open space.

- a. May be in one or two open space areas, with one of the spaces a minimum of 1.5 acres in size to provide sufficient size for informal recreation. If provided in two areas, these spaces shall be contiguous or connected by a pathway which promotes a clear visual connection and relationship between the spaces. The pathway shall be designed at a minimum to meet the requirements of RZC [21.12.160](#), *OV Urban Pathway*. Visual connection may be achieved through proximity of the spaces or through enhanced design treatments along the pathway which enable pedestrians to readily perceive the connection between the spaces.
- b. The intended character of the open space(s) is to:
 - i. Include a balance of open lawn and trees;
 - ii. Include hard surfaces, such as plazas, as well as soft surfaces, such as lawns;
 - iii. Provide a central gathering place and a place that can be programmed, such as for concerts;
 - iv. Include space for refuge as well as space for active recreation, such as small play areas;
 - v. Help serve needs for a variety of ages from children through seniors; and
 - vi. Be located either near 152nd Avenue NE or provide a clear connection to 152nd Avenue NE through at least one pathway.
- c. The City and applicant shall establish an agreement regarding the design, funding, and timing for completion of improvements for this park. The completion of improvements for this park shall be commensurate with the progress on the construction of the development.
- d. The space shall be dedicated to the City of Redmond or be subjected to covenants or other legally binding provisions mutually agreed upon by the property owner and City to assure the property is open and accessible to the public.

3. Plaza Dedication. Provide a minimum of five percent of the gross site area, an equivalent fee-in-lieu based on fair market value, or a combination of land and fee for the purpose of providing space for an outdoor plaza.

- a. The space shall be dedicated to the City of Redmond or be subject to covenants or other legally binding provisions mutually agreed upon by the property owner and City to assure the property is open and accessible to the public.
- b. The Technical Committee shall review and determine whether proposed sites qualify for plaza locations based on considerations including:
 - i. Consistency of the proposed location with the preferred vicinities shown in RZC [21.12.030](#), *OV Subarea Map*,
 - ii. The suitability of the proposed location for an outdoor plaza, and
 - iii. Opportunities to create an open space of greater value by locating this space in conjunction with other open spaces, such as those required in RZC [21.12.120](#), *OV Residential Usable Open Space*.

4. Plaza Improvement. Applicants may seek additional incentives for completion of plaza improvements to provide a space that is accessible and welcoming to the public. These applicants shall submit a plan which

shows landscaping, lighting, seating, color and materials, relationship to building frontage, and relationship to and coordination with the pedestrian system, addressing at a minimum the design requirements specified in RZC 21.62.030.I, *Pedestrian Plazas and Open Spaces*. Proposed improvements shall be reviewed and approved by the Technical Committee.

5. Green Building or Development. Minimum of LEED Silver Certification, or comparable Built Green or other certification as determined by the Technical Committee.
6. Residential Uses Above Minimum Required. Provide and maintain at least 75 percent of the total gross floor area for the development in residential uses in Zones 1 and 4, and at least 50 percent in Zones 2 and 3.
7. Subterranean Parking. At least 60 percent of off-street parking for the development is located below the ground surface.
8. Combination Subterranean and Wrapped Structured Parking. At least 60 percent of off-street parking for the development is located in parking structures, some or all of which may be above-grade, provided above-grade parking structures do not have frontage on 152nd Avenue NE, 156th Avenue NE, public park space, or a public pedestrian pathway system, and have ground level retail or other pedestrian-oriented uses incorporated into the structure where it is adjacent to other public streets so that none of the parking structure fronts on the ground level in these areas. This bonus applies only in locations where this standard is not otherwise required by RZC 21.62.030.D, *Parking Garage Design*.
9. Affordable Housing Above Minimum Required. Provide a minimum of 20 percent of the total dwellings in the development as affordable as defined by , Definitions.
10. Hotel and Conference Center, Full Service. Include land area dedicated to a hotel and conference center, full service.
11. Transit-Oriented Development. Provide Transit-Oriented Development that:
 - a. Is located within 2,500 feet of a transit station or stop served by light rail, bus rapid transit, or other high-capacity transit service. The transit station or stop for the Transit-Oriented Development bonus may be in existence, or may be planned for construction, provided it is fully funded and is scheduled to be open for service within two years of the date of occupancy of the structure that utilizes the increase in FAR;
 - b. Will be connected with the transit station or stop by sidewalks, crosswalks, and/or pathways which afford convenient pedestrian access; and
 - c. Will include 1,000 or more residential units as a component of a mixed-use district.

(Ord. 2803)

Effective on: 10/17/2015

21.12.180 OBAT Purpose

The purpose of the *Overlake Business and Advanced Technology* Zone is to: A) Implement the vision and policies for the Overlake Business and Advanced Technology zone set forth in the Redmond *Comprehensive Plan*; B) Provide a high-wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve City and regional economic goals; C) Maintain a campus-

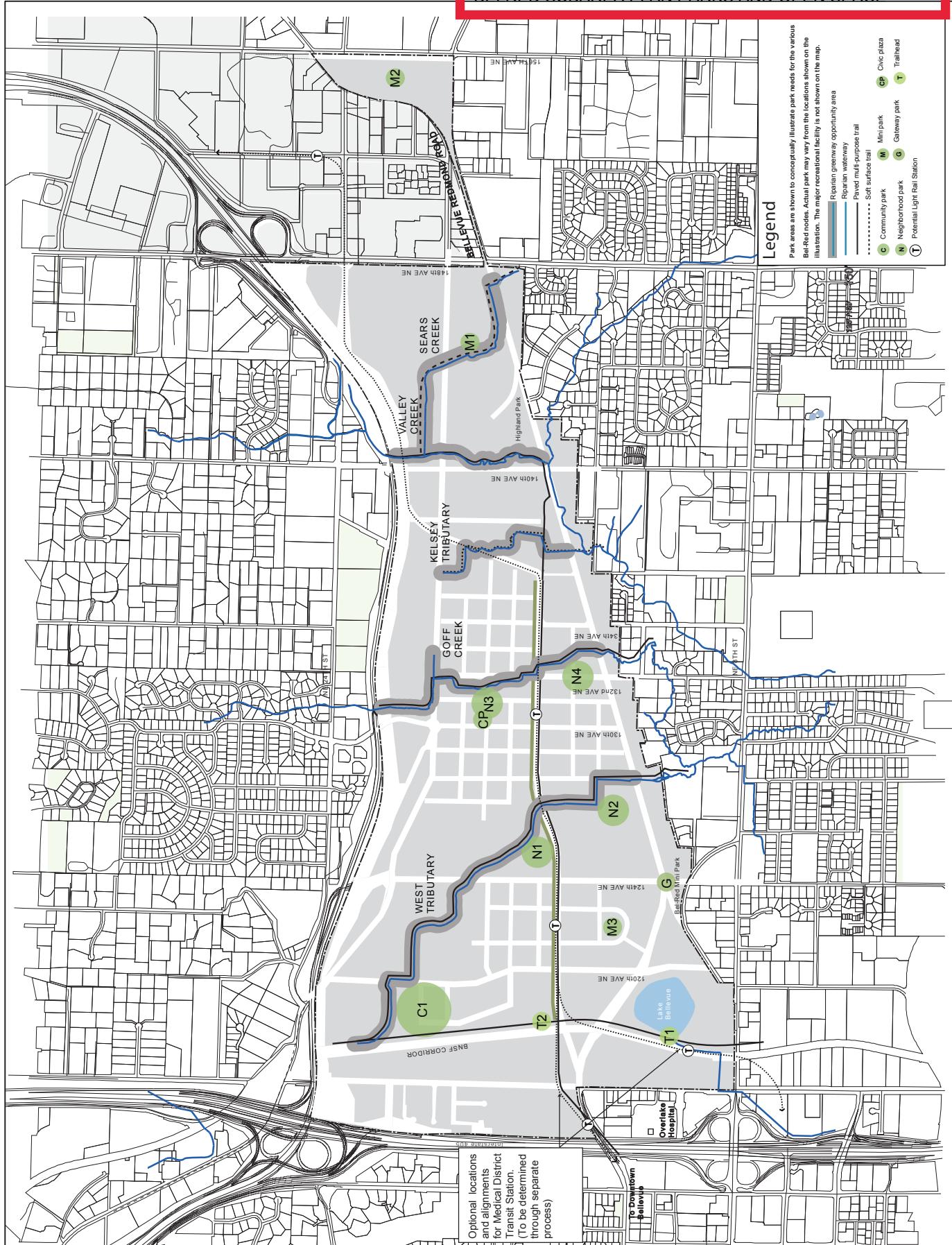


Figure S-BR.3

Bel-Red Parks and Open Space Plan



Table 1 Bel-Red Transportation Project List (cont'd)

Arterial Project	Description of Arterial Improvement
108	136th Place NE 3-lanes (2 southbound, 1 northbound) Light rail running above grade in the median Sidewalks both sides Bike lanes both sides
109	Bel-Red Road between NE 20th Street and NE 24th Street 5 lanes Two travel lanes in each direction Center turn lane Bicycle lanes in each direction
110	NE 11th/NE 12th Street 4/5 lanes 116th Avenue NE to NE 12th Street

NE 4th Street and NE 6th Street improvement projects are included in the East Bellevue Transportation Facilities Plan.

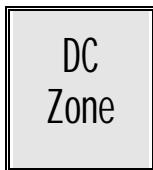
Table 2 Bel-Red Parks and Open Space Project List

Project	Map ID	Preliminary Descriptions of Park Improvements	Acres
201	N-1	Neighborhood Park – Along West Trib, adjacent to NE 16th Street Parkway. Integrates major trail systems and regional detention, with neighborhood park facilities. Includes 1 acre remnant transportation acquisition.	7
202	N-2	Neighborhood Park – Along West Tributary, adjacent to Bel-Red Road. Integrates major trail and neighborhood park facilities. Includes 3 acres Neighborhood Park / 1 acre riparian.	4
203	N-3/ CP	Neighborhood Park/Civic Plaza – Along Goff Creek, north of NE 16th Street between 130th Avenue NE and 132nd Avenue NE. Integrates approximately 1-acre urban plaza along pedestrian oriented retail street with 3-acre neighborhood park and trail facilities along 1-acre riparian corridor.	5
204	N-4	Neighborhood Park – Along Goff Creek, between Bel-Red Road and NE 16th Street. Integrates trail system along riparian corridor with neighborhood park facilities. Includes 3 acres Neighborhood Park / 1 acre riparian	4
205	G	Gateway Park – Near the intersection of 124th Avenue NE and Bel-Red Road. Integrates mini park facilities and potential art component near major road intersection to serve as gateway to the Bel-Red Corridor.	1
206	T-1	Trail Head – Located adjacent to BNSF at Lake Bellevue. Integrates a trailhead with mini park facilities at BNSF regional trail and Lake Bellevue.	1

207	T-2	Trail Head – Located at the BNSF regional trail corridor and the NE 15th/16th Parkway. Integrates a trailhead with mini park facilities at the crossing of the two major multi purpose trails.	1
208	M-1	Mini Park – Along Sears Creek west of 148th Avenue NE, between Bel-Red Road and NE 16th Street. Integrates trail system and riparian corridor with mini park facilities.	1
209	M-2	Mini Park – Centrally located between Bel-Red Road, 156th Avenue NE, and NE 20th Street. Incorporates mini park facilities to serve node.	1
210	M-3	Mini Park – Located between 120th Avenue NE and 124 Avenue NE and south of NE 15th/16th Street. Provides park facilities to serve residential and commercial mixed use development	1
211	C-1	Community Park – Along West Tributary adjacent to 120th Avenue NE. Incorporates trailhead and trail system along West Tributary and BNSF with community park facilities. Includes 10-acre acquisition through purchase for community park facilities and 7-acre open space dedication by adjacent owner.	17
212	N/A	Major Indoor Recreation Facility – 150,000 square feet – Components could include sports, health and fitness facilities and major aquatic center, together with companion outdoor sports facilities. Location not shown on map.	10

Table 3 Bel-Red Environmental and Trail Project List

Project	Description of Environmental and Trail Improvements	Size/ Length
301	West Trib Riparian Corridor & neighborhood park Restore 100-foot width native plant riparian corridor on each side of the West Tributary from the BNSF right of way to Bel-Red Road with a paved ped-bike path (10 feet) on one side of the stream. Improve fish passage, and rehabilitate in-stream habitat.	6350 lf stream 27 acre riparian corridor
302	Goff Creek Riparian Corridor Develop a 50 foot wide native plant and social amenity riparian corridor on each side, integrating natural drainage practices, 8-foot paved/ boardwalk trail, art and place-making features as part of redevelopment north of NE 16th Street. Realign and daylight Goff Creek with additional floodplain storm water capacity. Restore fish passage.	4200 lf 1.5 acre
303	Kelsey Creek Trib Riparian Corridor Restore a 50-foot average width native plant and social amenity riparian corridor on each side. Integrate natural drainage practices, soft surface pathway, art and place-making features in corridor. Restore fish passage.	2000 lf 12 acre
304	Valley Creek Riparian Corridor Restore an 100-foot average width native plant riparian corridor on each side between Highland Community Park and State Route 520. Include paved multi-use trail/boardwalk on one side.	500 lf 3 acre
305	Sears Creek Riparian Corridor Restore a 50-foot average width native plant riparian corridor along each side of Sears Creek. Rehabilitate salmon habitat, channel capacity, restore riparian functions and provide soft surface pedestrian pathway. Daylight piped area of stream.	1300 lf 8.5 acre



Section 19.15.025—DOWNTOWN COMMERCIAL ZONE

PURPOSE AND INTENT: The Downtown Commercial (DC) zone implements the Downtown Commercial Comprehensive Plan designation. The purpose of the DC zone is to foster a vibrant, compact, pedestrian oriented area by allowing high density residential development in combination with office, retail and commercial uses, government activities, and restaurants, entertainment and cultural uses. Mixed use developments are encouraged, including well-designed townhouses and condominiums, providing a convenient living environment and making downtown a community focal point and center, as well as a lively place in the evening and on the weekends. Residential densities are limited only by physical constraints such as height, bulk, parking and infrastructure capacities. Moderate to high rise buildings, pedestrian amenities and facilities that help define downtown Burien's distinctive qualities are encouraged.

The community's vision for downtown is an attractive, clean, safe and vibrant place that is welcoming to people of all ages. A friendly place where you can walk between the good mix of shops. Downtown will have a special look, created by a cohesive physical theme and design guidelines that emphasize quality, permanence, individuality and uniqueness within the overall urban fabric. Overall, downtown Burien will be a destination—the comfortable and welcoming, fun and lively heart of a great small town.

To help achieve these goals, desired uses and public amenities are achieved through a public benefit incentive program. This program allows increased building height and bulk in exchange for the provision of streetscape improvements, design elements, civic contributions and provision of land uses that are highly desired by the community.

ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE DC ZONE, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE DOWNTOWN COMMERCIAL ZONE. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.025.1: SPECIAL REGULATIONS:

- A. Outdoor use and storage is limited to accessory storage of goods sold at *retail* on the premises. All outdoor storage must be located to the side or the rear of buildings, and may not exceed 200 square feet in size.
- B. Distribution, wholesaling, repair or manufacturing that support the primary use are allowed as an accessory use.
- C. Drive-through facilities are prohibited adjacent to *Class A Pedestrian-Oriented Streets*. This prohibition does not apply to drive-through banks.
- D. Temporary seasonal uses (such as Christmas tree lots or farmers markets) and community festivals may be approved by the City Manager or his/her designee.
- E. All utilities on-site shall be located underground. Undergrounding of utilities in public *rights-of-way* or *alleys* is encouraged through the Public Benefit Incentive System (BMC 19.15.025.1.J).
- F. **MAXIMUM BUILDING HEIGHT:** Maximum *building height* in the DC zone shown on Figure 19.15.025-1. The first number listed is the base *building height*. The second number listed is the maximum allowable *building height* that can only be achieved by using the Public Benefit Incentive System in Section 19.15.025.1.J below. In the 5-8 story height area, the City Council may increase the height limit on a case-by-case basis to 12 stories through a Type 3 review. The maximum allowable *building height* may be increased by no more than 10 percent or 15 feet, whichever is greater, if the applicant demonstrates that the increase is necessary for reasonable development of the *building* and will be used to provide interesting roof forms such as pitched or sloped elements, pyramidal, spire or dome shapes, cupolas, or other such decorative architectural features.

G. MAXIMUM GROSS FLOOR AREA: The maximum *gross floor area* allowed on a *site* is determined by multiplying the *lot area* of the *site* (prior to any required *right-of-way* dedication) by the first number in the floor area ratio (FAR). The base FAR is 3.5:1. Using the Public Benefit Incentive System in Section 19.15.025.1.J below, the maximum *gross floor area* allowed on a *site* can be increased up to an FAR of 7:1. For the purposes of this section, *gross floor area* does not include any area designed and used for parking.

H. DESIGN GUIDELINES: See BMC 19.47 for downtown design standards and BMC 19.65.105 for information on the Administrative Design Review process.

I. On-site pedestrian pathways and amenities and *pedestrian-oriented space* do not count toward the maximum allowable *impervious surface coverage*.

J. PUBLIC BENEFIT INCENTIVE SYSTEM: A *building* may exceed the *gross floor area* and/or *building height* limits as allowed in Sections 19.15.025.1.F and G above, only if the requirements of this section are met.

i. After a project uses the maximum area of public benefit feature eligible for bonus, additional bonus floor area for that public benefit will not be awarded.

ii. The applicant shall dedicate *right-of-way* to the City (if additional *right-of-way* is needed, based on an adopted City street or *right-of-way* plan) in order to participate in the Public Benefit Incentive System. Dedication of *right-of-way* is eligible for bonus floor area as described in Table 19.15.025.1.

The *Director* may approve any public benefit feature not listed in Table 19.15.025.1 if a public benefit will be derived from development of the proposed public benefit feature in the proposed location.

Table 19.15.025.1

PUBLIC BENEFIT FEATURE	BONUS GROSS FLOOR AREA PER UNIT OF PUBLIC BENEFIT FEATURE	MAXIMUM BONUS GROSS FLOOR AREA ALLOWED PER PUBLIC BENEFIT FEATURE
1. Streetscape		
1 sq.ft. of right-of-way dedication	5 square feet	No limit
1 linear foot to underground utilities within <i>public right-of-way</i> or alley	5 square feet	No limit
2. Design Elements		
1 sq.ft. of underground parking	5 square feet	No limit
1 sq. ft. of well-designed above-ground parking structure ¹	2.5 square foot	No limit
1 sq.ft. of shared parking (for other sites)	0.5 square feet	No limit
Unique Architectural Design ¹	10% of site area	10% of site area
1 sq.ft. of Rooftop Garden	2 square feet	No limit
1 sq. ft. of rooftop beautification	2 square feet	No limit
3. Civic Contributions		
1 sq.ft. of public parking area	0.5 square feet	15,000 square feet
1 sq. ft. of public meeting/conference facilities	1 square foot	No limit
Each \$1,000 spent on public art	100 square feet	No limit
4. Uses		
1 sq.ft. restaurant (not fast-food or take-out)	1 square foot	No limit
1 sq.ft. rooftop or top floor restaurant (not fast-food or take-out)	4 square feet	No limit
1 sq.ft. market rate or higher dwelling unit ²	2 square feet	No limit
1 sq.ft. condominium dwelling unit ²	2 square feet	No limit
1 sq.ft. of day-care facilities	6 square feet	2,000 square feet
1 sq.ft. of public restroom	4 square feet	1,000 square feet
1 sq.ft. of public open space	4 square feet	No limit
1 sq. ft. of retail use on ground floor	2 square feet	No limit
1 sq.ft. of theater or performing arts venue	5 square feet	No limit
Transfer of development rights	To be determined	To be determined

¹ Director determination.² Areas devoted to service cores and community facilities may be used to obtain bonus floor area. No area devoted to parking or circulation may be used for this purpose.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

DC Zone ↓ USE ↓	↓REGULATIONS Special Review Process (See Ch. 19.65)	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.025.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)			
		Lot Area	SETBACKS		Lot Coverage		Building Height						
			Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage							
19.15.025.2 <i>Mixed Use</i>	None	None	0'	0'	85%	95%	See Sec. 19.15.025.1 .F	E	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	<ol style="list-style-type: none"> 1. Must have at least two <i>uses</i> listed in Sec. 19.15.025. 2. At least 75% of the <i>gross floor area</i> located at <i>street level</i> must be devoted to non-residential <i>uses</i>. 3. The following are not permitted: motor vehicle sales and rental; boat sales and rental; <i>recycling center</i>; pawn shops and <i>self-service storage facility</i>. 			
19.15.025.3 <i>Retail</i>	None	None	0'	0'	85%	95%	See Sec. 19.15.025.1 .F	E	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	<ol style="list-style-type: none"> 1. The following are not permitted: motor vehicle sales and rental; boat sales and rental; <i>recycling center</i>; pawn shops and <i>self-service storage facility</i>. 			
19.15.025.4 <i>Dwelling Units</i>	None	None	0'	0'	85%	95%	See Sec. 19.15.025.1 .F	E	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	<ol style="list-style-type: none"> 1. Not permitted at <i>street level</i> abutting a <i>Class A Pedestrian-Oriented Street</i>. 2. All resident parking must be in structured parking (such as garages or <i>under-building</i> or underground parking). Carports are not considered structured parking. 3. Exterior hallways and corridors are not allowed. 			

↓REGULATIONS	Special Review Process (See Ch. 19.65)	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		MINIMUMS			MAXIMUMS			Building Height	Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.025.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)
		Lot Area	Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage					
19.15.025.5 <i>Community Facility</i> <i>Cultural Facility</i> <i>Eating and Drinking Establishment</i> <i>Government Facility</i> <i>Lodging Facility</i> <i>Office</i> <i>Private Club</i> <i>Public Park and Recreation Facilities</i> <i>Recreational Facility</i> <i>School</i> <i>Theater</i>	None	None	0'	0'	85%	95%	See Sec. 19.15.025.1 .F	E	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Auto rental is permitted as an <i>accessory use</i> to a <i>lodging facility</i> . The maximum number of cars allowed is the lesser of 30 cars or 5% of the total number of parking spaces on the site. The rental desk must be inside the <i>lodging facility building</i> .	
19.15.025.6 <i>Family Day Care Home I and II</i>	None	See Special Regulation 1							1. Must comply with requirements of the <i>primary use</i> . 2. <i>Family Day Care Home II</i> : Must provide State certification of safe passenger loading area.		
19.15.025.7 <i>Day Care Center</i>	None	None	0'	0'	85%	95%	See Sec. 19.15.025.1 .F	E	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Must provide State certification of safe passenger loading area.	

<p style="text-align: center;">DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS</p>												
 DC Zone USE \downarrow	↓REGULATIONS	Special Review Process (See Ch. 19.65)	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)		
			Lot Area	SETBACKS		Lot Coverage		Building Height				
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage					

19.15.025.8 <i>Religious Facility</i> [Ord. 479 § 1, 2007]	None	None.	0'	0'	85%	95%	See Sec. 19.15.025.1 .F	E	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	
19.15.025.9 <i>Public Utility</i>	Type 1	None	0'	0'	85%	95%	35 feet	E	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.
19.15.025.10 <i>Essential Public Facility</i>	Type 3									1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts. 2. Shall comply with criteria for siting found in the Burien Comprehensive Plan.
19.15.025.11 <i>Personal Wireless Service Facility</i>	See Chapter 19.50									

Note: All landscape categories added by Ord. 293, 2000

Figure 19.15.025-1
Downtown Commercial Height Limits
City of Burien

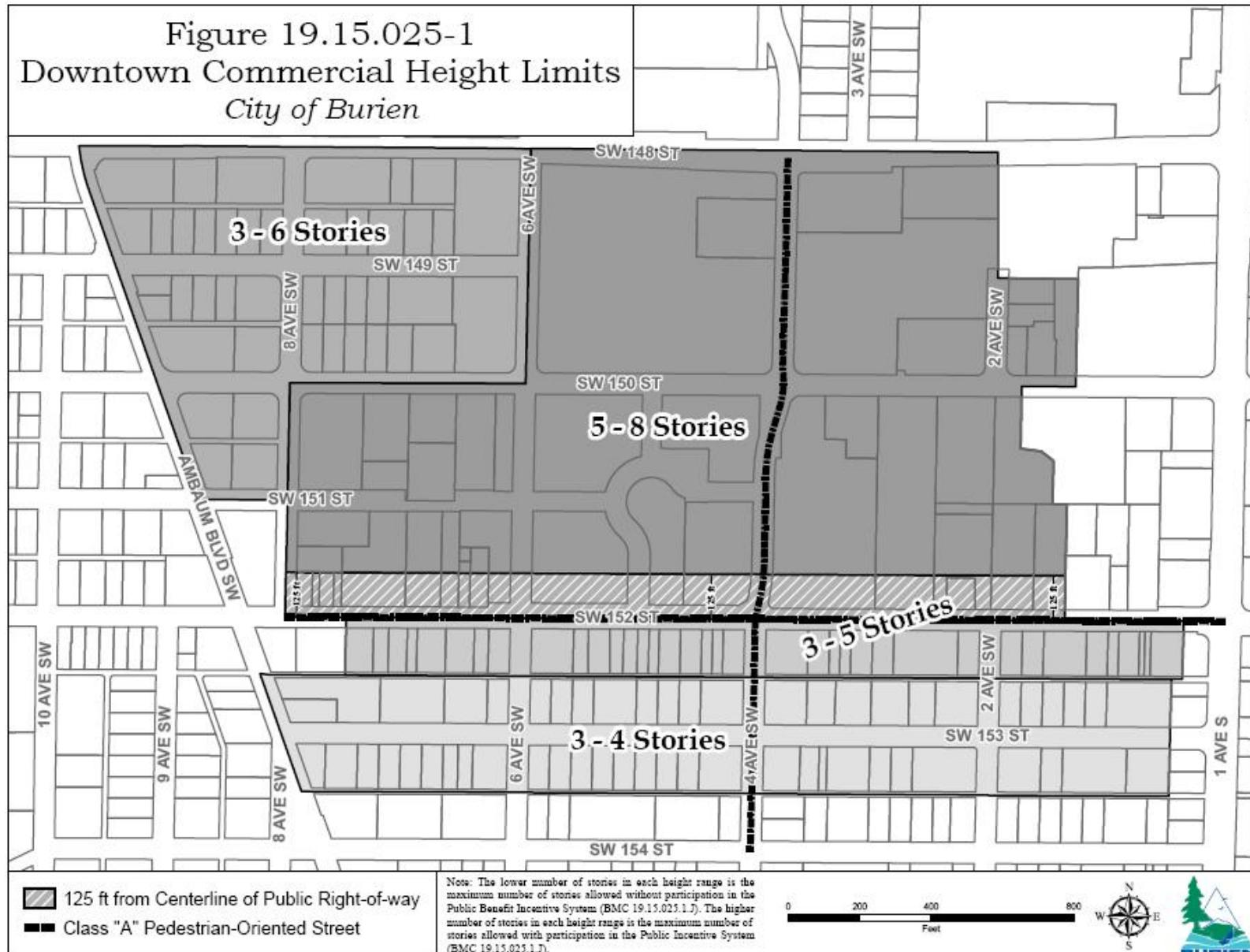
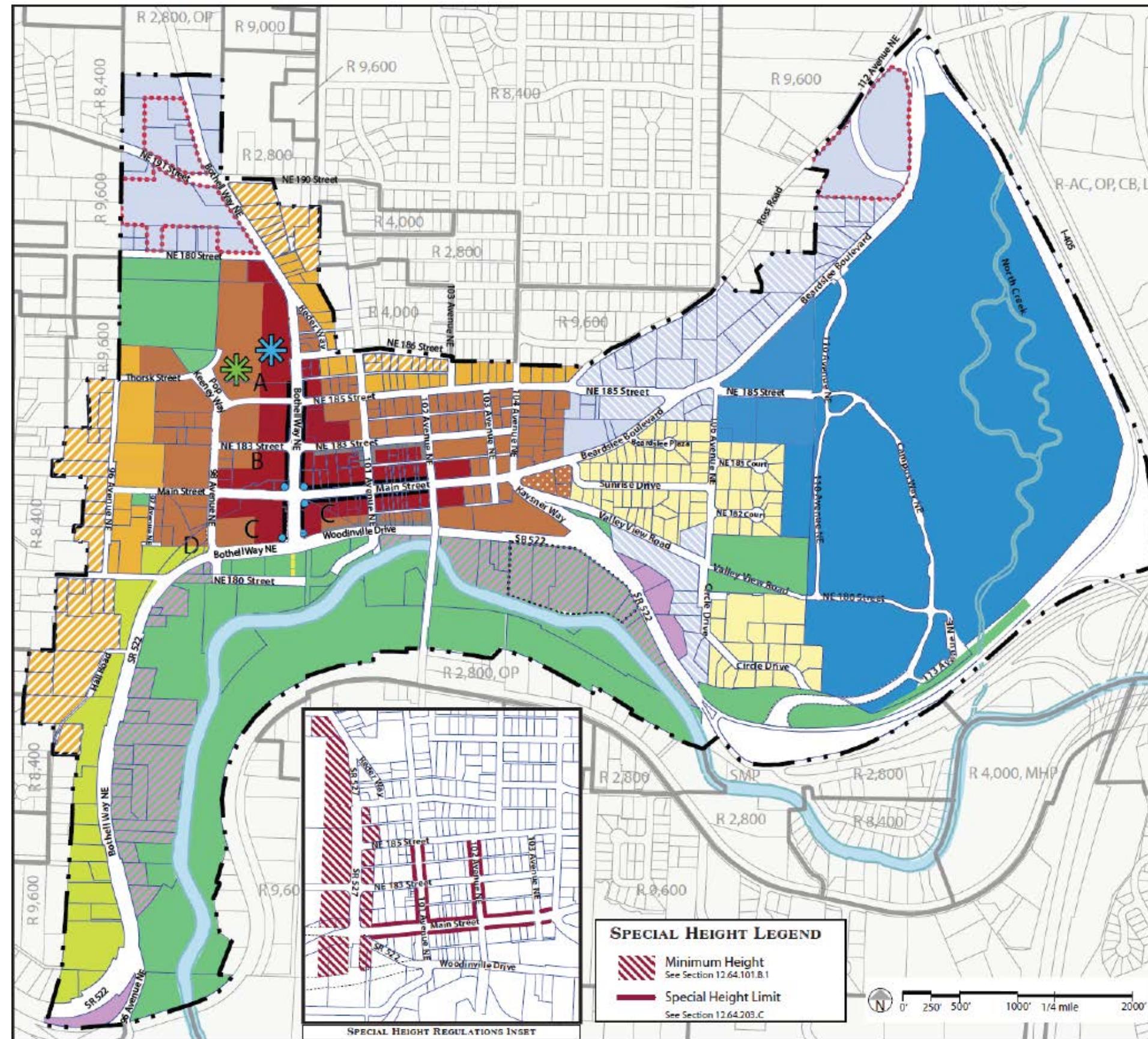


FIG. 12.64.100 DISTRICTS MAP



MAP LEGEND

 Downtown Core See Section 12.64.101	 Special Open Space Requirement See Section 12.64.304.D
 Downtown Neighborhood See Section 12.64.102	 Anderson Building See Section 12.64.101.B.2
 Downtown Transition District See Section 12.64.103	 Plan Area Boundary
 SR 522 Corridor See Section 12.64.104	 Parking Exceptions See Section 12.64.101.B.3
 General Downtown Corridor See Section 12.64.105	 Pedestrian Oriented Retail Required See Section 12.64.101.A
 Sunrise/Valley View Neighborhood See Section 12.64.106	 Neighborhood Center Overlay (NCO) See Section 12.64.105.A
 Park and Public Open Space See Section 12.64.107	 Required New Pre-Located Street See Section 12.64.301.A.2
 Campus See Section 12.64.108	 Required New Pedestrian Walkway See Section 12.64.301.D.8
 General Commercial See Section 12.64.109	 Split Parcel District Boundary See Section 12.64.100.C.2-3
 Special Riverfront Overlay See Section 12.64.104.B.2	 Corner Entry Required See Section 12.64.206.B.2
 4 Floor Height Overlay See Section 12.64.102.A	 Mobile Home Park Overlay See Section 12.64.104.B.3
 3 Floor Height Overlay See Section 12.64.105.A	
 Downtown Transition Overlay See Section 12.64.103.B.1	

This page reflects amendments, street modifications and modifications of parcels made through January 2018.

This regulatory map and special height regulations inset represent the District configuration that will take effect following the completion of the Bothell Crossroads project. When uncertainty exists as to the boundaries of any zoning district, the Community Development Director shall make a determination as to the location of the boundary in question via application of BMC 12.04.140 and 12.64.100.C.

12.64.100 DISTRICT REQUIREMENTS

This section organizes all properties into Districts and presents charts containing **all District Requirements** that apply to the properties in each District.

A. DISTRICTS ESTABLISHED

To ensure that individual private actions are consistent with the intended patterns of development in the Plan Area, nine Districts are established as the basic organizing principle for the regulations contained in this chapter. The eight Districts are established in the specific locations and with the specific names indicated in the Fig. 12.64.100 District Map.

B. HOW TO REVIEW A DISTRICT'S REQUIREMENTS

To review the descriptions, requirements charts, and special requirements for each District in 12.64.101-109, take the following steps:

1. Review District Charts

- a. The District Requirements Charts contain all of the primary requirements that apply to development in the indicated District.
- b. Review all requirements in the Chart.
- c. To understand the specific regulation corresponding to a particular requirement in the Charts, turn to the corresponding regulation number and name in the subsequent sections and review the regulatory definition.

2. Review Special Requirements

Review any special requirements that may apply for the given District.

3. Review General Requirements

Remember to review general requirements common to all properties within the Plan Area contained in sections 12.64.200 – 12.64.600.

C. HOW DISTRICTS APPLY TO PARCELS

Every parcel in the Plan Area shall be regulated by one or more designated Districts as shown in the Fig. 12.64.100 Districts Map. Where further clarification is necessary, boundaries shall be determined by consulting with the Community Development Director/Designee as specified in BMC 12.04.140 and as described below for split parcels.

1. Parcels with a single District Designation

All development on parcels, assembled parcels, or portions of a parcel with a single District designation is regulated by the designated District as indicated on the Fig. 12.64.100 Districts Map.

2. Split Parcels Boundary A, B, & C:

District Boundary A, B, and C shall be determined as follows (see Fig. 12.64.100.C.2):

- a. The Downtown Core District shall extend from the edge of SR 527 a minimum depth of 70 feet, including all development oriented toward SR 527, and shall not extend to the rear street of the block, except in the case of Anchors.
- b. Where special Downtown Core Anchor Exceptions are established, these exemptions apply to the entire block.
- c. The Downtown Neighborhood District shall extend from the edge of the rear street of the block a minimum depth of 60 feet, including all development oriented toward the back street of the block, and shall not extend to SR 527.

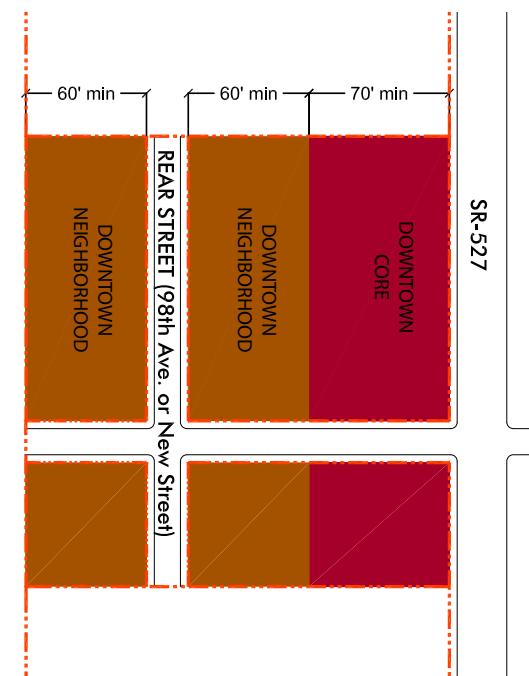


FIG.12.64.100.C.2 SPLIT PARCELS
BOUNDARY A, B, & C

3. Split Parcels Boundary D:

District Boundary D shall be determined as follows:

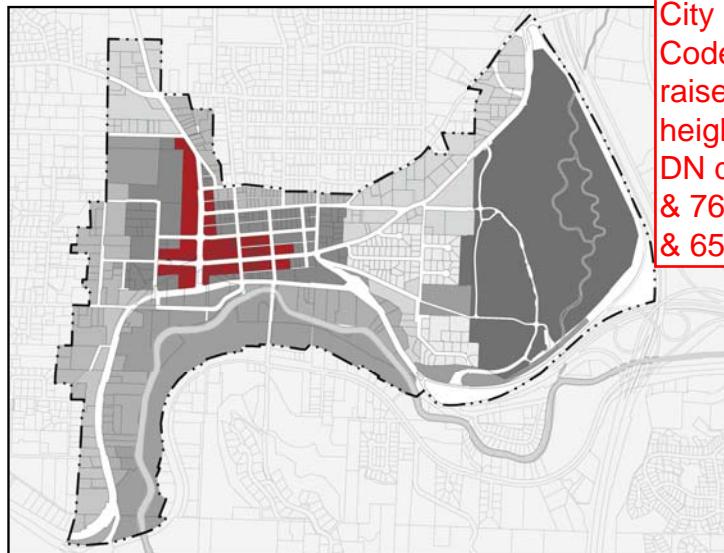
If the property on the west side of 98th Ave NE between the realigned SR 522 and NE 182nd Street (or the extension of Main Street) is developed as a single property, General Commercial development may extend into the Downtown Neighborhood District to the north, and Downtown Neighborhood development may extend into the General Commercial District to the south, provided a minimum 60 foot depth is maintained as Downtown Neighborhood development along NE 182nd Street (Main Street extension).

4. All other Split Parcels:

On all other Split Parcels, the boundary shall be determined as follows:

- a. Where District or Plan Area Boundaries appear to connect between lot or tract lines of adjacent properties as shown on the Fig. 12.64.100 Districts Map, the boundary shall be determined by Community Development Director/Designee as measured on a scaled version of the District Map.
- b. Each portion of the Split Parcel shall be regulated by the applicable District or Zoning Classification as indicated on the Fig. 12.64.100 Districts Map or in Title 12 of the Bothell Municipal Code.

12.64.101 DOWNTOWN CORE DISTRICT REQUIREMENTS



City Council adopted a Code amendment to raise the allowed heights in the DC and DN districts to 6 floors & 76 feet and 5 floors & 65 feet respectively.

CHART LEGEND

---: not permitted	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted: these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use		
required: these are required elements of all new development as indicated.		
—: See Fig.12.64.100 Districts Map		
—: See Fig.12.64.100 Districts Map: Special Height Regulations inset		
(M1): not permitted along Main Street	(M1): corner entry required location, see 12.64.100 Districts Map	
(M2): development along Main Street exempt		
(E): partially submerged podiums shall not be exposed to the street where shopfronts are required.		
(A): exceptions apply for retail anchors, see Special Downtown Core Requirements and Anchor Exceptions Chart		
*: See special Downtown Core requirements for parking		

A. DISTRICT CHARTS

12.64.200 Site Development Regulations		District Requirements
12.64.201 Building Use		
A. Retail		
1. Pedestrian Oriented Retail	permitted / required along —	
2. Neighborhood Center Retail	---	
3. Business & Personal Services	permitted	
4. Auto Oriented Retail	---	
5. Corner Store Retail	---	
B. Civic & Cultural	permitted	
C. Office	permitted	
D. Lodging	permitted	
E. Residential		
1. Multi-Family w/ Common Entry	permitted	
2. Multi-Family w/ Individual Entry	---	
3. Detached Single Family Housing	permitted	
4. Manufactured Homes	---	
5. Home Occupation	permitted	

12.64.200 Site Development Regulations (cont.)	
12.64.202 Building Height	
minimum height	2 floors & 20 feet; (A)
maximum height	6 floors & 76 feet
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	n/a
Across the Street from Residential Only Zones	n/a
Special Height Requirement	required along —
12.64.204 Building Orientation	
required or not required	required; (A)
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	required
2) Corner Entry	permitted (w/ storefront); ●
3) Arcade	permitted (M1)
4) Grand Portico	permitted - civic
5) Forecourt	permitted (w/ storefront)
6) Grand Entry	limited
7) Stoop	---
8) Porch	---
9) Front Door	---
10) Edge Treatment: Fenced	---
11) Edge Treatment: Terraced	---
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	0 ft / 0 ft; (A)
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	per Building Code
min w/out living space windows	0 ft
12.64.209 Rear Yard Setback	
minimum setback	5 ft
12.64.210 Special Setback Regulations	
minimum setback	n/a
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	100%; (A)
12.64.213 Build-to-Corner	
required or not required	required
12.64.214 Maximum Building Length	
maximum	300 ft
12.64.215 Special Building Length Limit	
Corner	n/a
Mid-Block	n/a
12.64.216 Space Between Buildings	
	n/a

Adds Business and Personal Services as permitted in DC. Groundfloor pedestrian oriented retail requirement prevents business and personal services in areas where groundfloor retail is desired.

12.64.300 Street, Surface Water Management, and Open Space Regulations		District Requirements
12.64.301 Street Regulations		
A. Provision of New Streets		
1. Maximum Parcel Perimeter	1500 ft; (A)	
2. Pre-Located Streets	NE 185 st. extension required	
B. Sammamish River Access		n/a
C. Street Configuration		required
D. Street Type		
1. City Street		permitted
2. Neighborhood Avenue		---
3. Neighborhood Green Street		---
4. Neighborhood Street		---
5. NE 185th St. / 98th Ave. NE Connector	for pre-located streets	
6. Alley	permitted	
7. Passage	permitted	
8. Pedestrian Walkway	for pre-located streets	
12.64.302 Surface Water Management Regulations		
A. Impervious Surface Coverage	100%	
B. Drainage Plan	required	
12.64.303 Setback Area Landscaping		
A. Perimeter Block Setback Areas		
1. Sidewalk Extension	required	
2. Parkway Landscaping	---	
3. Neighborhood Street Landscaping	---	
B. Interior Block Setback Areas		
1. Paving	permitted	
2. Groundcover	permitted	
3. Moderate Screening	permitted	
4. Heavy Screening	permitted	

12.64.304. Provision of Open Space		
12.64.201 Building Use	Public Open Space Requirements	Private Outdoor Space Requirements
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	N/A	N/A
D. Lodging	N/A	N/A
E. Residential:	N/A	N/A
E.5. Home Occupation	N/A	N/A

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.101 DOWNTOWN CORE DISTRICT REQUIREMENTS (CONT.)

12.64.400 Parking Regulations		District Requirements
12.64.401 Parking Types		
A. Surface Parking Lot - Front	---	*
B. Surface Parking Lot - Side	---	(A); *
C. Surface Parking Lot - Rear	permitted	
D. Surface Parking Lot - Exposed	---	(A)
E. Parking Structure - Exposed	---	(A)
F. Parking Structure - Wrapped: Ground Level	---	(A)
G. Parking Structure - Wrapped: All Levels	permitted	
H. Parking Structure - Partially Submerged Podium	permitted (E)	
I. Parking Structure - Underground	permitted	

12.64.402 Provision of Parking				
12.64.201 Building Use	Minimum Parking Requirements	Permitted Maximum Parking in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)	1 vehicle space per 400 sf *	1 vehicle space per 250 sf *	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu *
Pedestrian Oriented - eating and drinking establishments	1 vehicle space per 400 sf	1 vehicle space per 200 sf	No reductions	On-site, or off-site within 800 feet, or cash-in-lieu *
b) Neighborhood Center Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
c) Auto Oriented Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
d) Corner Store Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site, or on street within 200 feet, or cash-in-lieu *
2 - Civic & Cultural				
	1 vehicle space per 500 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu *
3 - Office				
	1 vehicle space per 500 sf	1 vehicle space per 300 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu *
4 - Lodging				
	0.75 vehicle space per bedroom	1 vehicle space per bedroom	No reductions	On-site, or off-site within 100 ft
5 - Residential (All) : A minimum of 1 space per unit is required				
Two bedrooms or more:	0.75 vehicle space per bedroom	1 vehicle space per bedroom	10% reduction shared-use	On-site, or off-site within 100 ft

*If the formula results in a fraction, the minimum number of parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounded up and fractions below 0.50 rounding down.

See section 12.64.402.D for description of cash-in-lieu fee option option

or 2.2 spaces per unit, whichever is less*

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

Amendment to avoid a disincentive for family-oriented units, essentially requiring the same number of spaces for units with 3 or more bedrooms as is required citywide. This applies to DC, DN, DT and GDC districts.

12.64.500 Architectural Regulations		District Requirements
12.64.501 Building Height Massing Regulations		
Top		required
Base		required
12.64.502 Building Length Massing Regulations		
Street & River Façade Increment		100 ft; (M2)

12.64.600 Signage Regulations		District Requirements
12.64.601 General Signage Regulations		see section 12.64.601
12.64.602 Sign Types Regulations		see section 12.64.602

B. SPECIAL DOWNTOWN CORE REQUIREMENTS

All Special Requirements on this page apply to development in the Downtown Core.

1. Building Height (See Section 12.64.202)

A Minimum Building height of 3 stories & 35 feet (except where Anchor Exception applies) is required for all parcels where Minimum Height provisions as indicated in the Fig. 12.64.100 District Map - Special Height Regulations Inset.

2. Anderson Building

Adaptive reuse of the Anderson Building (see 12.64.100 Districts Map and Appendix A, Fig.A.17 and A.21) is strongly encouraged and adjacent development should respect its architectural integrity and presence as a community icon through one of the following means (see also 12.64.505 Historic Resources Regulations):

- Keeping the Anderson Building freestanding, with adjacent buildings located between 20 feet and 30 feet away.
- Additions to the north, south or east sides that preserve the massing and architectural integrity of the original building.

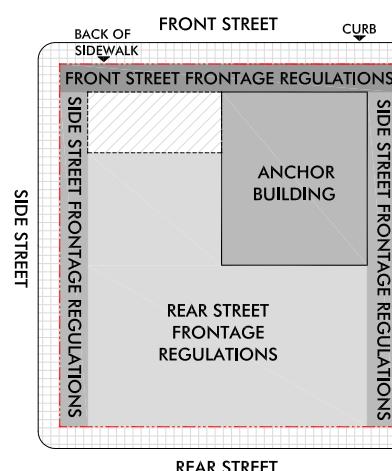
3. Parking Exceptions

Clarification to match Districts Map.

- No minimum parking requirements shall apply to ground floor retail uses fronting Main Street. between Bothell Way NE and 102nd Ave NE
- Development increments fronting Main Street may include New Surface Parking Lots exposed to and with curb cut access only from the street frontages indicated on the Districts Map (Fig.12.64.100).
- All new surface parking lots shall be publicly shared.

4. Anchor Exceptions

- Regulations listed in the Anchor Exceptions chart below may be applied to anchor developments exceeding 30,000 square feet as exceptions to the regulations indicated with an (A) in the regulatory chart. Anchor buildings shall have at least one "Front Street" that shall establish how these exceptions apply. **Bothell Way NE** Change to reflect new name.
- Main Street and SR 527 shall always be Front Streets. Where these streets intersect, the Front Streets shall be determined by Community Development Director/Designee. For all other streets, Primary Streets may be determined by the property owner/developer. All streets that are not Front Streets are either Side Streets or Rear Streets as indicated in Fig.12.64.101 Anchor Buildings.



Add definition for "anchor development" in the Glossary:
A development with at least 30,000 square feet of retail uses including at least one anchor retail of at least 10,000 square feet.

FIG. 12.64.101 ANCHOR BUILDINGS

General Regulations	Anchor Exceptions to District Requirements		
12.64.202 Building Height	minimum height		
	1 floor / 20 feet		
12.64.301 Street Regulations	maximum parcel perimeter		
	2000 feet		
12.64.302 1) Impervious Surface Coverage	no maximum		
Frontage Regulations	Front Street Requirements Exceptions	Side Street Requirements Exceptions	Rear Street Requirements Exceptions
12.64.204 Building Orientation	required	not required	not required
12.64.207 Front Yard Setback	no exception	no maximum	no maximum
12.64.212 Frontage Coverage	minimum percentage covered	no exception	20% 0%
12.64.401 Parking Types	Surface Lot - Exposed	no exception	permitted
	Structure - Wrapped on Ground Level	permitted	permitted
	Structure - Exposed	no exception	permitted

12.64.102 DOWNTOWN NEIGHBORHOOD DISTRICT REQUIREMENTS



City Council adopted a Code amendment to raise the allowed heights in the DC and DN districts to 6 floors & 76 feet and 5 floors & 65 feet respectively (or 4 floors and 54 feet in the 4 floor overlay).

CHART LEGEND

---: not permitted	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted: these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use		
required: these are required elements of all new development as indicated.		
(H): maximum 4 floor & 54 feet in 4 floor overlay, See Fig. 12.64.100 Districts Map		
---: See Fig. 12.64.100 Districts Map		
(SR 522): exceptions apply along SR 522, see Special Downtown Neighborhood Requirements		
(C1) 0 ft. side setback only if side setback on abutting property is 0 ft. or larger than 10 ft.		

A. DISTRICT CHARTS

12.64.200 Site Development Regulations	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	contiguously permitted see section 12.64.102.B.1.
2. Neighborhood Center Retail	---
3. Business & Personal Services	permitted
4. Auto Oriented Retail	---
5. Corner Store Retail	permitted
B. Civic & Cultural	permitted
C. Office	permitted
D. Lodging	permitted
E. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi-Family w/ Individual Entry	permitted
3. Detached Single Family Housing	permitted
4. Manufactured Homes	---
5. Home Occupation	permitted

12.64.200 Site Development Regulations (cont.)	District Requirements
12.64.202 Building Height	
minimum height	2 floors & 20 feet
maximum height	5 floors & 65 feet; (H)
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	required
Across the Street from Residential Only Zones	required
Special Height Requirement	required along ---
12.64.204 Building Orientation	
required or not required	required; (SR 522)
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	permitted
2) Corner Entry	permitted
3) Arcade	permitted
4) Grand Portico	permitted - civic
5) Forecourt	permitted
6) Grand Entry	permitted
7) Stoop	permitted
8) Porch	---
9) Front Door	---
10) Edge Treatment: Fenced	permitted
11) Edge Treatment: Terraced	permitted
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	0 ft / 10 ft; (SR 522)
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	10 ft
min w/out living space windows	0 ft (C1)
12.64.209 Rear Yard Setback	
minimum setback	5 ft
12.64.210 Special Setback Regulations	
minimum setback	n/a
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	80%
12.64.213 Build-to-Corner	
required or not required	required
12.64.214 Maximum Building Length	
maximum	240 ft
12.64.215 Special Building Length Limit	
Corner	120
Mid-Block	80
12.64.216 Space Between Buildings	
	20 ft

12.64.300 Street, Surface Water Management, and Open Space Regulations	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	1500 ft
2. Pre-Located Streets	NE 185 st. extension required
B. Sammamish River Access	n/a
C. Street Configuration	required
D. Street Type	
1. City Street	permitted
2. Neighborhood Avenue	---
3. Neighborhood Green Street	permitted
4. Neighborhood Street	---
5. NE 185th St. / 98th Ave. NE Connector	for pre-located street
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	for pre-located street
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	95%
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	permitted
2. Parkway Landscaping	---
3. Neighborhood Street Landscaping	permitted
B. Interior Block Setback Areas	
1. Paving	permitted
2. Groundcover	permitted
3. Moderate Screening	permitted
4. Heavy Screening	permitted

12.64.304. Provision of Open Space	Public Open Space Requirements	Private Outdoor Space Requirements
12.64.201 Building Use		
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	60 sqft/1000 sqft	N/A
D. Lodging	60 sqft/room	N/A
E. Residential:	100 sqft/DU	60 sqft/DU minimum on Average
E.5. Home Occupation	100 sqft/DU	N/A

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.102 DOWNTOWN NEIGHBORHOOD DISTRICT REQUIREMENTS (CONT.)

12.64.400 Parking Regulations		District Requirements
12.64.401 Parking Types		
A. Surface Parking Lot - Front	---	
B. Surface Parking Lot - Side	---	
C. Surface Parking Lot - Rear	permitted	
D. Surface Parking Lot - Exposed	---	
E. Parking Structure - Exposed	---	
F. Parking Structure - Wrapped: Ground Level	permitted	
G. Parking Structure - Wrapped: All Levels	permitted	
H. Parking Structure - Partially Submerged Podium	permitted	
I. Parking Structure - Underground	permitted	

12.64.402 Provision of Parking				
12.64.201 Building Use	Minimum Parking Requirements	Permitted Maximum Parking in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)	1 vehicle space per 400 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
Pedestrian Oriented - eating and drinking establishments	1 vehicle space per 400 sf	1 vehicle space per 200 sf	No reductions	On-site, or off-site within 800 feet, or cash-in-lieu
b) Neighborhood Center Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
c) Auto Oriented Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
d) Corner Store Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site, or on street within 200 feet, or cash-in-lieu
2 - Civic & Cultural				
	1 vehicle space per 500 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
3 - Office				
	1 vehicle space per 500 sf	1 vehicle space per 300 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
4 - Lodging				
	0.75 vehicle space per bedroom	1 vehicle space per bedroom	No reductions	On-site, or off-site within 100 ft or 2.2 spaces per unit, whichever is less*
5 - Residential (All): A minimum of 1 space per unit is required				
Two bedrooms or more:	0.75 vehicle space per bedroom	1 vehicle space per bedroom	10% reduction shared-use	On-site, or off-site within 100 ft

*If the formula results in a fraction, the minimum number of parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounded up and fractions below 0.50 rounding down.

See section 12.64.402.D for description of cash-in-lieu fee option option

12.64.500 Architectural Regulations		District Requirements
12.64.501 Building Height Massing Regulations		
Top	required	
Base	required	
12.64.502 Building Length Massing Regulations		
Street & River Façade Increment	100 ft	

12.64.600 Signage Regulations		District Requirements
12.64.601 General Signage Regulations		
	see section 12.64.601	
12.64.602 Sign Types Regulations		see section 12.64.602

Amendment to eliminate a requirement that is difficult to apply and has not seemed necessary as development has occurred.

B. SPECIAL DOWNTOWN NEIGHBORHOOD REQUIREMENTS

All Special Requirements on this page apply to development in the Downtown Neighborhood.

1. Contiguously permitted Pedestrian Oriented Retail

Pedestrian Oriented Retail is permitted in the Downtown Neighborhood District as long as:

- a. All other Downtown Neighborhood District regulations are satisfied, and
- b. The retail shopfronts are adjacent to or progress in a continuous line from retail shopfronts within the Downtown Core District.

2. Anchors in the Downtown Neighborhood District

Anchors larger than 30,000 square feet shall be permitted in the Downtown Neighborhood District on parcels with SR 527 frontage. The Anchor Exceptions in 12.64.101.B.4 shall apply.

↑ SR 527
Bothell Way NE ← Change to reflect new name.

3. SR 522 Building Orientation Exception (See Section 12.64.201)

Building orientation is not required for buildings which have frontage along SR 522 and are entirely occupied by residential uses.

4. SR 522 Front yard setback distance (See Section 12.64.207)

The maximum frontyard setback is 35 feet for buildings which have frontage along SR 522 and are entirely occupied by residential uses.

or 2.2 spaces per unit, whichever is less*

Amendment to avoid a disincentive for family-oriented units, essentially requiring the same number of spaces for units with 3 or more bedrooms as is required citywide. This applies to DC, DN, DT and GDC districts.

12.64.103 DOWNTOWN TRANSITION DISTRICT REQUIREMENTS

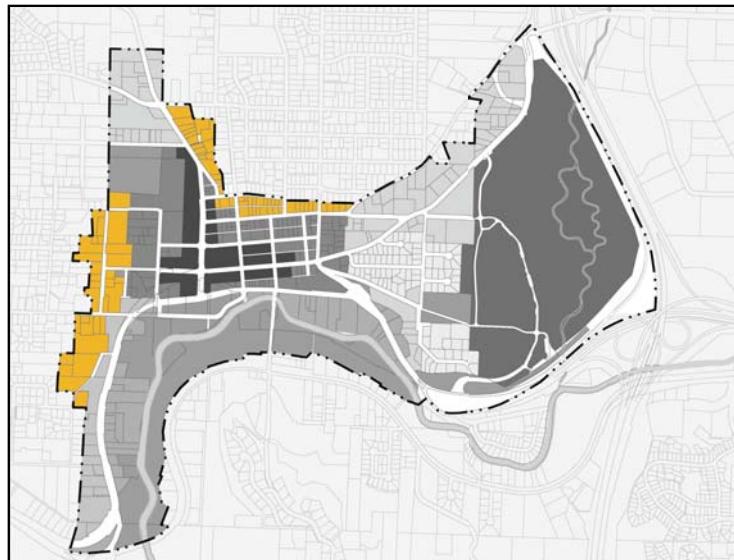


CHART LEGEND

---: not permitted	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted: these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use		
required: these are required elements of all new development as indicated.		
(C1): 0 ft side yard setback is permitted only if the side yard setback on the abutting property is 0 ft or larger than 10ft		

A. DISTRICT CHARTS

12.64.200 Site Development Regulations	
	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	---
2. Neighborhood Center Retail	---
3. Business & Personal Services	permitted
4. Auto Oriented Retail	---
5. Corner Store Retail	---
B. Civic & Cultural	permitted
C. Office	permitted
D. Lodging	permitted
E. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi-Family w/ Individual Entry	permitted
3. Detached Single Family Housing	permitted
4. Manufactured Homes	---
5. Home Occupation	permitted

12.64.200 Site Development Regulations (cont.)	
	District Requirements
12.64.202 Building Height	
minimum height	2 floors & 20 feet
maximum height	3 floors & 35 feet
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	not required
Across the Street from Residential Only Zones	not required
Special Height Requirement	required
12.64.204 Building Orientation	
required or not required	required
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	permitted
2) Corner Entry	permitted
3) Arcade	---
4) Grand Portico	---
5) Forecourt	permitted
6) Grand Entry	permitted
7) Stoop	permitted
8) Porch	permitted
9) Front Door	---
10) Edge Treatment: Fenced	permitted
11) Edge Treatment: Terraced	permitted
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	5 ft / 15 ft
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	10 ft
min w/out living space windows	5 ft (C1)
12.64.209 Rear Yard Setback	
minimum setback	10 ft
12.64.210 Special Setback Regulations	
minimum setback	25 ft
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	70%
12.64.213 Build-to-Corner	
required or not required	required
12.64.214 Maximum Building Length	
maximum	120 ft
12.64.215 Special Building Length Limit	
Corner	100
Mid-Block	80
12.64.216 Space Between Buildings	
	20 ft

12.64.300 Street, Surface Water Management, and Open Space Regulations	
	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	1500 ft
2. Pre-Located Streets	n/a
B. Sammamish River Access	n/a
C. Street Configuration	required
D. Street Type	
1. City Street	---
2. Neighborhood Avenue	permitted
3. Neighborhood Green Street	permitted
4. Neighborhood Street	permitted
5. NE 185th St. / 98th Ave. NE Connector	for pre-located street
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	n/a
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	90%
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	permitted
2. Parkway Landscaping	---
3. Neighborhood Street Landscaping	permitted
B. Interior Block Setback Areas	
1. Paving	permitted
2. Groundcover	permitted
3. Moderate Screening	permitted
4. Heavy Screening	n/a

12.64.304. Provision of Open Space		
12.64.201 Building Use	Public Open Space Requirements	Private Outdoor Space Requirements
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	100 sqft/1000 sqft	N/A
D. Lodging	100 sqft/room	N/A
E. Residential:	150 sqft/DU	60 sqft/DU minimum on Average
E.5. Home Occupation	150 sqft/DU	N/A

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.400 Parking Regulations		District Requirements
12.64.401 Parking Types		
A. Surface Parking Lot - Front		---
B. Surface Parking Lot - Side		---
C. Surface Parking Lot - Rear		permitted
D. Surface Parking Lot - Exposed		---
E. Parking Structure - Exposed		---
F. Parking Structure - Wrapped: Ground Level		---
G. Parking Structure - Wrapped: All Levels		permitted
H. Parking Structure - Partially Submerged Podium		permitted
I. Parking Structure - Underground		permitted

12.64.402 Provision of Parking				
12.64.201 Building Use	Minimum Parking Requirements	Permitted Maximum in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)	1 vehicle space per 400 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
Pedestrian Oriented - eating and drinking establishments	1 vehicle space per 400 sf	1 vehicle space per 200 sf	No reductions	On-site, or off-site within 800 feet, or cash-in-lieu
b) Neighborhood Center Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
c) Auto Oriented Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
d) Corner Store Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site, or on street within 200 feet, or cash-in-lieu
2 - Civic & Cultural				
	1 vehicle space per 500 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
3 - Office				
	1 vehicle space per 500 sf	1 vehicle space per 300 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
4 - Lodging				
	0.75 vehicle space per bedroom	1 vehicle space per bedroom	No reductions	On-site, or off-site within 100 ft
5 - Residential (All) : A minimum of 1 space per unit is required				
Two bedrooms or more:	0.75 vehicle space per bedroom	1 vehicle space per bedroom	10% reduction shared-use	On-site, or off-site within 100 ft

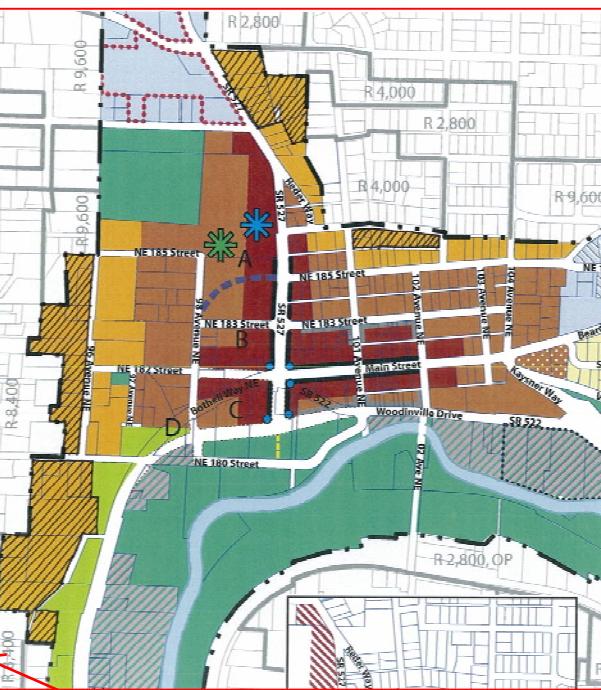
See section 12.64.402.D for description of cash-in-lieu fee option option

or 2.2 spaces per unit, whichever is less*

*If the formula results in a fraction, the minimum number of parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounded up and fractions below 0.50 rounding down.

12.64.500 Architectural Regulations		District Requirements
12.64.501 Building Height Massing Regulations		
Top		required
Base		required
12.64.502 Building Length Massing Regulations		
Street & River Façade Increment		60 ft

12.64.600 Signage Regulations		District Requirements
12.64.601 General Signage Regulations		see section 12.64.601
12.64.602 Sign Types Regulations		see section 12.64.602



B. SPECIAL DOWNTOWN TRANSITION DISTRICT REQUIREMENTS

All Special Requirements on this page apply to development in the Downtown Transition District.

1. Special Residential Density Requirement Overlay

- In the Downtown Transition District, 20 dwelling units shall be allowed per acre, except as otherwise may be permitted under an approved conditional use permit for specialized senior housing, in accordance with Chapter 12.10 BMC. Unit yield shall be calculated to the nearest whole number, rounding up from even half units.
- Land area in roads and other rights-of-way, surface storm water retention/detention/water quality facilities, critical areas, critical area buffers, or land dedicated to the city shall not be counted in the calculation of number of units allowed, unless so stated in the conditions of an approved planned unit development, in accordance with Chapter 12.30 BMC.
- Land in an access easement, utility easement, or other form of easement which is not set aside as a separate tract shall be counted as part of the area of a parcel for the purpose of calculating number of units allowed.

2. Only Residential Uses Allowed Adjacent to Single Family Zones

On parcels adjacent to the single family zoning just outside the west Subarea boundary, only residential uses are permitted.

Note: The crosshatched areas on the map to the left constitute the Downtown Transition Overlay. The Downtown Districts Map on page 50 is also revised to show this overlay.



urban village element

B

January | 2005

<p>UV41 Promote the concentration of development within centers over the 20-year timeframe of this Plan, by:</p> <ol style="list-style-type: none">1. Establishing 20-year growth estimates that do not exceed 80 percent of zoned capacity for development, as calculated by the City2. Maintaining the 80 percent capacity margin in each center whenever zoning is modified3. Making reasonable efforts to provide services, facilities, and incentives to accommodate the estimated growth <p>UV42 Review, monitor and publish the rate of growth in centers and villages along with other measures indicate changes in the center or village over an extended period of time. Evaluate the significance of the changes with center or village residents, business owners, and other community stakeholders in light of the expectations underlying the neighborhood plan for the area, the actual level of growth, progress toward neighborhood plan implementation, and the relative maturity (level of mixed-use development, the pedestrian environment, infrastructure, and public facilities) of the area as an urban center or village.</p> <p>Establish by resolution, percentage threshold criteria to identify growth conditions over an extended period of time that indicate a need to initiate a neighborhood review process. In the neighborhood review process, identify appropriate responses to significant growth or changes, including but not limited to:</p> <ul style="list-style-type: none">• community-led activities;• additional planning for, or re-prioritization of, City programs or infrastructure improvements;• partially or entirely updating a neighborhood plan;	<ul style="list-style-type: none">• amending growth estimates; or• working with other public agencies to address community goals. <p>C Open Space Network</p> <p>goals</p> <p>UVG34 Provide safe and welcoming places for the people of Seattle to play, learn, contemplate, and build community. Provide healthy spaces for children and their families to play; for more passive activities such as strolling, sitting, viewing, picnicking, public gatherings, and enjoying the natural environment; and for active uses such as community gardening, competitive sports, and running.</p> <p>UVG35 Through the creation, preservation, and enhancement of the city's open spaces, support the development patterns called for by this Plan, enhance environmental quality, provide light, air, and visual relief; offer community-building opportunities; provide buffers between residential areas and incompatible uses; provide spaces for sports and recreation; and protect environmentally sensitive areas.</p> <p>UVG36 Enhance the urban village strategy through the provision of:</p> <ol style="list-style-type: none">1. Amenities in more densely populated areas2. Recreational opportunities for daytime populations in urban centers3. Mitigation of the impacts of large scale development4. Increased opportunities to walk regularly to open spaces by providing them close by
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5. Connections linking urban centers and villages, through a system of parks, boulevards, community gardens, urban trails, and natural areas
6. A network of connections to the regional open space system
7. Protected environmentally critical areas
8. Enhanced tree canopy and understory throughout the city

policies

UV43 Strive to accomplish goals in Urban Village Appendix Figures A-1 and A-2 for the amount, types, and distribution of open space.

UV44 Designate and preserve important natural or ecological features in public ownership as green spaces for low-intensity open space uses.

UV45 Identify City-owned open spaces on the Future Land Use Map.

UV46 Consider open space provisions identified in adopted neighborhood plans, including specific open space sites and features, in guiding the expansion of the open space network.

UV47 Establish, through the combined systems of urban trails, green streets and designated boulevards, a network among the city's varied open space features and urban villages and urban centers as well as connections with recreational and natural areas within the Puget Sound region.

UV48 Provide unstructured open play space for children in or near residential neighborhoods.

UV49 Guide development of shoreline public access and recreation as important elements in the city's open space network.

UV50 Direct efforts to expand the open space network according to the following considerations:

1. Locations for new facilities:
 - a. Urban centers and villages with the largest share of estimated residential growth; especially those existing high density residential areas presently not served according to the population-based or distribution goals for urban village open space;
 - b. Other urban village locations where an adopted subarea plan or recognized neighborhood plan includes open space recommendations consistent with these policies; and
 - c. Specific locations enumerated in the Parks functional plan outside urban centers or villages.
2. Types of open space acquisitions and facility development:
 - a. Village open space sites, urban center indoor recreation facilities, village commons sites, and community gardens;
 - b. Critical open space linkages, connectors, and corridors that are highly accessible for active use within or directly serving urban villages, high density and/or high pedestrian, bicycle, or transit use areas;
 - c. Open space linkages, connectors, and corridors that are highly accessible for active use serving other high pedestrian, bicycle, or transit use areas; and

urban village element

C

January | 2005 (2013) (2015)



<p>d. Other types of open space within or adjacent to urban villages that is accessible from adjacent urban villages.</p> <p>UV51 Promote sustainable management of public and private open spaces and landscaping including preserving or planting native and naturalized vegetation as appropriate to the landscape, removing invasive plants, protecting and enhancing wildlife habitat, and using an integrated pest management approach which favors natural over chemical pest management.</p> <p>UV52 Seek to provide public open space in conjunction with major public projects such as utility and transportation projects, with the amount of open space based on the size of the project, open space needs of the adjacent areas, and the opportunities provided by the particular project.</p> <p>UV53 Emphasize flexibility in planning, designing, and developing new open space and encourage development of innovative projects.</p> <p>UV54 Promote inter-agency and intergovernmental cooperation to expand community gardening opportunities.</p> <p>UV54.5 Create opportunities for people to experience the natural environment by including parks, forested areas, urban agriculture (P-Patches, farms, orchards and community gardens), and viewpoints among the priority uses to be considered for the City's surplus properties.</p>	<p>UV55 Seek, through cooperative efforts with adjacent jurisdictions, an equitable and balanced resolution to jurisdictional boundaries of the remaining unincorporated areas adjacent to the city's limits. Future annexations to Seattle and/or city boundary changes shall be based on the following:</p> <ol style="list-style-type: none">1. The area has access or can easily be connected to areas already served by the City, allowing efficient delivery of services to the area;2. The City can readily provide services to the area; and3. The boundary changes or interjurisdictional agreements will result in a fair and equitable distribution of revenues, facilities development and maintenance and operating costs, and transfer of assets. <p>UV56 Designate as Potential Annexation Areas areas that include parcels currently owned by the City or small areas almost completely surrounded by land currently within Seattle's city limits. Areas meeting these conditions are designated as Potential Annexation Areas as shown in Urban Village Figure 9.</p> <p>UV57 Favorably consider annexation requests by the residents of unincorporated areas to meet regional growth management goals.</p> <p>UV58 Support annexations of unincorporated areas to surrounding jurisdictions by being involved in public participation efforts to determine local sentiment regarding annexations, participating in the development of interlocal agreements concerning final annexation plans with the goal of eventually eliminating any unincorporated island areas, and participating in the evaluation of any proposals to create new jurisdictions in these areas.</p>	D	Annexation
		policies	
		UV55	
		UV56	
		UV57	
		UV58	

Attachment 3: Open Space Standards

Overview of Seattle's Existing Open Space Standards

Excerpted below are open space goals, criteria and definitions from the *City of Seattle's 2005 Comprehensive Plan* and *Seattle's Parks and Recreation 2011 Development Plan*. These goals, criteria and definitions may be updated during the current Comprehensive Plan update process, *Toward a Sustainable Seattle*, and/or during Parks' *2016 Development Plan* update process.

Short overview

Seattle measures its open space in several ways:

1. Citywide - 'Breathing Room' considers the total amount of open space available to all.
2. Single Family Residential areas – 'Usable Open Space' distribution based and must be 10,000 square feet or larger.
3. Within the Urban Village boundaries – 'Open Space' and 'Village Commons'; Population and distribution based applied to Urban Center Villages, Hub Urban Villages and Residential Urban Villages and must be 10,000 square feet or larger.
4. Service Area (GAP analysis map) – Distribution based of 1/8 mile, 1/4 mile, 1/2 mile depending on Single Family Residential or Urban Village location and must be 10,000 square feet or larger.

The 2014 GAP map is sent as a separate document.

Comparison of Open Space Standards from other jurisdictions

The national aspirational standard for open space is 10 acres per 1,000 residents. Of note below, San Francisco's Park Land Standard is based upon the amount of land the department could reasonably acquire and finance over the next 20 years. All of the standards are meant to be aspirational.

City	Open Space Standard	"Apples to Apples" X acres per 1,000 residents
Seattle Citywide 'Breathing Room' Open Space - Desirable	1 acre per 100 residents	10 acres
Seattle Citywide 'Breathing Room' Open Space - Acceptable	1/3 acre per 100 residents	3.33 acres
Seattle Urban Village 'Open Space'	One acre per 1,000 households	1 acre
San Francisco Park Improvement Standard	4.32 acres per 1,000 residents	4.32 acres
San Francisco Park Land Standard	0.11 acres per 1,000 residents	0.11 acres
Portland Parks 2020 Vision	20 acres per 1,000 residents	20 acres
Chicago Park District Open Space Standard - Community Level	2 acres per 1,000 residents	2 acres
Chicago Park District Open Space Standard - existing Citywide	4.13 acres per 1,000 residents	4.13 acres
Chicago Park District Open Space Standard - Long-term goal	5 acres per 1,000 residents	5 acres
Denver Parks Department "Game Plan" to strive towards	10 acres per 1,000 residents	10 acres
STAR Communities Rating System: High population density	6.8 acres per 1,000 residents	6.8
Intermediate – High population density	7.3 acres per 1,000 residents	7.3
Intermediate – Low population density	13.5 acres per 1,000 residents	13.5

Low population density	20.3 acres per 1,000 residents	20.3
National Average	10 acres per 1,000 residents	10 acres

City Open Space Goals (City of Seattle's 2005 Comprehensive Plan and Seattle's Parks and Recreation 2011 Development Plan)

	GOAL	AREA
BREATHING ROOM OPEN SPACE	<i>Desirable:</i> 1 acre per 100 residents <i>Acceptable:</i> 1/3 acre per 100 residents	Citywide
USABLE OPEN SPACE	1/4 to 1/2 acre within 1/4 to 1/2 mile of every resident	Areas outside Urban Villages
STAR Communities	<i>High or Intermediate-High population density:</i> 85% within ½ mile walking distance <i>Intermediate-Low, or Low population density:</i> 70% within ½ mile walking distance	Community wide

Usable Open Space in Primarily Single Family Residential Areas (Seattle's Parks and Recreation 2011 Development Plan)

SINGLE FAMILY USABLE OPEN SPACE	<i>Desirable:</i> 1/2 acre of Usable Open Space within 1/2 mile of Seattle households in primarily single-family areas. <i>Acceptable:</i> 1/2 acre within 1 mile of community approved offset to lack of Usable Open Space.
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Urban Village Open Space Goals (City of Seattle's 2005 Comprehensive Plan)

	URBAN CENTER VILLAGES	HUB URBAN VILLAGES	RESIDENTIAL URBAN VILLAGES
URBAN VILLAGE OPEN SPACE POPULATION BASED GOALS	One acre of Village Open Space per 1,000 households and one acre of Village Open Space per 10,000 jobs in each Urban Center or in the four contiguous Urban Centers that comprise the center city, considered as a whole.	One acre of Village Open Space per 1,000 households.	Same as for Hub Urban Villages.
URBAN VILLAGE OPEN SPACE DISTRIBUTION GOALS	All locations in the village within approximately 1/8 mile of Village Open Space.	Same as for Urban Center Villages.	For moderate and high density areas: All locations within 1/8 mile of Village Open Space that is between 1/4- and 1-acre in size, or within 1/4 mile of Village Open Space that is greater than 1 acre. For low density areas: All locations within 1/4 mile of any qualifying Village Open Space.
QUALIFYING CRITERIA FOR URBAN VILLAGE OPEN SPACE	Dedicated open spaces of at least 10,000 square feet in size, publicly accessible, and usable for recreation and social activities.	Same as for Urban Center Villages.	Same as for Urban Center and Hub Villages.
VILLAGE COMMONS	At least one usable open space of at least one acre in size where the existing and target households total 2,500 or more.	At least one usable open space of at least one acre in size.	At least one usable open space of at least one acre in size where overall residential density is ten households per gross acre or more.

DEFINITIONS

Offsets

Seattle's Parks and Recreation 2011 Development Plan refers to offsets such as school grounds, recreation facilities, green streets, boulevards and trails in conjunction with the definitions of Breathing Room and Usable Open Space. Offsets, in this context, are meant as open spaces that may not be owned by Seattle Parks and Recreation that are still used or experienced similarly to City operated parks and natural areas/greenbelts. While offsets are not considered as Breathing Room or Usable Open Space, they can provide open space for passive or active recreation or enjoyment and sometimes fill gaps in Breathing Room and Usable Open Space for residents who use the playground at their local school, stroll along a tree-lined boulevard or exercise indoors at a community center.

Breathing Room Open Space

Definition: Combined acreage of all dedicated open spaces (parks, natural areas and greenbelts, trails, and boulevards,) but not including tidelands and shorelands (submerged park lands.)

Offsets: School grounds, green streets, boulevard, trail, etc.

Usable Open Space

Definition: Relatively level and open, easily accessible, primarily green open space available for drop-in use (can be part of larger citywide park space). Urban Village Open Space can be considered a type of Usable Open Space, and is defined in the City of Seattle's 2005 Comprehensive Plan as "Publicly owned or dedicated open space that is easily accessible and intended to serve the immediate urban village. This encompasses various types of open space for passive enjoyment as well as activity and includes green areas and hard surfaced urban plazas, street parks, and pocket parks. Dedicated open spaces should be at least 10,000 square feet in size."

Offsets: School grounds, recreation facilities, green streets, boulevards and trails.

Natural Areas and Greenbelts - Note, these definitions were taken from Parks Classification Policy, which was updated in January, 2015.

Definition: Natural Areas are park sites established for the protection and stewardship of wildlife, habitat and other natural systems support functions. Some natural areas are accessible for low-impact use. Minimal infrastructure may include access and signage, where it will not adversely impact habitat or natural systems functions. Larger natural areas may have small sections developed to serve a community park function. Large Natural Area/Greenbelts may be divided into subareas based on vegetation, habitat, restoration status, wildlife area designation, recreation use area, etc. in order to better differentiate resource needs and use priorities.



Providing for Usable Open Space for Multifamily Developments

March 1, 2012 by [Bob Bengford](#)

Category: [Planning Advisor](#)

This Advisor column was originally published in January 2012.

This is the second of two articles discussing regulatory strategies to address two challenges to creating compatible and livable infill development. The first article, published in February 2011, discussed strategies for protecting existing neighborhoods from the impacts of new development. This article describes concepts for providing usable open space in new multifamily residences.

Introduction

Smart growth principles call for the development of more intense mixed-use centers at transportation hubs or other strategic locations plus multifamily infill in neighborhood centers. Demographic changes in concert with fuel costs are increasing the demand for compact multifamily housing in Western Washington and throughout the country. With rising land costs, cities are finding it increasingly difficult to create new parkland to serve this increased density. Thus, it's becoming increasingly important for cities to update regulations to provide for usable on-site open space associated with multifamily development.

- The goals and benefits of providing on-site multifamily open space
- Research and resources
- Notable challenges in providing on-site open space
- A comparison in how a few Washington cities regulate open space
- Lessons learned/considerations

The goals and benefits of providing on-site multifamily open space

A reasonable goal for any city should be to provide residents with access to usable open space for recreation and leisure activities. While this is important for all age groups, usable open space is particularly important for children. On-site open space associated with residential development brings a number of other benefits toward creating healthy and livable communities. Below is a sample of some of the more notable benefits:

Health benefits – pathways and recreational facilities such as play areas, swimming pools, and fitness centers promote increased physical activity. Balconies and common areas also offer opportunities for gardening and growing a small amount of herbs, fruit, and/or vegetables;

Enhanced residential setting – this includes an increase in light and air to dwelling units surrounding the common open spaces and enhanced views from units. Where landscaped open spaces are visible from the street or adjacent properties, they bring obvious enhancements to the community's character as well. Courtyard spaces can also offer increased privacy through the strategic configurations and the placement of windows and landscaping;

Environmental benefits – ground level and courtyard spaces and even rooftop decks offer opportunities for trees and plants which consume carbon dioxide and help to reduce stormwater runoff;

Social benefits – well-designed common open spaces provide increased opportunities for social interaction with neighbors;

Safety – common open spaces that incorporate **CPTED principles (Crime Prevention Through Environmental Design)** increase the number of "eyes on the space" by allowing families to keep an eye out on children and for residents to be on the lookout for crime; and

General functional benefits – spaces such as balconies can provide a wide range of other functional benefits to residential living. This can include a space to hang-dry clothing, space to barbecue, or conduct certain cleaning or other activities that are difficult to do indoors.



The common open spaces at the coordinated Z-home (first net zero energy multifamily development in the country) and YWCA development in Issaquah Highlands provide for multiple functions. This includes recreational benefits, visual amenities, increased solar access to adjacent units, and low impact development techniques used in the common areas help to manage stormwater impacts from the development on the site.

What are the Challenges to Providing Usable Open Space?

Below are the challenges that are most often cited to providing usable on-site open space.

Lack of space. This challenge is most notable on smaller sites in heavily urbanized areas where land costs are high. Developers can argue that carving out open spaces reduces the opportunity for rental or sales income. However, the typical configuration of residential buildings on city blocks nearly always leaves plenty of left-over space to accommodate courtyard spaces between buildings and building wings. For constrained infill sites where generously sized courtyards may not be possible, a combination of balconies, rooftop decks, and/or indoor common open space may be sufficient to satisfy open space needs for residents.

Cost. The cost of designing and building the open spaces affect the bottom line of developments in two ways. Yes, they do add costs to development, but they also help to bring in revenue in terms of sales and/or increased rental rates due to the amenities they create for residents. Ultimately, open spaces don't need to be expensive. The usability of open spaces is often best determined by the basic configuration of spaces and the relationship of units, windows, building walls, and simple landscaping elements. Much of this comes from thoughtful design rather than expensive materials and furnishings.

Maintenance. This is a critical factor in the long term usability of common open spaces. While there are obvious costs associated with maintenance, the design of open spaces can help to reduce ongoing maintenance costs. Where residents have good access to the open spaces and frequently use them, there's a certain amount of self-maintenance that occurs. But maintenance needs to be built into the costs of the development, just as other amenities factor into the rents that residents are willing to pay to live in particular developments.

What other Literature is Out There on Multifamily Open Space?

While much has been written about public open space, literature on the benefits of private on-site open space is surprisingly hard to find. The most common source of information available is within municipal design guidelines and standards. But outside of brief intent statements, guidelines, and graphic examples, an in-depth discussion on the benefits and characteristics of multifamily open spaces are most often left to books and literature.

Some notable sources of information on the design and/or benefits of multifamily open space include:

Housing as if People Mattered and ***People Places*** (Cooper Markus and others). These two books – especially ***Housing as if People Mattered*** – are the best and most extensive studies of private residential open space that I've found. While the photo examples and graphics feel a little outdated, the contents and design guidelines, which touch on the full range of open space issues, are still spot on. Both books place a strong emphasis on the special needs of families with children.

Site Planning (Lynch and Hack). This classic includes excellent guidance on housing design and discusses outdoor space needs for residents, notably for children and teenagers (which they note are often forgotten in housing design). The book states that “it is better to distribute a varied set of play opportunities in many locations rather than to concentrate them in one area.” Lynch and Hack discuss the importance of balancing visibility with privacy and the unique needs of individual housing types.

Pattern Language (Alexander, Ishikawa, Silverstein). Another classic, this book includes a wealth of ideas in creating livable environments. It includes chapters on the various housing types, the needs of different age groups and families, and the design of a wide range of outdoor spaces associated with housing.

Form-Based Codes (D. Parolek, K. Parolek, and Crawford). This includes a brief section on internal open space and provides guidance on courtyard design. The authors consider appropriate dimensions based on solar access and adjacent building heights and whether the courtyard is on the ground or on a podium over parking.

There are surely other resources that I haven’t stumbled upon – therefore please comment if you recommend another great resource on multifamily open space design/needs.

Comparing how Pacific Northwest Cities Regulate Multifamily Open Space

As part of writing this article, I wanted to take a closer look at how some western Washington communities regulated internal multifamily open space. This ultimately included Seattle, Tacoma, Bellevue, and Redmond. Each city's approach differs somewhat from the others. Also, all four cities recently updated at least some of their applicable standards.

Since each city has a variety of zones that allow for multifamily housing, I've divided the following chart into the segments - by housing type: apartments (single purpose), apartments in a dense mixed-use setting, and townhouses. For each city, the chart addresses the amount of open space required, design-related requirements, applicable design review process, and finally some comments and observations.

Comparing Multifamily Open Space Requirements By City and Housing Type

Housing Type – Apartments (single purpose multifamily uses)

Applicable zones?	Lowrise zones	R-3 – R-5 zones and commercial zones	R-10-30 zones,	R-12 to R-30
Standards influencing amount and type of open space	Open space standards plus setbacks, density limit, parking, floor area ratio (FAR), building/ façade width limits & Green Factor provisions	Usable yard space plus setbacks, minimum lot size, parking, density limit (R-4L zone only), and landscaping standards	Multifamily play area standards plus setbacks, density limit, parking, lot coverage, impervious area, greenscape standards (front yard), and landscape standards	Specific open space standards plus setbacks, landscaping, parking, lot coverage, and impervious surface standards
Open space required/unit	L1 zone: 300sf common open space/unit (average) L2-4 zones: 25% of the lot area as open space at ground level – except 50% can be balconies/decks for L3-4 zones	10% of the lot size (R zones – but not C zones); C-zones – 10% of site not covered by buildings must be landscaped	Emphasis on children's play areas – 800sf/10 units plus 50sf/unit above 10 units	Minimum 20% of lot
Required standards for open space	Common open space – min 10' dimension and 250sf area; may be in front, side or rear yard; Balcony/deck – min 6' dimension + 60sf area	Usable yard space – min 15' dimension; May not be in front yard; May be any combination of private & shared space	800sf min size and min. dimension of 25'; Design standards on accessibility, amenity elements and separation from auto areas	All yards + decks and porches may count as open space provided they have minimum 15' dimensions; For multi-lot developments, standard can be applied for whole development
Design guidelines/ review process	Design review required for projects over certain size threshold or for projects seeking design departures	No existing design guidelines or review process (although MAKERS recently conducted a study for examining options for city to consider)	No design guidelines or other design review process for the R-zone development	25% of open space for large developments must be as common open space; Includes guidelines for common open space and landscaping design; Design review process for all multifamily

	Seattle	Tacoma	Bellevue	Redmond
Comments and observations	New code generally reduces the amount of open space required – but has a greater emphasis on the design/usability of the space; Recent increase in “green factor” requirements is more challenging/ costly to applicants	Other than dimensional standards noted above, there are no standards/ guidance for multifamily open space in the standard commercial zones	Unique in that focus is only on children's play areas; No mention of balconies or other usable open space provisions.	For citywide standards, biggest emphasis on variety of site and building design
Housing Type – Apartments (higher intensity mixed-use zones)				
Applicable zones reviewed	Commercial zones	Various Mixed-Use Center districts	Downtown zones and Bel-Red corridor zones (new)	Downtown zones, Overlake Village zones
Standards influencing amount and type of open space	Amenity area plus setbacks, density limit, floor area ratio, parking, and green factor provisions	Yard space standards plus density minimum, parking, mass reduction standards, and landscaping standards	Floor area ratio (FAR), max floorplate standards, tower stepback provisions, sidewalk/ building relationship, parking, and FAR bonus incentive provisions (some relate to outdoor open space)	Minimum open space standards, parking, setbacks and max floor area ratio standards
Open space required/unit	Commercial zones: 5% of residential floor area (amenity area)	100sf/unit yard space	No specific requirement for Downtown or the Bel-Red Corridor	Downtown – 100sf common open space/unit + min 50sf private open space/unit; Overlake – 6.25% of gross residential floor area as open space
Required design standards for open space	Shared open space – min 10' dimension and 250sf area; Front, side or rear yards OK; Balcony/deck – min 6' dim. + 60sf area; Must not be enclosed; Rooftop space not counted as amenity area	Recently updated: 100% of space may be common yard space – min 15' dimension + other design standards; Balconies up to 50% required yard space – at least 35sf and min 4' dimension; Rooftop deck up to 25% of yard space in mixed-use buildings	There are standards & guidelines for public open spaces for Downtown and the Bel-Red Corridor, but no standards or guidelines for private open space for multifamily uses (no mention of balconies, for instance)	<p><u>Downtown</u> > – up to 100% of required open space can be common, at least 200sf in area, min 12' dimensions;</p> <p><u>Overlake</u> > – up to 100% of required open space can be common, but up to 50% can be private and/or rooftop open space</p>

Factor	Seattle	MRSC - Providing for Usable Open Space for Multifamily Developments		
		Tacoma	Bellevue	Redmond
Design guidelines/review process	Design review required for projects over certain size threshold or for projects seeking design departures	No existing design guidelines or review process (although MAKERS recently conducted a study for examining options for city to consider)	Yes, there are guidelines and an administrative design review process, but again, no guidance for private open space for multifamily uses	Design review for all multifamily; There is more design guidance for open spaces in Overlake, than for Downtown – except there are specific courtyard dimensional standards for downtown
Comments and observations	Recent update reduces amount of open space but places more emphasis on design quality, usability	Updated standards addressed some serious regulatory shortcomings; City will probably give it some time during poor economy and see how new developments work out before creating a new design review program	Private open space isn't directly addressed at all; The focus is more on maximum building forms, street/sidewalk relationship, and incentives for public open space	It is interesting to see somewhat different open space approaches between Downtown and Overlake (perhaps the timing – Overlake Standards are newer – has something to do with it). Downtown's specific standards for minimum courtyard width are unique, amongst the four cities reviewed here
Housing Type: Townhouses				
Applicable zones?	Lowrise zones	R-3 –R-5 zones; Mixed-use zones	R-10 – R-30 zones	R-12 to R-30 zones, plus Downtown & Overlake Zones
Standards influencing amount and type of open space	Open space standards plus setbacks, density limit, floor area ratio, green factor, and building/ façade width limits	Usable yard space plus setbacks, minimum lot size, and density limit	There are no standards specific to townhouses – see open space standards referenced above for apartments in multifamily zones	There are no standards specific to townhouses – see open space standards referenced above for apartments in multifamily zones.
Open space required/unit	300sf private ground level space (avg) with min dimensions of 10'	10% of the lot size in R-zones; 200 sf/unit yard space in MX zones		For <u>Downtown</u> – Townhouses with at least 200sf of private open space and minimum dimension of 10' are exempt from common open space standards.
Required design standards for open space	Space must be directly accessible to unit; For sloping lots, decks can qualify as ground level space	Usable yard space – min 15' dimension; may not be in front yard		

Factor	Seattle	Tacoma	
Design guidelines/review process	Administrative design review required for all townhouses; Process may allow some flexibility in the amount and design of open space	No existing design guidelines or review process (although MAKERS recently conducted a study for examining options for city to consider)	
Comments and observations	Updated standards and administrative design review process provide greater flexibility than old standards and focus more on the quality of open space	New townhouse standards in MX zones addressed serious shortcomings, but the R-3-5 zones outside of MX centers still lack open space standards/guidance	The setbacks and lot coverage provisions will be most influential for townhouses (other than basic market conditions); The play area provision ensures that there will be some common open space The 20% open space with min. 15' dimensions seem very restrictive and challenging; Planner Jeff Churchill noted that there isn't a lot of undeveloped R-12-30 zoned land left in the city

Comments and Observations on Regulatory Research

Seattle

With by far the largest pool of development test cases in Washington and the most intensive multifamily zoning code update process, the inclusion of Seattle in this study is essential. I met with Mike Podowski, the City's Land Use Policy Supervisor, to talk about this article, the City's recent update, and some lessons learned. Mike reiterated that it was important for the new code to add more flexibility while enhancing the design criteria and making some refinements to the review process (notably for townhouses). Like Seattle's new code, he suggested my research table above compare different open space requirements based on the type of housing. He was also curious about research on the benefits of providing for open space.

Seattle's new code substantially reduces the amount of required open space in many cases, but adds greater emphasis on the quality and usability of the open space. I talked about the new code with architect Radim Blazej (Caron Architects), who is familiar with both the old and new codes. Radim reiterated that the added flexibility in the code regarding open space dimensions makes the code much easier to work with. For example, he indicated that the

opportunity to provide up to 50% of the **usable open space on the roof** was an attractive opportunity. He's found that such rooftop spaces are most desirable for residents in the more urbanized settings due to the view potential and sense of privacy.

Tacoma

The City's previous code (up to 2008) had basically no open space standards. As a result, there are a number of developments (particularly in the greater downtown area) that provide no open space or poorly designed open space. As part of a citywide "Design Review Project," I had a chance to work with the City (with MAKERS) to examine the shortcomings and propose solutions. This project included the following components:

A study on the establishment of a design review program. The project reviewed numerous examples and identified a number of optional approaches that might work for Tacoma.

Updating the design standards for the various mixed-use zones (adopted 2008).

Without a special design review process in place, there was a strong desire to adopt prescriptive standards to address open space and other design shortcomings. While this approach offers less design flexibility, the standards offer a number of choices in how their requirements can be met. The newly adopted standards are reflected in the chart above in the city's mixed-use center zones only.

Bellevue

Bellevue's regulatory approach stands out as the most unique of the four communities particularly because the city has very few established standards for private open space in multifamily developments. The city's design standards and guidelines for the most densely developed areas (Downtown and the Bel-Red Corridor) place much greater emphasis on providing publicly accessible open spaces – in addition to providing guidance for the form and character of development. Other specific comments and observations:

The recent Bel-Red Corridor Design Guidelines are the most recent guidelines project undertaken by the city, and thus represent the latest in thinking about urban design in the city. The Bel-Red code emphasizes form-based standards and includes an extensive density bonus system that includes incentives for public open space. The

guidelines include numerous photos of acceptable and unacceptable design examples addressing streetscape elements, building form/character and design details, but they don't specifically address private residential open space. Perhaps with the approach in emphasizing high quality streetscape and public open space, there is a reduced need to regulate the amount and type of private internal open space for multifamily?

As a Bellevue resident, I often explore new jogging routes all over downtown. I've found that downtown's super block configuration often leaves a considerable amount of land for public open space, given the natural (and/or regulatory) limitations on tower floor-plates and the extent of underground parking. Or, perhaps this open space is the result of the city's policies, guidelines and standards? Likely, it's a combination of both.

Most apartment/condo developments in downtown appear to have a good mixture of internal open spaces including balconies, ground level plazas, upper level courtyards over parking decks (there are many), some internal recreational space, and some roof top decks (at least that I know about). The smaller infill mid-rise developments appear to have the smallest amount of open space – a situation common in nearly all urban centers in the region.

Emil King, the city's Strategic Planning Manager, noted that perhaps there was a reduced need for on-site private open space within developments that are adjacent to public parks or plazas (and I agree). He mentioned projects adjacent to the Downtown Park and the smaller Ashwood Park and Plaza as good examples.

Redmond

Having met with planner Jeff Churchill several times over the past couple years, I was aware that Redmond was in the midst of a major zoning code update and had recently adopted new zoning and design standards for the Overlake area. Additional observations and comments:

The open space standards for the multifamily zones focus primarily on landscaped ground level open space. Jeff noted that these are essentially suburban type standards, but that very little developable land in these zones remains.

The courtyard dimensional standards for Downtown are noteworthy for their ability to enhance the desirability and usability of such spaces.

The Downtown open space standards include a “fee in lieu of” open space option, but only for up to 50% of the required common open space.

Some Lessons Learned

First of all, it's obvious that individual regulations need to suit the unique needs of the community. By this, I mean a combination of local market demographics and unique community characteristics and goals. Some keys in crafting approaches for regulating and designing multifamily open space include:

Recognize different needs for different housing types. Townhomes and other ground based multifamily housing types have different needs than apartment buildings with stacked flats. Regulations need to reflect those inherent differences.

Involve local developers, designers, and builders. It's always important to talk with the local development community to find out what's working and get them involved in any process to update development standards.

Bigger is not necessarily better. Communities requiring an excessive amount and/or sizes of open spaces can actually discourage development by impacting the viability of development. The problem is compounded when there isn't adequate design guidance for such spaces. I've found it more effective to work with the community in providing guidance in designing usable open spaces and determining the amount of usable open space necessary for livable developments and given reasonable development objectives.

Encourage a range of open space types. This is particularly important for apartment buildings. Visible common open spaces such as courtyards are typically the most important open space resources, but other types of open space should be encouraged.

- **Balconies** provide a usable private open space resource where residents can barbecue, create a container garden, or sit outside to enjoy the view. While the percentage of time that residents typically spend on balconies is small,

It's noteworthy to consider how balconies can allow greater daylight into units and help to expand the perceived living space within the unit. The book *Housing as if People Mattered* suggests that the minimum size of a balcony to be functionally useful is 60 square feet with no dimension less than 6 feet.

- Rooftop decks are becoming an increasingly important resource for infill multifamily developments in heavily urbanized areas. These spaces are more likely to be used where they feature good views, feature a range of amenities, and include design features that enhance accessibility and safety.
- Pea patches are a feature that should be increasingly encouraged, in response to a renewed interest in the local food movement. However, the location, design, and management of pea patches are very important to ensure they can be effectively used and maintained. To be sure, they are likely to be used by only a fraction of residents, but they can serve as a visual (and even social) amenity for other residents.
- Children's play areas should always be considered and be required to some extent in larger developments. Like nearly all open space types, visibility to/from adjacent dwelling units is critical.
- Indoor recreational areas should also be an option to meet a portion of the total internal open space needs for the development (but not all of it) of infill housing types in more intensive urban areas. These spaces should be specifically designed for recreational activities and be housed in accessible and visible areas.
- Woonerfs might also be considered as a usable open space resource in townhouse developments. A woonerf is a Dutch term for a street that is designed equally for pedestrians and automobiles - typically where there is special paving in a curbless design integrated with trees and other landscaped elements that can also function as a playcourt.

Consider reduced on-site open space needs for developments adjacent to public parks. "Adjacent" is the key word, as it's the direct visibility and accessibility that provide the link.

Test the standards. Consider both existing (if applicable) and prospective multifamily development examples that meet other zoning standards to determine different ways that developers might choose to meet the standards. Assume the worst case scenario – is it good enough? On the other hand, are the requirements overly difficult or costly to meet?

Provide examples – both good and bad. Photos and other graphic examples are helpful for developers, staff, and other participants in the development review process. I've found the bad examples to be just as helpful as the good ones. I also suggest to communities to build a photo library of completed projects that they can share with prospective applicants when needed.

Common Open Space Examples



These open spaces above are both built over parking decks - the landscape elements help them function as a green roof while providing for visual and functional amenities to the surrounding units.



The left example above from Bainbridge Island integrates large existing trees into a relatively large "commons" while the right example in downtown Bellevue doubles as usable public open space, as there is a coffee shop to the left.



Obviously bad examples. The space on the left offers no amenities other than grass area - and the slopes reduce the usability of the space for informal recreation. The large blank walls and elevation change between the open space and the dwelling units reduce its attractiveness.



It's obvious that these courtyards are much too narrow to function as usable open space. The design severely limits the direct sunlight available to the space and also reduces the solar access and privacy to the adjacent units.

Other Open Space Examples



Attractive rooftop open space (left) and a pea patch example (right). The pea patch is at the Alycone Apartments in South Lake Union, Seattle. It's situated on an upper level deck, but visible from dwelling units on both sides, very accessible, and receives ample morning and afternoon sunlight. When I visited the development last year, there was

a waiting list for residents to get one of the small plots. You can see the rain barrels in the background, which include rain water from adjacent roofs and provide a water source for gardeners. The complex also provides basic tools for residents. The complex uses the pea patch as a marketing tool ([see for yourself](#)) and it has become a popular social activity for residents.

Townhouse Examples



These townhouses include usable semi-private front yard open spaces, while the left example adds balconies for each unit that help to expand the living area of the units.



These townhomes were provided with far too little open space amenities. There is basically no setback in the rear yard, while the long asphalt driveways can be viewed as a wasted opportunity (move building closer to street and provide some usable open space in the back). Also, the balconies appear much too narrow to invite use.

Resources/Links

- [Seattle land use code](#). Notable sections: SMC 23.45.016 (lowrise open space requirements), SMC 23.47A.024 (residential amenity areas), and for the city's design guidelines, go to the following link: [Design Review Program Applicant's Toolbox: Design Guidelines](#)
- [Tacoma land use code](#). See 13.06.300(g) for Mixed-Use Center District yard space standards.
- [Bellevue land use code](#). For the Bel-Red Design Guidelines, see Section [20.25D.150](#). For Downtown, see Chapter 20.25A.
- [Redmond's new zoning code](#). Notable chapters are 21.08 (residential regulations), 21.10 (downtown regulations), 21.12 (Overlake regulations), and 21.36 (open space). See Article III for detailed design standards.

Other notable codes/guidelines addressing residential open space:

- Portland has a number of great resources including the 1998/2008 [Community Design Guidelines](#).
- Everett's [Core Residential Development and Design Standards](#), go to Section 33G.060 for open space.



About Bob Bengford

Bob Bengford writes for MRSC as a [Planning Advisor](#).

Bob Bengford, AICP, is a Partner with [MAKERS architecture](#), planning and urban design firm. Bob's community design work encompasses all transects, from urban downtowns and transit-oriented development to rural area planning. Since joining MAKERS 13 years ago, Bob's specialty has been helping communities craft usable development regulations and design guidelines. The combination of growing up in a sprawling Orange County (CA) tract home subdivision, reviewing development plans against antiquated and inconsistent codes in rural Bonner County (ID), and working with a great mentor at MAKERS (John Owen) have helped Bob recognize the critical importance of good development regulations and design guidelines in shaping vital and healthy communities. As a resident of Bellevue, Bob has been active in various community planning issues. He's also an active four-season bicycle commuter, hiker, gardener, and urban explorer.

The views expressed in Advisor columns represent the opinions of the author and do not necessarily reflect those of MRSC.

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Comments

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