

Draft Code Amendments

Title 18 and Title 14

Proposed Changes Needed For Consistency with the Proposed Chapter 18.31 – Downtown Development and Design Standards, New R-18 zone, and Additional Related Clean-Up May 25, 2010

Chapter 18.10 – AUTHORITY, PURPOSE, INTERPRETATION AND ADMINISTRATION

18.10.050 Interpretation – General.

(1) In case of inconsistency or conflict, regulations, conditions or procedural requirements that are specific to an individual land use shall supersede regulations, conditions or procedural requirements of general application.

(2) A land use includes the necessary structures to support the use unless specifically prohibited or the context clearly indicates otherwise.

(3) In case of any ambiguity, difference of meaning, or implication between the text and any heading, caption, or illustration, the text and the permitted use tables in Chapter [18.25](#) CMC shall control, except for uses within the Downtown, where 18.31.080 CMC shall control. All applicable requirements shall govern a use whether or not they are cross-referenced in a text section or land use table.

(4) Unless the context clearly indicates otherwise, words in the present tense shall include past and future tense, and words in the singular shall include the plural, or vice versa. Except for words and terms defined in this title, all words and terms used in this title shall have their customary meanings. (Ord. 42-02 § 2 (21A.02.060))

18.10.060 Interpretation – Standard industrial classification.

(1) All references to the Standard Industrial Classification (SIC) are to the titles and descriptions found in the Standard Industrial Classification Manual, 1987 Edition, prepared by United States Office of Management and Budget which is hereby adopted by reference. The SIC is used, with modifications to suit the purposes of this title, to list and define land uses authorized to be located in the various zones consistent with the comprehensive plan land use map. However, the permitted use table and use determination process in 18.31.080 shall apply to the Downtown zone. The Director shall consider the direction in this subsection, but is not bound by this subsection or the SIC in making the use determination for proposals on properties in the Downtown zone.

(2) The SIC categorizes each land use under a general two-digit major group number, or under a more specific three- or four-digit industry group or industry number. A use shown on a land use table with a two-digit number includes all uses listed in the SIC for that major group. A use shown with a three-digit or four-digit number includes only the uses listed in the SIC for that industry group or industry.

(3) An asterisk (*) in the SIC number column of a land use table means that the SIC definition for the specific land use identified has been modified by this title. The definition may include one or more SIC subclassification numbers, or may define the use without reference to the SIC.

(4) The Director shall determine whether a proposed land use not specifically listed in a land use table or specifically included within a SIC classification is allowed in a zone. The Director's determination shall be based on whether or not permitting the proposed use in a particular zone is consistent with the purposes of this title and the zone's purpose as set forth in Chapter [18.15](#) CMC, by considering the following factors:

(a) The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;

(b) Whether or not the use complements or is compatible with other uses permitted in the zone; and

(c) The SIC classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use. (Ord. 42-02 § 2 (21A.02.070))

18.10.080 Administration and review authority.

(1) The Hearing Examiner shall have authority to hold public hearings and make decisions and recommendations on subdivisions and other development proposals, and appeals, as set forth in Chapters [2.25](#), [14.30](#), [14.35](#), [14.40](#), and [14.45](#) CMC.

(2) The Director shall have the authority to grant, condition or deny applications for reasonable use permits, short plat applications, boundary line adjustments, [design departures](#), [commercial site development permits](#), and renewals of permits for mineral extraction and processing, unless a public hearing is required as set forth in Chapter 14.30 CMC, in which case this authority shall be exercised by the Hearing Examiner.

Chapter 18.15 ZONES, MAPS AND DESIGNATIONS

Sections:

[18.15.010](#) Zones and map designations established.

[18.15.020](#) Zone and map designation purpose.

[18.15.030](#) Mineral zone.

[18.15.050](#) Urban residential zone.

[18.15.060](#) Neighborhood commercial zone.

[18.15.070](#) Community commercial zone.

[18.15.080](#) Downtown ~~commercial~~ zone

~~[18.15.090](#) Regional commercial zone.~~

[18.15.100](#) Industrial zone.

[18.15.140](#) Zoning maps and boundaries.

18.15.010 Zones and map designations established.

In order to accomplish the purposes of this title the following zoning designations and zoning map symbols are established:

Zoning Designations	Map Symbol
Mineral	M
Urban Separator	US (R-1)
Urban Residential	R (base density in dwellings per acre)
Neighborhood Commercial	NC
Community Commercial	CC

Downtown Commercial	DN (- followed by specific district as indicated below)
<u>Town Center District</u>	<u>TC</u>
<u>Mixed Commercial District</u>	<u>MC</u>
<u>General Commercial District</u>	<u>GC</u>
<u>Mixed Housing/Office District</u>	<u>MHO</u>
Regional Commercial	- CR
Industrial	I

(Ord. 42-02 § 2 (21A.04.010))

18.15.050 Urban residential zone.

(1) The purpose of the urban residential zone (R) is to implement comprehensive plan goals and policies for housing quality, diversity and affordability, and to efficiently use urban residential land, public services and energy. These purposes are accomplished by:

- (a) Providing, in the R-1 (urban separator) through R-8 zones, for a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes, and for higher densities and a greater variety of housing types in the R-18 zone;
- (b) Allowing only those accessory and complementary nonresidential uses that are compatible with urban residential communities; and
- (c) Establishing density designations to facilitate advanced area-wide planning for public facilities and services, and to protect environmentally sensitive sites from over development.

(2) Use of this zone is appropriate as follows:

- (a) The urban separator (R-1) zone on or adjacent to lands with area-wide environmental constraints where development is required to cluster away from sensitive areas, on lands designated urban separators or wildlife habitat network where development is required to cluster away from the axis of the corridor on critical aquifer recharge areas, and on regionally and locally significant resource areas (RSRAs/LSRAs) or in well-established subdivisions of the

same density, which are served at the time of development by public or private facilities and services adequate to support planned densities; and

(b) The R-4 through R-18 zones on lands that are predominantly environmentally unconstrained and are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. (Ord. 42-02 § 2 (21A.04.080))

18.15.080 Downtown zone.

The Downtown zone (DN) is intended to promote a range of commercial, residential and public uses in an environment that promotes a multi-modal transportation and a quality built environment with adopted Design Standards. Mixed-use, pedestrian friendly development and an enhanced street grid are encouraged in the Downtown. Specific objectives for discreet Districts within the Downtown, including guidance on appropriate form, scale and uses, are identified below:

(1) The Town Center District (DN-TC) is the pedestrian-oriented core of the Downtown zone and allows the most intensive level of development in the Downtown zone. The emphasis of this District is on mixed-use development that includes pedestrian-oriented retail, high density residential development, and civic uses. The development of a walkable street grid is a key objective of this District. In order to meet goals for a pedestrian-oriented Town Center, only limited large-format retail uses are allowed, and such uses will be subject to special standards.

~~(1) The purpose of the downtown commercial zone (CD) is to provide convenience and comparison retail and personal services for local service areas which exceed the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses. These purposes are accomplished by:~~

~~(a) Providing for limited small-scale offices as well as a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas;~~

~~(b) Allowing for mixed-use (housing and retail/service) developments; and~~

~~(c) Excluding commercial uses with extensive outdoor storage or auto-related and industrial uses.~~

~~(2) Use of this zone is appropriate in urban centers that are designated by the comprehensive plan and community plans and that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. (Ord. 42-02 § 2 (21A.04.100))~~

(2) The Mixed Commercial District (DN-MC) is applied to the majority of the Covington Downtown zone. The District encourages a mix of commercial and multi-story residential uses, public uses, and allows for large-format and auto-oriented retail provided they meet pedestrian-oriented design standards that are more flexible than those applied to the Town Center District.

Achieving a high level of connectivity with new and improved streets and trails is a major goal in this District.

(3) The General Commercial District (DN-GC) is applied to a limited area of the Downtown zone and is intended to allow the widest range of uses, coupled with more limited design standards than other areas of the Downtown zone. Allowed uses include all commercial and some light industrial uses, as well as offices, major transportation and utility facilities, and residential uses that are appropriately buffered to ensure compatibility. Development and design standards are less prescriptive and provide greater flexibility to accommodate the intended uses. Key transportation goals include providing pedestrian and trail connections to Big Soos Creek and a future freeway peel off ramp onto Covington Way.

(4) The Mixed Housing/Office District (DN-MHO) is applied to areas where infill development and redevelopment of low intensity areas with multi-family housing and office is encouraged. Residential uses that are encouraged in this District include townhouses, cottages, and low-rise multi-family. Office development and limited neighborhood retail is also allowed. Development and design standards applied to this District require buffers, lower height limits and building scale that is appropriate to the size of the lot. Trail connections are also emphasized in this zone.

~~18.15.090 Regional commercial zone:~~

~~(1) The purpose of the regional commercial zone (CR) is to provide for the broadest mix of comparison retail, wholesale, service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment opportunities. These purposes are accomplished by:~~

~~(a) Encouraging compact development that is supportive of transit and pedestrian travel, through higher nonresidential building heights and floor area ratios than those found in downtown commercial zones;~~

~~(b) Allowing for limited outdoor sales, regional shopping areas and limited fabrication uses; and~~

~~(c) Concentrating large-scale commercial and office uses to facilitate the efficient provision of public facilities and services.~~

~~(2) Use of this zone is appropriate where designated by the comprehensive plan and served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. (Ord. 42-02 § 2 (21A.04.110))~~

Chapter 18.20 – Technical Terms and Land Use Definitions

Add or modify the following definitions as noted below:

18.20.059 Amenity area.

“Amenity area” means the portion of the street right-of-way between the curb and the clear walk zone of the sidewalk where trees, lighting, and street furnishings are often located.

18.20.072.8 Articulate.

“Articulate” means to give emphasis to or distinctly identify a particular building element. An articulated facade would be the emphasis of elements on the face of a wall including a change in setback, materials, texture, color, roof pitch, or height.

18.20.096 Belt course.

“Belt Course” means a molding or projecting course running horizontally along the face of a building. A course may be comprised of stone, tile, brick, or other material.

18.20.122 Buffer.

“Buffer” means a designated area contiguous to a steep slope or landslide hazard area intended to protect slope stability, attenuation of surface water flows and landslide hazards, or a designated area contiguous to and intended to protect and be an integral part of an aquatic area or wetland. When this term is used in a context other than when referring to critical areas, “buffer” means an area provided to reduce impacts between two different land uses. Land use buffers are intended to mitigate undesirable views, noises or glare. They typically consist of plant materials, walls, fences, and/or significant land area to separate uses.

18.20.146 Building height.

“Building height” means the height of a structure measured from the average finished grade at a point five feet from the average building face to the finished roof surface; excluding parapets, equipment rooms, equipment enclosures, equipment penthouses, towers, window washing equipment, stairway penthouses and similar areas.

18.20.147 Business services.

“Business services” means goods and services provided by specialized firms to other firms, including, but not limited to, [accounting](#), [design](#), [maintenance](#), printing, and [supply](#) of temporary [personnel](#), etc.

18.20.162 Canopy.

“Canopy” means an architectural projection that provides weather protection, identity or decoration and is supported by the building to which it is attached. A canopy is comprised of a rigid structure over which a rigid covering is attached.

18.20.252.3 Cornice.

The molded and projecting horizontal member that crowns an architectural composition.

18.20.329 Dormer.

“Dormer” means a structural element of a building that protrudes from the plane of a sloping roof surface. Dormers are used, either in original construction or as later additions, to create usable space in the roof of a building by adding headroom and usually also by enabling addition of windows

18.20.331 Drive through.

“Drive through” means any use that provides goods and services using a window or microphone, while customers remain in their vehicle.

18.20.355 Dwelling unit, – multifamily

“Dwelling unit, multifamily” means a dwelling unit contained in a building consisting of two or more dwelling units which may be stacked, or one or more dwellings included in a structure with non-residential uses.

18.20.370 Dwelling unit, single family attached.

“Dwelling unit, single family attached” means a building containing one dwelling unit that occupies space from the ground to the roof, and is attached to one or more other townhouse dwellings by common walls.

18.20.365 Dwelling unit, single family detached.

“Dwelling unit, single family detached” means a detached building containing one dwelling unit.

18.20.393 Emergency Care Facility.

“Emergency Care Facility” means any facility providing 24-hour emergency medical care.

18.20.433 Façade.

“Facade” means the portion of any exterior elevation of the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.

18.20.507 Floor-Area-Ratio (FAR).

Floor-Area Ratio (FAR) means the gross floor area of all buildings permitted on a lot divided by the area of the lot. The permitted building floor area is calculated by multiplying the maximum FAR specified by the zoning district by the total area of the parcel.

18.20.536 Gable roof.

“Gable roof” means a double sloping roof with a ridge and a triangular wall section, i.e. a gable, at each end, bounded by the two roof slopes.

18.20.556 Government services.

“Government services” means a use or facility of any unit of government that provides and direct service to people. This definition excludes jails, parks, transit centers, park & rides, utility yards, sewage treatment plants, schools, golf courses and airports.

18.20.576 Group assembly.

“Group assembly” means any facility that provides for the regular assembly of individuals for entertainment, religious, or social purposes.

18.20.596 Hip roof.

“Hip roof” means a roof that slopes down to the eaves on all four sides without gables.

18.20.611 Hospital.

“Hospital” means a building designed and used for medical or surgical diagnosis, treatment and housing of persons under the care of doctors and nurses and including ancillary uses such as cafeterias, florists and patient- and visitor-related services. Rest homes, nursing homes, convalescent homes and clinics are not included.

18.20.636 Industrial, light.

“Industrial, light” means any use engaged in small-scale production manufacturing, fabrication or distribution, and considered less intensive because such uses do not result in noise, odor, toxic chemicals or other activities posing a hazard to public health and safety. May also include supporting office and retail activities.

18.20.658 Joint use driveway.

“Joint use driveway” means a jointly owned and/or maintained vehicular access to two residential or commercial properties. (Ord. 42-02 § 2 (21A.06.658))

18.20.659 Joint-use parking.

“Joint-use parking” or shared parking means required parking stalls shared by two or more uses with the approval of the City. Joint use parking can be appropriate when different operational characteristics of the land uses allow the parking stalls to be available for each use when there is demand.

18.20.661 Kick plate.

“Kick plate” means a plate applied to the face of the lower rail of a door or sidelight to protect against abrasion or impact loads.

18.20.727 Lot frontage.

“Lot frontage” means the shortest distance between the sides of the lot along the boundary abutting the street or private road.

18.20.732 Low impact development.

Low Impact Development (LID) is a stormwater management, site design and engineering approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized small-scale controls. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate,

and detain runoff close to its source. Specific LID tools and standards are identified in the *Low Impact Development: Technical Guidance Manual for Puget Sound*.

18.20.734 Major utility facility.

“Major utility facility” means a use associated with a public utility that results in noise, odors, or other activities that are incompatible with residential and other less intensive uses. Such facilities may include storage yards, sewage treatment plants, transfer stations, electrical substations and similar uses.

18.20.741 Manufacturing, heavy.

“Manufacturing, heavy” means land uses characterized by larger size facilities engaged in the processing of raw materials or parts into finished products. Such facilities may have a higher degree of negative environmental impacts due to the processes employed and operations.

18.20.742 Manufacturing, light.

“Manufacturing, light” means land uses characterized by small size facilities where no heavy manufacturing or specialized industrial processes takes place. Typical light manufacturing activities include printing, material testing, and assembly components. Such facilities usually employ less than 500 persons.

18.20.749 Mass

“Mass” means the physical volume or bulk of a solid body. The mass of a building is its three-dimensional form, bulkiness and relationship to exterior spaces. During the design process, massing is one of many aspects of form considered by an architect or designer and can be the result of both exterior and interior design considerations. Architectural massing can be used to identify a building entry, denote a stairway or simply create visual depth to soften the visual mass of the overall structure.

18.20.750.5 Medical office.

“Medical office” means a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical or major surgical care. Medical clinics are included in this definition.

18.20.783 Museum.

“Museum” means any establishment open to the public where works of art, scientific specimens, or other objects of permanent value are kept and displayed.

18.20.816 Nursing and personal care facility.

“Nursing and personal care facility” means any facility which provides convalescent or chronic care for 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity, are unable to properly care for themselves.

18.20.827 Outdoor commercial.

“Outdoor commercial” means a commercial use where the majority of activity occurs outside a permanent structure.

18.20.828 Outpatient clinic.

“Outpatient clinic” means a building designed and used for medical or surgical diagnosis, and treatment of persons under the care of doctors and nurses. No housing of patients is provided at such a facility.

18.20.833 Parapet.

A parapet is a low wall projecting from the edge of a platform, terrace, or roof. Parapets may rise above the cornice of a building.

18.20.872 Pedestrian orientation.

“Pedestrian orientation” means designing the built environment with the needs of humans who are walking in mind. Key elements include building height, bulk and placement; streetscape, sidewalk design and connections; and mix and type of land uses. The result should be a walkable community that reinforces urban design goals for the neighborhood.

18.20.873 Pedestrian walkway.

“Pedestrian walkway” means a surfaced walkway, separate from the traveled portion of a right-of-way or parking lot/driving aisle.

18.20.874 Performing arts center.

“Performing arts center” means any facility consisting of stages and seating for the live performance of theatrical or musical works. Ancillary uses such as concessions and gift shops may be included in this use.

18.20.876 Personal service.

“Personal service” means any use that provides services involving the care of a person or of a person’s apparel.

18.20.910 Professional office.

“Professional office” means an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodities.

18.20.942 Public street.

“Public street” means any public or private road or access easement intended to provide public access to any lot/development, but excluding any service road or internal driving aisles (e.g., within parking lots).

18.20.943 Recreation, indoor.

"Recreation, indoor" means indoor skating rinks, bowling alleys, gymnasiums not accessory to an education institution, racket clubs, sports arenas, pools and similar uses.

18.20.944 Recreation, outdoor.

"Recreation, outdoor" means golf courses, tennis courts, athletic fields, pools, skate parks, and similar uses.

18.20.945 Retail trade.

"Retail trade" means any use that provides for the sale of goods and services for both local and regional markets.

18.20.946 Self storage.

"Self storage" means an establishment that rents units for the storing of personal possessions.

18.20.1252 Street wall.

"Street wall" means the frontage of a development proposal site that abuts a public street.

18.20.1274 Temporary lodging .

"Temporary lodging" means an establishment that provides temporary sleeping accommodations, and may also include ancillary uses such as restaurant, lounge, banquet rooms and convention facilities.

Chapter 18.25 - PERMITTED USES

18.25.025 Land use tables within DN zones.

The land use tables set forth in CMC [18.25.030](#) through [18.25.100](#), inclusive, shall not apply to any property within any designated DN zone, The appropriate land use table for property located within any DN zone is set forth in [CMC 18.31.110 18.25.105. \(Ord. 32-05 § 1\)](#)

18.25.030 Residential land uses.

KEY										
P – Permitted Use										
C – Conditional Use										
S – Special Use										
		Resource		Residential		Commercial/Industrial				Development Conditions
SIC #	SPECIFIC LAND USE		M	US	R4-18	CC	NC			I
*	DWELLING UNITS, TYPES:									
*	Single detached			P C13	P14 C13					13. Required before approving more than one dwelling on individual lots, except on lots in subdivisions,

										<p>short subdivisions or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in 7 below.</p> <p>14. For all single-family preliminary plats of 20 lots or more, 18 percent of the units must be constructed as multiple-family. "Multiple-family" means a building used or designated as a residence for two or more families living independently of each other and doing their own cooking therein. The City will consider a reduction in the required number of multiple-family</p>
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										units if an agreement can be reached to assure the affordable housing income figures, mandated by the comprehensive plan, can be achieved.
*	Townhouse			P	P	P3	P3			3. Only as part of a mixed-use/integrated development subject to the conditions of Chapter 18.35 CMC.
*	Apartment				P4	P3	P3			See 3 above. 4. Permitted only in the R-18 Zone
*	Manufactured home park				C8					8. Must be in accord with Chapter 18.35 CMC.
	GROUP RESIDENCES:									
*	Community residential facility-I			C	C	P3	P3			See 3 above.

*	Community residential facility-II					C	C			See 3 above.
*	Senior citizen assisted housing			P	P	P3				See 3 above.
	ACCESSORY USES:									
*	Residential accessory uses			P7	P7	P7				<p>7. Accessory dwelling units:</p> <p>i. Only one accessory dwelling per primary single detached dwelling unit;</p> <p>ii. Only in the same building as the primary dwelling unit on an urban lot that is less than 10,000 square feet in area, on a rural lot that is less than the minimum lot size, or on a lot containing more than one primary dwelling;</p> <p>iii. The primary</p>

										<p>dwelling unit or the accessory dwelling unit shall be owner occupied;</p> <p>iv. (a) One of the dwelling units shall not exceed a floor area of 1,000 square feet except when one of the dwelling units is wholly contained within a basement or attic; and</p> <p>(b) When the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;</p> <p>v. One additional off-street parking space shall be provided;</p>
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										<p>vi. The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied; and</p> <p>vii. An applicant seeking to build an accessory dwelling unit shall file a notice approved by the Department with the records and elections division which identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the</p>
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										<p>Department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules. If an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot or the new lot may have an additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required in the zone.</p>
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										viii. Must be in accord with Chapter 18.35 CMC.
*	Home occupation			P	P	P				
	TEMPORARY LODGING:									
7011	Hotel/motel (1)									1. Except bed and breakfast guesthouses.
*	Bed and breakfast guesthouse			P10	P10	P	P			<p>10. Only as an accessory to the permanent residence of the operator, provided:</p> <p>i. Serving meals to paying guests shall be limited to breakfast; and</p> <p>ii. The number of persons accommodated per night shall not exceed five, except that a structure which satisfies</p>

										the standards of the International Building Code for R-1 occupancies may accommodate up to 10 persons per night.
7041	Organization hotel/lodging houses									
<p>GENERAL CROSS REFERENCES:</p> <p>Land use table instructions, see CMC 18.10.060 and 18.25.020.</p> <p>Development standards, see Chapters 045 through 18.80 CMC.</p> <p>General provisions, see Chapters 18.85 through 18.100 CMC.</p> <p>Application and review procedures, see Chapters 18.105 through 18.125 CMC.</p> <p>(*) Definition of this specific land use, see Chapter 18.20 CMC.</p>										<p>US – Urban Separator CC – Community Commercial</p> <p>M – Mineral CN – Neighborhood Commercial</p> <p>UR – Urban Reserve CD – Downtown Commercial</p> <p>R4-8 – Urban Residential CR – Regional Commercial</p> <p>I – Industrial PU – Public Utility</p>

(Ord. 06-05 § 1; Ord. 23-04 § 10; Ord. 42-02 § 2(21A.08.030))

18.25.040 Recreational/cultural land uses.

KEY												
P – Permitted Use												
C – Conditional Use												
S – Special Use												
		Resource		Residential			Commercial/Industrial				Development Conditions	
SIC #	SPECIFIC LAND USE		M	US	R4-8	R-18	C C	N C			I	
	PARK/RECREATION:											
*	Park		P1	P	P1	P1	P	P			P	1. Lighting for structures and fields shall be directed away from residential areas.
*	Trails		P	P	P	P	P	P			P	
	AMUSEMENT/ENTERTAINMENT:											

*	Adult entertainment business (6)										P	<p>6. Adult entertainment businesses shall be prohibited within 550 feet of any property zoned R or containing schools, licensed day care centers, public parks or trails, community centers, public libraries or churches. In addition, adult entertainment businesses shall not be located closer than 3,000 feet to any other adult entertainment business. These distances shall be measured from the property line of the parcel or parcels proposed to contain the</p>
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												adult entertainment business to the property line of the parcels zoned R or that contain the uses identified in this subsection.
*	Theater											
793	Bowling center										P	
*	Golf facility				P7							7. Clubhouses, maintenance buildings, equipment storage areas and driving range tees shall be at least 50 feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones.

												more than 10,000 square feet.
7999 (14)	Amusement and recreation services				P8							8. Limited to a golf driving range as an accessory to golf courses. 14. Excluding amusement and recreational uses classified elsewhere in this chapter.
*	Amusement arcades											
7996	Amusement park											
*	Outdoor performance center											
*	Commercial recreation		C								C	
	CULTURAL:											
823	Library				P11 C	P11 C	P	P				11. Only as an accessory to a park or in a building listed on the National Register as an historic site or

												designated as a King County landmark subject to Chapter 18.85 CMC.
841	Museum				C	C	P	P			P	
842	Arboretum				P	P	P	P				
*	Conference center											
<p>GENERAL CROSS REFERENCES:</p> <p>Land use table instructions, see CMC 18.10.060 and 18.25.020.</p> <p>Development standards, see Chapters 18.30 through 18.80 CMC.</p> <p>General provisions, see Chapters 18.85 through 18.100 CMC.</p> <p>Application and review procedures, see Chapters 18.105 through 18.125 CMC.</p> <p>(*) Definition of this specific land use, see Chapter 18.20 CMC.</p>											<p>US – Urban Separator CC – Community Commercial</p> <p>M – Mineral CN – Neighborhood Commercial</p> <p>UR – Urban Reserve CD – Downtown Commercial</p> <p>R4-8 – Urban Residential C R – Regional Commercial</p> <p>I – Industrial PU – Public Utility</p>	

(Ord. 42-02 § 2(21A.08.040))

18.25.050 General services land uses.

KEY

**P –
Permitted
Use**

**C –
Conditional
Use**

**S – Special
Use**

SIC #	SPECIFIC LAND USE	Resource	Residential			Commercial/ Industrial		Development Conditions
		M	US	R4 -8	R- 18	C C	N C	
	PERSONAL SERVICES:							
72	General personal service					P	P	P
7216	Dry- cleaning plants							P
7218	Industrial launderers							P
7261	Funeral home/crem atory			C4	C4			4. Only as an accessory to a cemetery.
*	Cemetery, columbarium or			P2 5	P25 C	P 2 5	P 2 5	5. Structure s shall maintain a

mausoleum

C

minimum distance of 100 feet from property lines adjoining residential zones.

25. Limited to columbariums accessory to a church, but required landscaping and parking shall not be reduced.

*

Day care I

P6 P P P

P
7

6. Only as an accessory to residential use, and:

a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and

b. Outdoor

play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones.

7. Permitted as an accessory use. See commercial/industrial accessory uses, CMC [18.25.060](#).

*

Day care II

P8 P P P
C

P
7

See 7 above.

8. Only as a re-use of a public school facility subject to Chapter [18.85](#) CMC, or an accessory use to a school, church, park, sport club or public housing administered by a public

agency, and:

a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;

b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

c. Direct access to a developed arterial street shall be required in any residential zone; and

d. Hours of operation may

be restricted to assure compatibility with surrounding development.

074 Veterinary clinic

- P 10.a. No burning of refuse or dead animals is allowed;
- b. The portion of the building or structure in which animals are kept or treated shall be soundproofed . All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
- c. The provisions of

Chapter [18.80](#)
 CMC relative
 to animal
 keeping are
 met.

753 Automotive
 repair (1) (35)

P 1. Except
 SIC Industry
 No. 7534 –
 Tire
 retreading,
 see
 manufacturing
 permitted use
 table.

33. Provide
 d that all
 material
 and/or
 equipment of
 any kind is
 stored in a full
 enclosed
 building.

35. Not
 abutting or
 taking access
 from SE
 270th Place.

754 Automotive
 service (35)

P See 33 and
 35 above.

76 Miscellaneou
 s repair

P See 33
 above.

866 Churches,
 synagogue,

C C C P P

	temple				
83	Social services			P	
81/872	Legal/financial offices	P 11		P	11. Permitted only in existing single family structures.
8748	Business consulting services	P 11		P	11. Permitted only in existing single family structures.
*	Kennel or cattery				
*	Theatrical production services				31. Adult use facilities shall be prohibited within 550 feet of any residential zones, any other adult use facility, school, licensed day care centers, parks, community centers, public libraries or

churches that conduct religious or educational classes for minors.

*	Artist studios	P 11	P	P	11. Permitted only in existing single family structures.
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*	Interim recycling facility	P21		P	21. Limited to source-separated yard or organic waste processing facilities.
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HEALTH SERVICES:

801 – 804	Office/outpatient clinic	P 11	P	P	11. Permitted only in existing single family structures.
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805	Nursing and personal care facilities	P 11			11. Permitted only in existing single family structures.
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806	Hospital				
807	Medical/dental lab	P			P 11. Permitted only in existing single family structures.
808 – 809	Miscellaneous health	P			11. Permitted only in existing single family structures.

EDUCATION SERVICES:

Elementary school	P	P			
Middle/junior high school	P	P			
Secondary or high school	C	C			
Vocational school	C	C			P
Specialized instruction school	C	C	P		P
School district support facility	P2 4	P 24	C		P 24. Only if adjacent to an existing or proposed
	C	C			

GENERAL CROSS REFERENCES:

Land use table instructions, see CMC [18.10.060](#) and [18.25.020](#).

Development standards, see Chapters [18.30](#) through [18.80](#) CMC.

General provisions, see Chapters [18.85](#) through [18.100](#) CMC.

Application and review procedures, see Chapters [18.105](#) through [18.125](#) CMC.

(*) Definition of this specific land use, see Chapter [18.20](#) CMC.

school.

US – Urban
Separator CC –
Community
Commercial

M – Mineral CN
– Neighborhood
Commercial

UR – Urban
Reserve CD –
Downtown
Commercial

R4-8 – Urban
Residential CR –
Regional
Commercial

I – Industrial PU –
Public Utility

(Ord. 42-02 § 2(21A.08.050))

18.25.060 Government/business services land uses.

KEY
P – Permitted Use
C – Condition al Use
S – Special Use

SIC #	SPECIFIC LAND USE	Resource		Residential			Commercial/Industrial				Development Conditions	
				US	R4-8	R-18	C C	N C		I		
	GOVERNMENT SERVICES:											
*	Public agency or utility office			P3 C	P3 C	P3 C	P	P			P	<p>3.a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter 18.85 CMC; or</p> <p>b. Only when accessory to a fire facility and the office is no greater than 1,500 square feet of floor area.</p> <p>* See R4-R8 for density and dimensions under Chapter 18.30 CMC.</p> <p>** Subject to</p>

												industrial criteria.
*	Public agency or utility yard		P**	P3 C	P27	P2 7	P 27	P2 7			P	<p>3.a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter 18.85 CMC; or</p> <p>b. Only when accessory to a fire facility and the office is no greater than 1,500 square feet of floor area.</p> <p>27.a. Utility yards only on sites with utility district offices; or</p> <p>b. Public agency yards are limited to material storage for road maintenance facilities.</p>

												<p>34. Provided that all material and/or equipment of any kind is stored in a fully enclosed building.</p> <p>* See R4-R8 for density and dimensions under Chapter 18.30 CMC.</p> <p>** Subject to industrial criteria.</p>
*	Public agency archives		P**	P3 C	P3 C	P3 C	P	P			P	<p>3.a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter 18.85 CMC; or</p> <p>b. Only when accessory to a fire facility and the office is no greater than 1,500 square</p>

												<p>feet of floor area.</p> <p>* See R4-R8 for density and dimensions under Chapter 18.30 CMC.</p> <p>** Subject to industrial criteria.</p>
921	Court											
9221	Police facility				P7	P7	P7	P7			P	<p>7. Limited to “storefront” police offices. Such offices shall not have:</p> <p>a. Holding cells;</p> <p>b. Suspect interview rooms (except in the CN zone); or</p> <p>c. Long-term storage of stolen properties.</p>
9224	Fire facility				C6	C6	P	P			P	<p>6. a. All buildings and structures shall maintain a minimum</p>

												<p>distance of 20 feet from property lines adjoining residential zones;</p> <p>b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street;</p> <p>c. No outdoor storage.</p>
*	Utility facility		P29 C28	P29 C28	P29 C28	P29 C28	P34	P29 C28			P	<p>28. Limited to bulk gas storage tanks which pipe to individual residences but excluding liquefied natural gas storage tanks.</p> <p>29. Excluding bulk gas storage tanks.</p> <p>See 34 above.</p> <p>* See R4-R8</p>

	communications											
*	General business service						P 34				P	See 34 above.
*	Professional office					P1 1	P				P	11. Permitted only in existing single family structures.
735	Miscellaneous equipment rental (35)										P	See 34 above. 35. Not abutting or taking access from SE 270th Place.
751	Automotive rental and leasing										P	
752	Automotive parking										P	20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles. 21. No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.

7941	Professional sport teams/promoters											
873	Research, development and testing									P2	2. Except SIC Industry No. 8732 – Commercial economic, sociological, and educational research, see general business service/office.	
*	Heavy equipment and truck repair									P		
	ACCESSORY USES:											
*	Commercial/industrial accessory uses		P				P 22			P	22. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.	
*	Off-street required parking				P	P	P	C		P		

**S –
Special
Use**

		Resource	Residential				Commercial/ Industrial		Development Conditions
SIC #	SPECIFIC LAND USE	M	US	R4 -8	R- 18	CC	N C	I	
*	Building, hardware and garden materials					P2	P 2		2. Only hardware and garden materials stores shall be permitted. 22. Provid ed that all material and/or equipment of any kind is stored in a fully enclosed building.
*	Department and variety stores					P	P		
54	Food stores					P	P 6	P6	6. Limited to a maximum of 3,000 square feet

				of gross floor area.
56	Apparel and accessory stores	P	P	
58	Eating and drinking places	P	P	P
592	Liquor stores	P	P	
*	Book, stationery, video and art supply stores	P	P	
*	Hobby, toy, game shops	P	P	
*	Photographic and electronic shops	P	P	
*	Fabric shops	P	P	
*	Florist shops	P	P	
*	Farmers' and public markets	P36		36. Temporary markets require a temporary

use permit.

Medical/dental	P11	P	11. Permitted only in existing single family structures.
Laundromat/dry cleaner		P	
Commercial printing and publishing		P	
Legal/financial offices	P(7)(11)	P7	7. Excluding banks. 11. Permitted only in existing single family structures.

GENERAL CROSS REFERENCES:

Land use table instructions, see CMC [18.10.060](#) and [18.25.020](#).

Development standards, see Chapters [18.30](#) through [18.80](#) CMC.

General provisions, see Chapters [18.85](#) through [18.100](#) CMC.

Application and review procedures, see Chapters [18.105](#) through [18.125](#) CMC.

(*) Definition of this specific land use, see Chapter [18.20](#) CMC.

US – Urban Separator
 CC – Community Commercial
 M – Mineral
 CN – Neighborhood Commercial
 UR – Urban Reserve
 CD – Downtown Commercial

R4-8 – Urban Residential
 CR – Regional Commercial
 I – Industrial
 PU – Public Utility

(Ord. 09-09 § 4; Ord. 06-06 § 1; Ord. 42-02 § 2(21A.08.070))

18.25.080 Manufacturing land uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

SIC #	SPECIFIC LAND USE	Resource		Residential		Commercial/Industrial			Development Conditions
		M	U	R4-18	C	N	I		
205	Bakeries					P	P	P	
20	Food and kindred products (except 205)							P2 C	2. Except slaughterhouses.
2082/2084	Winery/brewery							P	
22	Textile mill products							C	

23	Apparel and other textile products		P	
24	Wood products, except furniture		P	6. Limited to uses found in SIC Industry No. 2434 – Wood kitchen cabinets, and No. 2431 – Millwork (excluding planing mills).
25	Furniture and fixtures		P	
26	Paper and allied products		C	
27	Printing and publishing	P7	P	7. Limited to photocopying and printing services offered to the general public.
28	Chemicals and allied products		C	
2911	Petroleum refining and related industries		C	
30	Rubber and miscellaneous plastics products		C	
31	Leather and leather goods		P	
32	Stone, clay, glass and concrete		P	8. Only within

	products		enclosed buildings, and as an accessory use to retail sales.
			9. Only within enclosed buildings.
33	Primary metal industries	C	
34	Fabricated metal products	P	
35	Industrial and commercial machinery	P	
351 –355	Heavy machinery and equipment	C	
357	Computer and office equipment	P	
36	Electronic and other electric equipment	P	
374	Railroad equipment	C	
376	Guided missile and space vehicle parts	C	
379	Miscellaneous transportation vehicles	C	
38	Measuring and controlling instruments	P	

39	Miscellaneous light manufacturing	P	
*	Motor vehicle and bicycle manufacturing	C	
*	Aircraft, ship and boat building	P1 0 C	10. Limited to boat building of craft not exceeding 48 feet in length.
7534	Tire retreading	P	
781 – 782	Movie production/distribution	P	

<p>GENERAL CROSS REFERENCES:</p> <p>Land use table instructions, see CMC 18.10.060 and 18.25.020.</p> <p>Development standards, see Chapters 18.30 through 18.80 CMC.</p> <p>General provisions, see Chapters 18.85 through 18.100 CMC.</p> <p>Application and review procedures, see Chapters 18.105 through 18.125 CMC.</p> <p>(*) Definition of this specific land use, see Chapter 18.20 CMC.</p>	<p>US – Urban Separator CC – Community Commercial</p> <p>M – Mineral CN – Neighborhood Commercial</p> <p>UR – Urban Reserve CD – Downtown Commercial</p> <p>R4-8 – Urban Residential R – Regional Commercial</p> <p>I – Industrial PU</p>
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	- Public Utility
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(Ord. 42-02 § 2(21A.08.080))

18.25.090 Resource land uses.

KEY		Resource		Residential		Commercial/ Industrial				Development Conditions	
P – Permitted Use	C – Conditional Use	UR	M	US	R4- 18	CC	NC			I	
*	Agriculture training facility										
	FORESTRY:										
	Growing and harvesting forest product		P7		P					P	7. Only in conjunction with a mineral extraction site plan approved in accordance with Chapter

												a mineral processing use established prior to the effective date of or consistent with this title.
	ACCESSORY USES:											
*	Resource accessory uses		P5							P4		<p>4. Excluding housing for agricultural workers.</p> <p>5. Limited to either maintenance or storage facilities, or both, in conjunction with mineral extraction or processing operation.</p>
GENERAL CROSS REFERENCES:												
Land use table instructions, see CMC 18.10.060 and 18.25.020 .												
Development standards, see Chapters 18.30 through 18.80 CMC.												
General provisions, see Chapters 18.85 through 18.100 CMC.												
Application and review procedures, see Chapters 18.105 through 18.125 CMC.												
(*) Definition of this specific land use, see Chapter 18.20 CMC.												
											US – Urban Separator CC – Community Commercial M – Mineral CN – Neighborhood Commercial UR – Urban Reserve CD – Downtown	

	Commercial R4-8 – Urban Residential CR – Regional Commercial I – Industrial PU – Public Utility
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(Ord. 42-02 § 2(21A.08.090))

18.25.100 Regional land uses.

KEY
P – Permitted Use
C – Conditional Use
S – Special Use

Resource Residential Commercial/ Industrial Development
e al Industrial Conditions

SIC #	SPECIFIC LAND USE		M	US	R4-18	C C	N C		I	
*	Jail				C	C			C	
*	Work release facility				C	C				

*	Public agency animal control facility									P	
*	Public agency training facility									C4	3. Except weapons armories and outdoor shooting ranges. 4. Except outdoor shooting ranges.
*	Nonhydroelectric generation facility		C12		C12	C12				C	12. Limited to cogeneration facilities for on-site use only.
*	Communication facility (17)				C6c	C6c				P	6.c. Limited to tower consolidations.
*	Earth station				C6a	P6bC				P	6.a. Limited to no more than three satellite dish antennas. 6.b. Limited to one satellite dish antenna.
*	Energy resource recovery facility		C		C	C				C	

*	Soil recycling facility		C							C	
*	Transfer station		C		C	C				C	
*	Wastewater treatment facility				C	C				C	
*	Fairground									C	
8422	Zoo/wildlife exhibit (2)				C					C	
7941	Stadium/arena										
8221 – 8222	College/university (1)				P10 C11	P 1 0 C 1 1				P	10. Only as a re-use of a public school facility subject to Chapter 18.85 CMC. 11. Only as a re-use of a surplus nonresidential facility subject to Chapter 18.85 CMC.
*	Secure community transition facility (SCTS)		*							C12*	12. Conditional use permit required subject to meeting conditions for siting SCTFs in compliance with the requirements

Chapter 18.30
DEVELOPMENT STANDARDS – DENSITY AND DIMENSIONS

Sections:

- [18.30.010](#) Purpose.
- [18.30.020](#) Interpretation of tables.
- [18.30.030](#) Densities and dimensions – Residential zones.
- [18.30.040](#) Densities and dimensions – Resource and commercial/industrial zones.
- ~~[18.30.045](#) Downtown building form and site design standards.~~
- [18.30.050](#) Measurement methods.
- [18.30.060](#) Minimum residential density.
- [18.30.070](#) Calculations – Allowable dwelling units, lots or floor area.
- [18.30.080](#) Calculations – Site area used for base density and maximum density floor area calculations.
- [18.30.090](#) Calculations – Site area used for minimum density calculations.
- [18.30.100](#) Minimum density adjustments for moderate slopes.
- [18.30.110](#) Lot area – Prohibited reduction.
- [18.30.120](#) Lot area – Minimum lot area for construction.
- [18.30.130](#) Measurement of setbacks.
- [18.30.140](#) Setbacks – Specific building or use.
- [18.30.150](#) Setbacks – Livestock buildings and manure storage areas.
- [18.30.160](#) Setbacks – Modifications.
- [18.30.170](#) Setbacks – From regional utility corridors.
- [18.30.180](#) Setbacks – From alley.
- [18.30.190](#) Setbacks – Required modifications.
- [18.30.200](#) Setbacks – Projections and structures allowed.

[18.30.210](#) Height – Exceptions to limits.

[18.30.220](#) Height – Limits near airports.

[18.30.230](#) Lot or site divided by zone boundary.

[18.30.240](#) Sight distance requirements.

[18.30.250](#) Nonresidential land uses in residential zones.

[18.30.260](#) Personal services and retail uses in R-4 through R-8 zones – Neighborhood commercial.

18.30.030 Densities and dimensions – Residential zones.

A. Table.

STANDARDS	ZONES				
	RESIDENTIAL				
	R-1 (17) Urban Separator	R-4	R-6	R-8	R-18
Base density: dwelling unit/acre (15)	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	<u>18 du/ac (18)</u>
Maximum density: dwelling unit/acre (1)		6 du/ac (24)	9 du/ac (24)	12 du/ac	<u>24 du/ac</u>
Minimum density (2)		85% (12) (15)	85% (12) (15)	85% (12) (15)	<u>85% (12) (15)</u>
Minimum lot area (13)	2,500 sf	2,500 sf	2,500 sf	2,500 sf	<u>2,500 sf (3)</u>
Minimum lot width (3)	35 ft (7)	30 ft	30 ft	30 ft	<u>30 ft</u>

Minimum street setback (3)	20 ft (7)	10 ft (8)	10 ft (8)	10 ft (8)	<u>10 ft</u>
Minimum interior setback (3) (16)	7 ft 6 inches (7)	7 ft 6 inches	7 ft 6 inches	7 ft 6 inches	<u>10 ft</u>
Base height (4)	35 ft	35 ft	35 ft 45 ft (14)	35 ft 45 ft (14)	<u>35 ft</u>
Maximum impervious surface: percentage (5)	30%	55%	70%	75%	75%

B. Development Conditions.

(1) This maximum density may be achieved only through the application of residential density incentives in accordance with Chapter [18.90](#) CMC or transfers of density credits in accordance with Chapter [18.95](#) CMC, or any combination of density incentive or density transfer. Maximum density may only be exceeded in accordance with CMC [18.90.040](#)(6)(1)(g).

(2) Also see CMC [18.30.060](#).

(3) These standards may be modified under the provisions for zero-lot-line and townhouse developments.

(4) Height limits may be increased if portions of the structure that exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, but the maximum height may not exceed 75 feet. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior setback requirements but the maximum height shall not exceed 75 feet.

(5) Applies to each individual lot. Impervious surface area standards for:

(a) Regional uses shall be established at the time of permit review;

(b) Nonresidential uses in residential zones shall comply with CMC [18.30.140](#) and [18.30.250](#);

(c) Individual lots in the R-4 through R-6 zones that are less than 9,076 square feet in area shall be subject to the applicable provisions of the nearest comparable R-6 or R-8 zone; and

(d) A lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.

(6) Mobile home parks shall be allowed a base density of six dwelling units per acre.

(7) The standards of the R-4 zone shall apply if a lot is less than 15,000 square feet in area.

(8) At least 20 linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the street property line or back of sidewalk if any portion of the sidewalk has been included in an easement. The linear distance shall be measured along the center line of the driveway from the access point to such garage, carport or fenced area to the street property line.

(9) For purposes of calculating minimum density, the applicant may request that the minimum density factor be modified based upon the weighted average slope of the net buildable area of the site in accordance with CMC [18.30.100](#).

(10) These lot size minimums are for purposes of lot averaging, and do not apply to lot clustering proposals.

(11) The base height to be used only for projects as follows:

(a) In R-6 and R-8 zones, a building with a footprint built on slopes exceeding a 15 percent finished grade.

(12) Density applies only to dwelling units and not to sleeping units.

(13) Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line on which a joint use driveway is located to provide a straight line length of at least 26 feet as measured from the center line of the garage, carport or fenced parking area, from the access point to the opposite side of the joint use driveway.

(14)(a) All subdivisions and short subdivisions in the R-1 zone shall be required to be clustered if the property is located within or contains:

(i) A floodplain;

(ii) A critical aquifer recharge area;

(iii) A regionally or locally significant resource area;

(iv) Existing or planned public parks or trails, or connections to such facilities;

(v) A Class I or II stream or wetland;

(vi) A steep slope; or

(vii) A "greenbelt/urban separator" or "wildlife corridor" area designated by the comprehensive plan or a community plan.

(b) The development shall be clustered away from sensitive areas or the axis of designated corridors such as urban separators or the wildlife habitat network to the extent possible and the open space shall be placed in a separate tract that includes at least 50 percent of the site. Open space tracts shall be permanent and shall be dedicated to a homeowners' association or other suitable organization, as determined by the Director, and meet the requirements in CMC [18.35.040](#). On-site sensitive area and buffers, wildlife habitat networks, required habitat and buffers for protected species and designated urban separators shall be placed within the open space tract to the extent possible. Passive recreation (with no development of recreational facilities) and natural-surface pedestrian and equestrian trails are acceptable uses within the open space tract.

(15) See CMC [18.30.090](#).

(16) All subdivisions and short subdivisions in R-1 zone shall have a maximum impervious surface area of eight percent of the gross acreage of the plat. Distribution of the allowable impervious area among the platted lots shall be recorded on the face of the plat. Impervious surface of roads need not be counted towards the allowable impervious area. Where both lot- and plat-specific impervious limits apply, the more restrictive shall be required.

(17) Upon approval of a conditional use permit, senior housing can be increased to a maximum density of six units in the R-4 zone and 12 units in the R-6 zone.

(18) Except cottage housing, which may have a base density of 12 du/acre.

18.30.040 Densities and dimensions – Resource and commercial/industrial zones.

A. Table.

	ZONES					
	RESOURCE	COMMERCIAL/INDUSTRIAL				
STANDARDS	M	CC	N	CD	CR	I
Base density: dwelling unit/acre (5)		8 du/ac (1)	8 du/ac (1)	40 du/ac (1)	40 du/ac (1)	
Maximum density: dwelling unit/acre (5)		12 du/ac (2)	12 du/ac (2)	50 du/ac (2)	50 du/ac (2)	
Minimum street setback	(6)	0 ft (3)	0 ft (3)	0 ft (3)	0 ft (3)	25 ft
Minimum interior setback	(6)	20 ft (4) (8)	20 ft (4) (8)	25 ft (4)	25 ft (4)	20 ft (4)
Base height (9)	35 ft	35 ft	35 ft (10)	45 ft	45 ft	45 ft
Maximum impervious surface: percentage (7)		85%	85%	85%	90%	90%
Maximum building size (gross square feet)		30,000 sf	5,000 sf (11) (12)	No limits on building size	No limits on building size	NA

~~18.30.045 Downtown building form and site design standards:~~

~~(1) Purpose and Intent. The purpose of these form and design regulations is to promote commercial and residential development that is pedestrian-oriented and human in scale, breaks~~

up the apparent mass of large structures, fosters a coherent visual environment, and creates a sense of place. Further purposes are to assure that permit applicants make appropriate improvements to the City-adopted roadway and intersection grid and continued development of a pedestrian network that provides safe and functional access within the downtown area and linked to surrounding neighborhoods and regional trails.

The intent of these regulations is to achieve development that is consistent with the principles described in the comprehensive plan, the Covington Design Manual, the Covington Design and Construction Standards and Specifications and the City's Vision Statement.

(2) Table of Building Form Regulations:

Table 1

STANDARDS	DOWNTOWN (DN) ZONES							
	1	2, 10*	3, 4, 5*, 6	7A	7B	7C	8	9
Maximum number of floors	6	4	3	3	3	2	4	4
Maximum building height	90 feet	60 feet	45 feet	45 feet	45 feet	30 feet	60 feet	60 feet
Maximum impervious surface percentage	95%	80%	85%	85%	50%	50%	80%	80%
Maximum building footprint	77,000 sq. ft.	77,000 sq. ft.	177,000 sq. ft.	77,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	77,000 sq. ft.	130,000 sq. ft.
Minimum setback from street wall	0	0	0	0	0	20	0	0
Multifamily residential density**	36 du/a	No limit	24 du/a	12 du/a	36 du/a	8 du/a	36 du/a	36 du/a
Residential density (if ground floor is retail use)	No limit	No limit	No limit	No limit	24 du/a	8 du/a	No limit	No limit

*—These standards apply only to non-single-family uses in DN-5 and DN-10 zones. Otherwise, see R-8 zone standards.

~~**—Single-family detached, townhouse and cottages are not permitted in all zones. Please see use charts in CMC [18.25.105](#) for permitted uses.~~

~~(~~

~~(4) General Standards That Apply in All Downtown Zones:~~

~~(a) Building Design Standards:~~

~~(i) Blank Walls. No blank wall that faces a public street, public plaza or walkway shall exceed 50 feet in length.~~

~~(ii) Building Exterior Wall Materials. Exterior wall surfaces may be brick, masonry, painted concrete, wood, glass or painted metal; provided, that metal facia may not exceed 10 percent of the area of any building facade. Corrugated or ribbed metal siding is not a permitted material for wall surfaces. Standing seam metal roofs are permitted.~~

~~(iii) Building Setbacks. Building setbacks shall be minimized in accordance with the standards set forth in Table 1 above. The fourth story, and any story above the fourth story, of any building shall be set back at a 45-degree angle measured at the intersection of the floor plane of the fourth story and the street wall. See Figure 3.~~

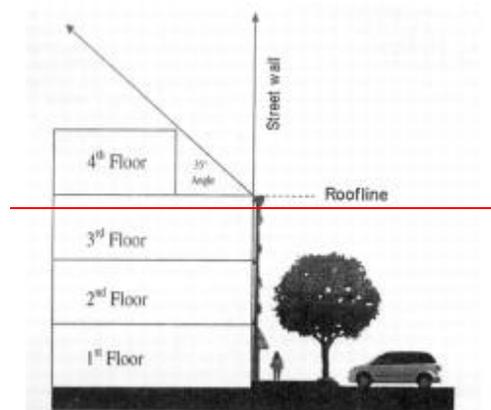
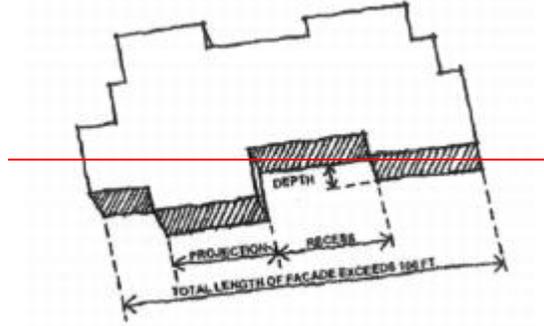


Figure 3

~~(iv) Doorways Facing Streets. A new building or remodel shall provide doorways facing the street by which it is addressed, at grade level or slightly elevated.~~

~~(v) Facade Articulation. Buildings shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features, dividing large facades into human-scaled proportions. Any facade over 100 feet in linear length which faces a public street shall incorporate wall projections or recesses at least three feet deep and with a~~

minimum of 20 contiguous feet within each 100 feet of facade length, and shall extend over 20



percent of the face. See Figure 4.

Figure 4

(vi) Front Yards. Building design, in conjunction with site design, shall include structured elements to mark the transition from the public street to doorways. Examples of such elements are porches, pediments, pergolas, low walls or fencing, railings, pedestrian light fixtures and hedges.

(vii) Overhead Pedestrian Weather Protection. That facade of every building in which the building's primary exterior entrance is located shall include overhead pedestrian weather protection along at least 70 percent of the facade. Any marquee, awning, building projection or other permanent structural element that is at least six feet wide, as measured from the facade of the appurtenant building and which is at least 10 feet above the finished grade of the



pedestrian walkway adjacent to the building.



Figure-5

Figure-6



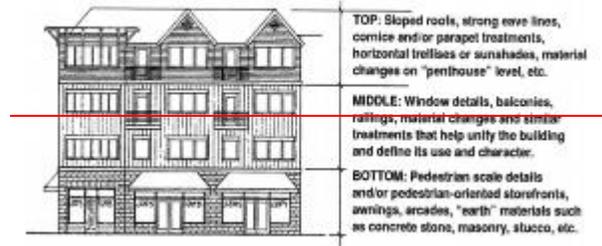
Figure-7

(viii) Relationship of Doorways to Streets. If the street is a primary pedestrian street, then such doorways shall be principal entrances with sidewalk access to the street. Otherwise, such doorways may be secondary (e.g., for patio or deck access only):

(ix) Rooflines. Roofs shall demonstrate a common sense recognition of the climate by utilizing appropriate pitch, drainage and materials. Rooflines shall be varied with a change in height every 100 linear feet in building length, and be used to denote building elements and functions such as entrances, arcades, and porches.

(x) Rooftop Mechanical. All rooftop mechanical shall be screened. Acceptable methods are: (A) a high parapet; (B) sloped roof form that is part of the architecture of the building; or (C) opaque screening surrounding individual rooftop appurtenances. In all cases, the screen shall be at least as high as the equipment being screened and provide adequate space to meet code requirements for operation and maintenance.

(xi) Vertical Differentiation. Any building with more than two stories must be articulated with a



distinct bottom, top, and middle. See Figure 8.

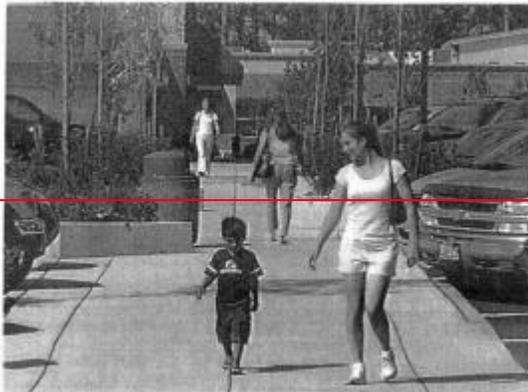
Figure 8

(b) Site Design Standards.

(i) Common Areas and Plazas. On-site common areas equal to 10 percent of the gross floor areas shall be provided. Common areas shall include trash receptacles, casual seating, and other amenities that promote and attract pedestrian seating and activity. Amenities include public art, water features, colonnades, and pergolas.

(ii) Lighting. Maximum height of parking lot light standards is 30 feet. Placement and illumination shall be designed such that illumination is provided throughout the parking lot without emitting glare beyond the site. Bollard lighting or similar shall be provided along all primary pedestrian walkways.

(iii) Internal Pedestrian Linkages. Continuous internal pedestrian walkways, at least eight feet of clear width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. Landscaping shall be provided along at least one side of the walkway. Where such walkways cross vehicular driving surfaces, they shall be distinguished by the use of durable, low maintenance surface materials such as pavers, bricks, or scored and pigmented concrete to enhance pedestrian safety and

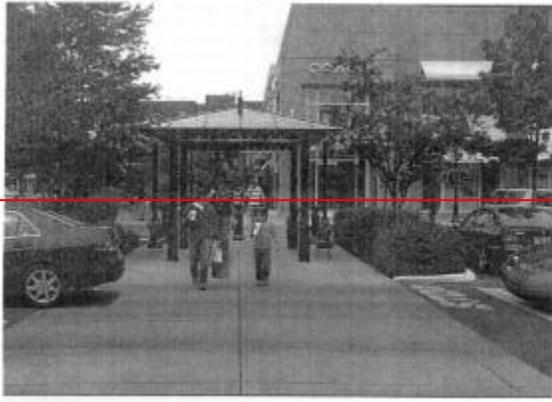


comfort.

Figure 9



Figure



10

Figure-11

(iv) ~~On-Site Parking Requirements. See CMC [18.30.050](#) for computation of off-street parking requirements. Parking lots featuring 200 spaces or greater shall provide a covered walkway along the primary pedestrian walkway. Parking lots featuring 400 spaces or greater shall provide an additional single, overhead, covered, centrally located walkway between the largest building on the site and the public street.~~

(v) ~~Parking Lot Landscaping. All surface parking lots shall provide a perimeter landscaping strip abutting adjacent sidewalks containing a combination of trees, no fewer than four trees per 100 lineal feet of frontage, and shrubs. Masonry walls no lower than 15 inches and no higher than 30 inches may be substituted for shrubs. For lots greater than 20 stalls, at least five percent of the interior area shall be planted with trees and shrubs. Landscape islands equal to 100 square feet shall be provided at intervals no greater than 10 parking spaces. All trees shall have a minimum caliper of two and one-half inches measured 48 inches above grade and a minimum height of 10 feet at the time of planting.~~

(vi) ~~Trash Enclosures. Any outdoor trash receptacles shall be enclosed within enclosures built to Covington design standards and become part of the site amenities.~~

~~(vii) Sidewalks. Concrete sidewalks at least eight feet in width shall be provided along any sides of a lot that abut a public street.~~

~~(5) Specific Standards That Apply in Certain Zones. In addition to the general standards identified in subsection (4) of this section, the following specific standards also apply in the certain zones as noted below.~~



~~(a) DN-1 Zone.~~



Figure-12

Figure-13



Figure 14

(i) Purpose and Intent. The standards for this zone are designed to facilitate development of the most pedestrian-oriented and intense land use district in the City with a mix of retail, restaurant, residential and office uses. See Figures 12 and 13 for illustrative examples. The land uses, public spaces, and physical form of development in this zone are intended to create a walkable, visually interesting, public heart of the community. Buildings up to six stories in height are appropriate. See Figure 14 for illustrative example.

(ii) Building Design Standards:

(A) Roof Forms. In order to soften the visual mass of the overall structure and promote visual coherence within the district, any building with larger than a 50,000-square-foot footprint shall have either: (1) sloped roofs, or (2) combined flat and sloped roofs; provided, that the sloped portion(s) forms at least 50 percent of the building facade that faces the street providing primary access. Roof forms shall be related to the street facade, the integral structure and building entries.

(B) Facade Modulation. In order to soften the visual mass of the overall structure, any building with a larger than 50,000-square-foot footprint shall include architectural modulation along at least 25 percent of its two longest facades. To achieve modulation, building designs may include architectural shapes such as cubes, boxes (or "rectangular solids"), cylinders, pyramids and cones along the facades. These shapes may or may not create functional or habitable space (e.g., stairwells, clock towers, open decks, entry porticos).

(C) Any development proposal site that abuts 172nd Ave. SE shall include at least one structure built to the street wall of 172nd Ave. SE, and along facades facing that primary pedestrian street shall be articulated with windows, doorways, and overhead pedestrian weather protection.

(iii) Site Design Standards. New drive-through facilities are prohibited.



(b) DN-2 Zone.¹



Figure-15



Figure-16

Figure-17

(i) Purpose and Intent. The standards for this zone are designed to facilitate the continued development of a mix of retail, office, restaurant, and residential uses between the more intense core area and the residential neighborhoods to the north. See Figures 15 and 16 for

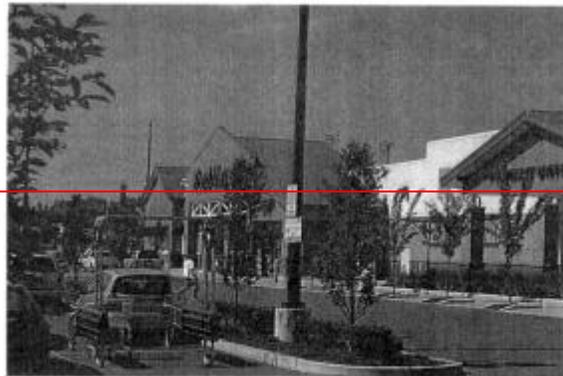
~~illustrative examples. Buildings up to four stories in height are appropriate. See Figure 17 for illustrative example of two stories of residential over a retail ground floor.~~

~~(ii) Building Design Standards. Facades facing primary pedestrian streets shall be articulated with windows, doorways, and overhead pedestrian weather protection.~~

~~(iii) Site Design Standards:~~

~~(A) Perimeter Buffers and Landscaping. Where the facade of a building or delivery drive is within 100 feet of any R zone, an earthen berm shall be installed, no less than six feet in height and 25 feet in depth, for the full frontage of the joint property lines abutting the R zone. Such buffer shall contain, at a minimum, Type I (full screen) landscaping and further feature two offset rows of Douglas Fir trees, at least 15 feet tall at the time of planting and planted at intervals of 15 feet on center, and a six-foot high sight-obscuring and sound-deflecting staggered or meandering fence or wall placed on the crown of the earthen berm.~~

~~(B) A through-pedestrian connection to abutting R-zoned neighborhoods shall be installed where an existing un-opened public right-of-way exists or can reasonably be provided by means of a public pedestrian access easement.~~

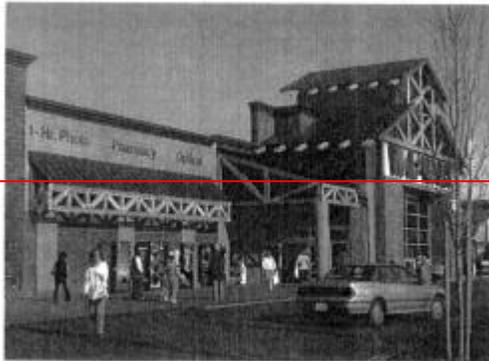


~~(c) DN-3, 4 and 6 Zones.~~²

Figure 18



Figure



19

Figure-20

(i) Purpose and Intent. The standards for these zones are designed to facilitate and shape development consisting primarily of a mix of freeway-oriented, industrial, and large-scale retail structures and associated parking fields and to coordinate the installation of key new segments of the street network. Buildings up to three stories in height are appropriate. See Figures 18 and 19 for illustrative examples.

(ii) Building Design Standards.

(A) Roof Forms for Large Structures. In order to soften the visual mass of the overall structure and promote visual coherence within the district, any building with larger than a 50,000-square-foot footprint shall have either: (1) sloped roofs or (2) combined flat and sloped roofs; provided, that the sloped portion(s) forms at least 50 percent of the building facade that faces the street providing primary access.

(B) Facade Modulation. In order to soften the visual mass of the overall structure, any building with a larger than 50,000-square-foot footprint shall include architectural modulation along at least 25 percent of its two longest facades. To achieve modulation, building designs may include architectural shapes such as cubes, boxes (or "rectangular solids"), cylinders, pyramids and cones along the facades. These shapes may or may not create functional or habitable

space (e.g., stairwells, clock towers, open decks, entry porticos). See Figures 19 and 20 for illustrative examples.

~~(C) Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 60 percent of their horizontal length.~~

~~(D) Any development proposal site within the DN-6 zone which lies north of SE 276th Street shall include at least one structure built to the street wall of 172nd Ave. SE, and along that structure's eastern facade shall include windows, doorways, and overhead pedestrian weather protection.~~

~~(E) No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.~~

~~(F) Any building openings and rooftop equipment within 200 feet of DN-5 shall be enclosed within sound baffles or barriers that acoustically attenuate noise emissions to a level of 45-dB, as measured at the lot line abutting DN-5.~~

~~(G) Nonhabitable spaces for industrial uses above the 45-foot height limit are permitted; provided, that they are processed as a conditional use permit and do not interfere with general aviation and are not higher than necessary to meet their intended purpose.~~

~~(iii) Site Design Standards:~~

~~(A) Perimeter Buffers and Landscaping. Where the facade of a building or delivery drive is within 100 feet of the DN-5 zone, an earthen berm shall be installed, no less than 10 feet in height and 50 feet in depth, for the full frontage of the joint property lines abutting the DN-5 zone. Such buffer shall contain, at a minimum, three offset rows of Douglas Fir trees, at least 15 feet tall at time of planting, and planted at intervals of 15 feet on center. See Figure 21~~

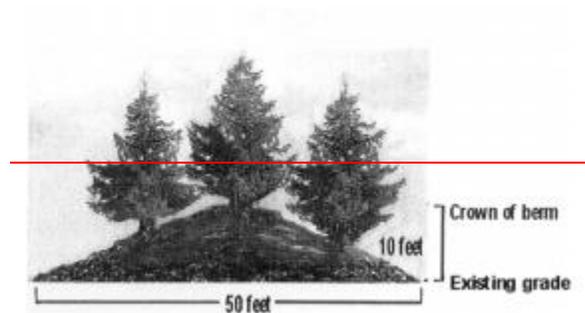


Figure 21

~~(B) Parking Lots. No more than 60 percent of the off-street parking area for a development proposal site shall be located between the front building facade within the front yard of the principal building(s) and the primary abutting streets unless the principal building(s) and/or~~

~~parking lots are screened from view by perimeter on-site development (such as restaurants) and additional tree plantings and/or berms.~~

~~(C) Noise Attenuation. Any loading, trash compactor or service areas within 200 feet of DN-5 shall be enclosed within sound walls or barriers that acoustically attenuate noise emissions to a level of 45-dB, as measured at the lot line abutting DN-5.~~

~~(D) In the DN-3 and DN-4 zones, consistent with C.I.P. project No. 1085, widening of Covington Way, frontage public right-of-way shall be dedicated and improvements made to City specifications.~~

~~(E) In the DN-4 and DN-6 zones, consistent with C.I.P. project No. 1082, creation of 168th Ave. SE connector, frontage public right-of-way shall be dedicated and improvements made to City specifications.~~

~~(F) In the DN-6 zone, consistent with C.I.P. project No. 1083S, creation of SE 276th Street connector, an 82-foot public right-of-way shall be dedicated and improvements made to City specifications. This new road network is not intended to be connected to the existing road network in the DN-5 zone for use as a public access while the DN-5 zone remains in single-family residential use unless the existing access to the DN-5 zone off of Covington Way is closed to the public and gated for emergency services access only to prevent cut through traffic from the commercial areas to the north of DN-5 to Covington Way on the south and vice versa. The new road network may be connected to the DN-5 zone as a gated emergency services access only even if the current public access to the DN-5 zone at Covington Way remains unchanged.~~



~~(d) DN-7A Zone.~~



Figure-22



Figure-23

Figure-24

~~(i) Purpose and Intent. The standards for this zone are designed to facilitate development with a wide range of uses and moderate scale building forms while also recognizing the natural amenity and environmental constraint represented by Jenkins Creek and associated wetlands. Buildings up to three stories in height are appropriate. See Figures 22, 23 and 24 for illustrative examples.~~

~~(ii) Building Design Standards:~~

~~(A) The maximum horizontal dimension of new structures shall be parallel to, not perpendicular to, Wax Road.~~

~~(B) Building facades within 150 feet of the edge of Jenkins Creek or its associated wetlands shall include windows oriented to the Jenkins Creek Community Trail.~~

~~(iii) Site Design Standards:~~

~~(A) Consistent with C.I.P. project No. 1085, Wax Road widening, 40 feet of additional public right-of-way shall be dedicated adjacent to and along the entire Wax Road frontage.~~

~~(B) Consistent with C.I.P. project No. 1087, Jenkins Creek Community Trail, a 20-foot wide public pedestrian easement shall be dedicated within the required building setback from Jenkins Creek. The design of the walkway shall meet City design specifications, and connect with existing or prospective segments of the Jenkins Creek Community Trail on abutting properties.~~

~~(C) In addition to the design departures authorized at subsection (6) of this section, any property in the DN-7A zone is eligible for a "reasonable use exception" authorized by CMC [18.65.070\(1\)\(c\)](#). For purposes of that section, the minimum "reasonable use" for properties in the DN-7A zone is a retail or office building. The size of the footprint and site location of said minimum reasonable use will be a function of the criteria set forth at CMC [18.65.070\(1\)\(c\)](#).~~

~~(D) New drive-through facilities are prohibited.~~



~~(e) DN-7B Zone:~~

Figure 25



Figure 26

Figure 27

~~(i) Purpose and Intent. The standards for these zones are designed to promote small-scale residential (see Figure 25 for an illustrative example of a townhouse configuration and Figure 26 for an illustrative example of a cottage configuration) and office uses (see Figure 27 for an~~

~~illustrative example of a house re-used as an office) that complement the more intense uses in adjacent commercial zones while also recognizing the natural amenity and environmental constraint represented by Jenkins Creek and associated wetlands. Buildings up to three stories in height are appropriate in DN-7B and up to two stories in DN-7C.~~

~~(ii) Building Design Standards:~~

~~(A) Existing single-family structures may be adapted to office uses, subject to parking, signage, landscaping and other regulations, building code requirements and standards for such uses:~~

~~(B) New residential structures arranged as freestanding cottages in the DN-7B zone shall not exceed an individual footprint of 1,500 square feet and shall not exceed a density of 12 units per acre. New residential structures arranged as freestanding cottages in the DN-7C zone shall not exceed an individual footprint of 1,500 square feet and shall not exceed a density of eight units per acre. Cottages may be arranged in a clustered configuration with minimal interior setbacks between structures:~~

~~(C) New residential structures arranged as common wall townhouses in the DN-7B zone shall not exceed a building footprint of 4,500 square feet and a density of 12 units per acre. New residential structures arranged as common wall townhouses in the DN-7C zone shall not exceed a building footprint of 4,500 square feet and a density of eight units per acre:~~

~~(D) New residential structures arranged as apartments or condominiums in the DN-7B zone shall not exceed a building footprint of 5,000 square feet and a density of 36 units per acre. New residential structures arranged as apartments or condominiums in the DN-7C zone shall not exceed a building footprint of 5,000 square feet and a density of eight dwelling units per acre:~~

~~(E) In the DN-7B zone, commercial uses are allowed on the ground floor of primarily residential buildings. General downtown building and site design standards shall apply, and, insofar as possible, low impact development practices shall be implemented to reduce impacts to nearby Jenkins Creek and its associated wetlands:~~

~~(iii) Site Design Standards:~~

~~(A) For lands south of SE 272nd Street, in DN-7B, consistent with C.I.P. project No. 1085, Wax Road widening, an additional 40 feet of public right-of-way shall be dedicated adjacent to and along the entire Wax Road frontage:~~

~~(B) Consistent with C.I.P. project No. 1087, Jenkins Creek Community Trail, a 20-foot-wide public pedestrian easement shall be dedicated within the required building setback from Jenkins Creek. The design of the walkway shall meet City design specifications, and connect with existing or prospective segments of the Jenkins Creek Community Trail on abutting properties:~~

(C) In addition to the design departures authorized at subsection (6) of this section, property located in the DN-7B and DN-7C zones may be eligible for an exception authorized by CMC [18.65.070\(1\)\(c\)](#) that would allow alteration of a critical area in limited circumstances.



(f) DN-8 and 9 Zones:



Figure-28



Figure-29

Figure-30

~~(i) Purpose and Intent. The standards for this zone are designed to facilitate the development of master-planned sites with a wide variety of uses and building forms and sizes (see Figures 28, 29 and 30 for illustrative examples) as well as the installation of key new segments of the street network and community trail network. Buildings up to four stories in height are appropriate.~~

~~(ii) Building Design Standards:~~

~~(A) Roof Forms for Large Buildings. In order to soften the visual mass of the overall structure, and promote visual coherence within the district, any building with larger than a 50,000-square-foot footprint shall have either: (1) sloped roofs, or (2) combined flat and sloped roofs; provided, that the sloped portion(s) forms at least 50 percent of the building facade that faces the street providing primary access. See Figure 29 for illustrative example.~~

~~(B) Facade Modulation. In order to soften the visual mass of the overall structure, any building with a larger than 50,000-square-foot footprint shall include architectural modulation along at least 25 percent of its two longest facades. To achieve modulation, building designs may include architectural shapes such as cubes, boxes (or "rectangular solids"), cylinders (See Figures 28 and 30 for illustrative examples), pyramids and cones along the facades. These shapes may or may not create functional or habitable space (e.g., stairwells, clock towers, open decks, entry porticos).~~

~~(C) Building facades within 150 feet of the edge of Jenkins Creek or its associated wetlands shall include windows oriented to the Jenkins Creek Community Trail.~~

~~(D) Building facades within 150 feet of SE 272nd Street shall have window and door openings on those facades.~~

~~(iii) Site Design Standards:~~

~~(A) In the DN-9 zone, consistent with C.I.P. project No. 1124, an 82-foot wide public right-of-way shall be dedicated to connect SR 516 to the intersection of Wax Road/SE 267th Place. The roadway and intersection alignment, dimensions and other details of the improvements to be installed shall meet City specifications.~~

~~(B) In the DN-9 zone, any development proposal site which abuts the new right-of-way installed pursuant to the preceding subsection, shall take primary vehicular access from that right-of-way and not from SR 516 or Wax Road.~~

~~(C) For any development proposal site through which Jenkins Creek flows, in both the DN-9 and DN-10 zones, consistent with C.I.P. project No. 1087, the Jenkins Creek Community Trail, a 20-foot wide public pedestrian easement shall be dedicated within the required building setback from Jenkins Creek. The design of the walkway shall meet City design specifications, and~~

~~connect with existing or prospective segments of the Jenkins Creek Community Trail on abutting properties.~~

~~(D) For any development proposal site through which Jenkins Creek flows, in both the DN-9 and DN-10 zones, internal pedestrian walkways shall connect to the Jenkins Creek Community Trail.~~

~~(E) Any development on property adjacent to SE 272nd Street shall install along its frontage half street improvements for a five-lane limited access roadway, with medians, turning lanes, drainage, landscaping, sidewalks and street illumination.~~

~~(6) Design Departures:~~

~~(a) A permit applicant wishing to modify any of the standards of this section may apply for a design departure pursuant to a Type 2 land use decision and subject to the following criteria:~~

~~(i) The proposed modification meets the design objectives as stated in the standard equally well or better than would compliance with the standard; and~~

~~(ii) In evaluating whether a proposed modification is a superior solution to the prescribed standard, the City may consider the principles set forth in the City of Covington Design Manual.~~

~~(b) A permit applicant wishing to waive any of the standards in this section due to a hardship created by the unique physical circumstances and not a financial hardship relating to the specific property may apply for a variance pursuant to a Type 3 land use decision and subject to the criteria of CMC [18.25.030](#).~~

~~(c) Applications for design departures and variances under this section shall require payment of an application fee to cover the costs of review. Such fees shall be set forth in the current fee resolution. (Ord. 21-08 §§ 3, 4; Ord. 20-07 § 115; Ord. 34-05 § 1)~~

~~18.30.050 Measurement methods:~~

~~The following provisions shall be used to determine compliance with this title:~~

~~(1) Street setbacks shall be measured from the existing edge of a street right-of-way or temporary turnaround, except as provided by CMC [18.30.180](#);~~

~~(2) Lot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot; provided, that an access easement shall not be included within the circle;~~

~~(3) Building height shall be measured from the average finished grade to the highest point of the roof. The average finished grade shall be deter-~~

~~mined by first delineating the smallest square or rectangle which can enclose the building and then averaging the elevations taken at the midpoint of each side of the square or rectangle; provided, that the measured elevations do not include berms;~~

~~(4) Lot area shall be the total horizontal land area contained within the boundaries of a lot; and~~
~~(5) Impervious surface calculations shall not include areas of turf, landscaping, natural vegetation, or surface water flow control or water quality treatment facilities. (Ord. 42-02 § 2 (21A.12.050))~~

18.30.100 Minimum density adjustments for moderate slopes.

(1) For purposes of calculating minimum density of sloped sites in zones R-4, R-6, ~~and~~ R-8, ~~and~~ R-18 the following adjustment is permitted:

Weighted Average Slope of Net Buildable Area(s) of Site	Minimum Density Factor
0% – less than 5%	85%
5% – less than 15%	83%, less 1.5% for each 1% of average slope in excess of 5%
15% – less than 40%	66%, less 2.0% for each 1% of average slope in excess of 15%

(2) Weighted average slope shall be calculated as follows:

(a) The applicant shall submit a topographic survey of the net buildable area(s) of the site which identifies distinct areas within the following slope increments: zero to five percent, five to 10 percent, 10 to 15 percent, etc., up to 35 to 40 percent.

(b) Each slope increment will have a corresponding median slope value. This value is the midpoint of each slope increment. For instance, slope increments of zero to five percent and five to 10 percent shall have median values of 2.5 percent and 7.5 percent, respectively.

(c) The weighted average slope shall be determined by multiplying the number of square feet in each area by the median slope value in that area. For example, if the net buildable area portion of a site is 30,000 square feet of which there are 10,000 square feet of five to 10 percent slope and 20,000 square feet of 10 to 15 percent slope, the weighted average slope would be 10.8 percent. See the following calculation: [(10,000 square feet times 7.5 percent plus 20,000 square feet times 12.5 percent) divided by 30,000 square feet equals 10.8 percent]. (Ord. 42-02 § 2 (21A.12.087))

18.30.200 Setbacks – Projections and structures allowed.

Provided that the required setbacks from regional utility corridors of CMC [18.30.170](#), the adjoining half-street or designated arterial setbacks of CMC [18.30.190](#) and the sight distance requirements of CMC [18.30.240](#) are maintained, structures may extend into or be located in required setbacks, including setbacks as required by CMC [18.30.250](#)(2), as follows:

(7) Rockeries, retaining walls and curbs may project into or be located in any setback provided these structures are in accord with the International Building Code and International Residential Code, that:

(a) Do not exceed a height of six feet in R-1 (US) through R-~~818~~ and resource zones; and

18.30.230 Lot or site divided by zone boundary.

When a lot or site is divided by a zone boundary, the following applies:

(1) If a lot or site contains both residential and nonresidential zoning, the zone boundary between the zones shall be considered a lot line for determining permitted building height and required setbacks on the site.

(2) If a lot or site contains residential zones of varying density:

(a) Any residential density transfer within the lot or site shall be allowed the density, as a result of moving dwelling units from one lot to another lot within a site or across zone lines within a single lot, does not exceed 150 percent of the base density on any of the lots or portions of a lot to which the density is transferred;

(i) The transfer does not reduce the minimum density achievable on the lot or site;

(ii) The transfer enhances the efficient use of needed infrastructure;

(iii) The transfer does not result in significant adverse impacts to the low density portion of the lot or site;

(iv) The transfer contributes to preservation of environmentally sensitive areas, wildlife corridors, or other natural features; and

(v) The transfer does not result in significant adverse impacts to adjoining lower density properties;

(b) Residential density transfers shall not be allowed to a lot or portion of a lot zone urban separator (R-1);

(c) Compliance with the criteria in this subsection (2) of this section shall be evaluated during review of any development proposals in which such a transfer is proposed; and

(d) Residential density transfers from one lot to another lot within a site or from one portion of a lot to another portion of a lot across a zone line shall not, in of itself, be considered development above the base density for purposes of requiring a conditional use permit for apartments or townhouses in the R-1 (urban separator) through R-18 zones.

(3) Uses on each portion of the lot shall only be those permitted in each zone in accordance with Chapter [18.25](#) CMC. (Ord. 42-02 § 2 (21A.12.200))

18.30.250 Nonresidential land uses in residential zones.

Except for utility facilities, uses listed in CMC [18.25.100](#), and nonresidential uses regulated by 18.30.260, all nonresidential uses located in the R zones shall be subject to the following requirements:

- (1) Impervious surface coverage shall not exceed:
- (a) Seventy percent of the site in the R-1 through R-~~8~~18 zones.

18.30.260 Personal services and retail uses in R-4 through R-18 zones – Neighborhood commercial.

The general personal service use (SIC No. 72 except 7216, 7218 and 7261) listed in CMC [18.25.050](#) and the retail uses listed in CMC [18.25.070](#) which are located in the R-4 through R-18 zones shall be subject to the following requirements:

- (1) Each individual establishment shall not exceed 3,000 square feet of gross floor area;
- (2) Establishments shall not be located less than one mile from another commercial establishment, unless located with other establishments meeting the criteria in subsection (1) of this section;
- (3) Establishment sites shall abut an intersection of two public streets, each of which is designated as a neighborhood collector or arterial and which has improved pedestrian facilities for at least one-quarter mile from the site;
- (4) The maximum on-site parking ratios for establishments and sites shall be two per 1,000 square feet and required parking shall not be located between the building(s) and the street;
- (5) Buildings shall comply with the building facade modulation and roofline variation requirements in CMC [18.35.070](#) and [18.35.080](#) and at least one facade of the building shall be located within five feet of the sidewalk;
- (6) If the personal service or retail use is located in a building with multifamily uses, then the commercial use shall be on the ground floor and shall not exceed 25 percent of the total floor area of the building;
- (7) Sign and landscaping standards for the use apply.

18.35 – Development Standards – Design Requirements

18.35.010 Applicability.

The standards contained in this chapter shall apply to all zones other than the Downtown zone.

18.35.050 Townhouse development.

In the R-1 through R-~~818~~ zones and in the CN zone, a building that contains a grouping of attached townhouse units shall not exceed a 200-foot maximum length without a separation of at least 10 feet from other groupings or rows of townhouses. (Ord. 42-02 § 2 (21A.14.060))

18.35.150 On-site recreation – Space required.

(1) Residential developments in the R zones, stand-alone townhouse developments in the R, CN and CC zones and mixed-use developments in the CN and CC zones of more than four units shall provide fully accessible recreation space for leisure, play and sport activities as follows:

(a) Residential subdivision, townhouses developed at a density of eight units or less per acre: 450 square feet per unit;

(b) Manufactured home park: 260 feet per unit;

(c) Multifamily dwelling units and townhouses developed at a density of greater than eight units per acre ~~and mixed-use:~~ 100 square feet per unit.

~~(i) Studio and one bedroom: 200 square feet per unit;~~

~~(ii) Two bedrooms: 350 square feet per unit;~~

~~(iii) Three or more bedrooms: 400 square feet per unit; and~~

(d) Senior housing or other age restricted facilities: 200 square feet per unit or as required by the funding agency, whichever is greater.

(2) Recreation space shall be placed in a designated recreation space tract if part of a subdivision. The tract shall be dedicated to a homeowners' association or other workable organization acceptable to the Director, to provide continued maintenance of the recreation space tract consistent with CMC [18.35.190](#).

(3) Any recreation space located outdoors shall:

(a) Be of a grade and surface suitable for recreation;

(b) Be on the site of the proposed development;

(c) Be located in an area where the topography, soils, hydrology and other physical characteristics are of such quality as to create a flat, dry, obstacle-free space in a configuration which allows for passive and active recreation;

(d) Be centrally located with good visibility of the site from roads and sidewalks;

(e) Have no dimensions less than 20 feet (except trail segments);

(f) Be located in one designated area, unless the Director determines that residents of large subdivisions, townhouses and apartment developments would be better served by multiple areas developed with recreation or play facilities;

(g) In single detached or townhouse subdivisions, if the required outdoor recreation space exceeds 5,000 square feet, have a street roadway or parking area frontage along 10 percent or more of the recreation space perimeter, except trail segments, if the outdoor recreation space is located in a single detached or townhouse subdivision;

(h) Be fully accessible and convenient to all residents within the development (ADA); and

(i) Be located adjacent to, and be accessible by, trail or walkway to any existing or planned municipal, County or regional park, public open space or trail system, which may be located on adjoining property;

(j) Lighting shall be provided for safe use of any recreational facility as determined by the Department. Such lighting shall be maintained by the responsible party if not part of a City maintenance program.

(4) Indoor recreation areas may be credited towards the total recreation space requirement, if the Director determines that the areas are located, designed and improved in a manner that provides recreational opportunities functionally equivalent to those recreational opportunities available outdoors. For senior citizen assisted housing, indoor recreation areas need not be functionally equivalent but may include social areas, game and craft rooms, and other multi-purpose entertainment and education areas.

(5) Play equipment or age appropriate facilities shall be provided within dedicated recreation space areas according to the following requirements:

(a) For developments of five dwelling units or more, or ten units or more in the R-18 zone, a tot lot or children's play area, which includes age appropriate play equipment and benches, shall be provided consistent with CMC [18.35.170](#);

(b) For developments of five to 25 dwelling units, or between ten and 25 units in the R-18 zone, one of the following recreation facilities shall be provided in addition to the tot lot or children's play area:

- (i) Playground equipment;
 - (ii) Sport court;
 - (iii) Sport field;
 - (iv) Tennis court; or
 - (v) Any other recreation facility proposed by the applicant and approved by the Director;
- (c) For developments of 26 to 50 dwelling units, at least two or more of the recreation facilities listed in subsection (5)(b) of this section shall be provided in addition to the tot lot or children's play area;
- (d) For developments of more than 50 dwelling units, one or more of the recreation facilities listed in subsection (5)(b) of this section shall also be provided for every 25 dwelling units in addition to the tot lot or children's play area. If calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:
- (i) Fractions of 0.50 or above shall be rounded up; and
 - (ii) Fractions below 0.50 shall be rounded down.
- (6) In subdivisions, recreation areas that are contained within the on-site storm water tracts, but are located outside of the 100-year design water surface, may be credited for up to 50 percent of the required square footage of the on-site recreation space requirement on a foot-per-foot basis, subject to the following criteria:
- (a) The storm water tract and any on-site recreation tract shall be contiguously located. At final plat recording, contiguous storm water and recreation tracts shall be recorded as one tract and dedicated to the homeowners' association or other organization as approved by the Director;
 - (b) The storm water facilities shall be constructed to meet the following conditions:
 - (i) The side slope of the storm water facilities shall not exceed 33 percent unless slopes are existing, natural and covered with vegetation;
 - (ii) A bypass system or an emergency overflow pathway shall be designed to handle flow exceeding the facility design and located so that it does not pass through active recreation areas or present a safety hazard;
 - (iii) The storm water facilities shall be landscaped and developed for passive recreation opportunities such as trails, picnic areas and aesthetic viewing; and
 - (iv) The storm water facilities shall be designed so they do not require fencing pursuant to the stormwater manuals adopted in Chapter [13.25](#) CMC.

(7) In the case of joint use of the tract for storm water facilities and recreation space, the City of Covington is responsible for maintenance of the storm water facilities only and will require a drainage easement for that purpose.

(8) A recreation space plan shall be submitted to the Department and reviewed and approved with engineering plans.

(a) The recreation space plans shall address all portions of the site that will be used to meet recreation space requirements of this section, including storm water facilities. The plans shall show dimensions, finished grade, equipment, landscaping, irrigation, lighting and other improvements, as required by the Director, to demonstrate that the requirements of the on-site recreation space in this section and play areas in CMC [18.35.170](#) have been met.

(b) If engineering plans indicate that the on-site storm water facilities or storm water tract must be increased in size from that shown in preliminary approvals, the recreation plans must show how the required minimum recreation space under subsection (1) of this section will be met. (Ord. 13-09 § 29; Ord. 42-02 § 2 (21A.14.180))

18.35.210 Fences.

Fences are permitted as follows:

(1) Fences exceeding a height of six feet shall comply with the applicable street and interior setbacks of the zone in which the property is located, except:

(a) Fences located on a rockery, retaining wall, or berm within a required setback area is permitted subject to the following requirements:

(i) Except for City of Covington public works projects in R-1 through R-~~818~~ zones and the resource zones:

(2) Fences located on a rockery, retaining wall or berm outside required setback areas shall not exceed the building height for the zone, measured in accordance with the standards established in the International Building Code.

(3) Electric fences shall:

(a) Be permitted only where properties in an R zone abut agricultural uses.

~~(a) Be permitted in all zones; provided, that when placed within R-4 through R-8 zones, additional fencing or other barriers shall be constructed to prevent inadvertent contact with the electric fence from abutting property;~~

(b) Comply with the following requirements:

(i) An electric fence using an interrupted flow of current at intervals of about one second on and two seconds off shall be limited to 2,000 volts at 17 milliamp;

(ii) An electric fence using continuous current shall be limited to 1,500 volts at seven milliamp;

(iii) All electric fences in the R-4 through R-8 zones shall be posted with permanent signs a minimum of 36 square inches in area at 50-foot intervals stating that the fence is electrified;
and

(iv) Electric fences sold as a complete and assembled unit can be installed by an owner if the controlling elements of the installation are certified by an ANSI approved testing agency; and

(4) Except as specifically required for the necessary security related to a nonresidential use, no barbed or razor-wire fence shall be located in any R-4 through R-8 zone. (Ord. 06-05 § 1; Ord. 23-04 § 13; Ord. 42-02 § 2 (21A.14.220))

18.37 – Cottage Housing

18.37.020 Applicability.

Cottage housing developments are allowed in those areas of the City designated ~~DN-5, DN-7A, DN-7B, DN-7C and DN-10~~ DN-MHO and R-18. Applications for cottage housing developments shall be reviewed under the subdivision or binding site plan process set forth in Chapter [17.30](#) CMC. Where a conflict arises, the provisions of this chapter shall control. (Ord. 10-09 § 1 (Exh. A))

18.37.040 General development standards for cottages (Table 1).

Table 1 provides the basic design standards for cottage housing development in the City of Covington.

18.37.040: TABLE 1: COTTAGE HOUSING STANDARDS

STANDARDS FOR COTTAGES		CONDITIONS
Maximum number of stories	One and one-half	The second story shall be no more than .6 of the square footage of the main story
Maximum building height	18' (maximum of 25' at roof ridge with minimum roof slope of 6:12)	The ridge of pitched roofs with a minimum slope of 6:12 may extend up to 25 feet. All parts of the roof above 18 feet shall be pitched
Maximum impervious surface percentage	50% of gross lot area	
Maximum lot coverage for all principal and accessory structures in development	35% of gross lot area	
Maximum building	1,000 square feet per unit,	Two-unit attached structures shall not exceed a building footprint of 2,000

footprint	excluding attached garage	square feet for one-story units, or 1,800 square feet for one-and-a-half or two-story units
Maximum unit size (total floor area)	1,600 square feet excluding an attached garage	Habitable space in a below-grade story (i.e., basement) shall count towards the total floor area
Density	12 du/ac in DN-7A and DN-7B; 8 du/ac in DN-5, DN-7C, and DN-10. See CMC 18.30.060 through 18.30.100 for other density requirements.	See density bonuses for affordable units below
Parking	1.3 spaces for 1 BR units, 1.5 for 2 BR units, and 1.8 for 3 BR units. E.g., four 1 BR units (x 1.3), six 2 BR units (x 1.5) and two 3 BR units (x 1.8) = 18 parking stalls for 12 units.	Parking requirements for cottages may be reduced if the location of the site is within .3 miles (1,600 feet) of a transit stop. Other parking requirements and reductions specified in Chapter 18.50 CMC apply
Open and common space	Minimum of 400 square feet per unit of common open space and a minimum of 250 square feet per unit of usable private open space (excluding side setbacks, but may include decks and patios)	Common space should be in one contiguous area, or no more than two separate areas. Primary entry and patios should be oriented toward open space wherever feasible
Affordability incentives	See CMC 18.90.030 and 18.90.040 for details of affordable housing incentives. Bonuses of up to one and one-half times base density is possible, or two times base density if all units are affordable.	Under conditions stated in CMC 18.90.030 and 18.90.040 each unit affordable to households earning under 50 percent and 80 percent of King County median income (benefit unit) allow up to 1.5 bonus units. E.g., four affordable units permit a bonus of six units over the base density
Green building incentives	Bonus of one and one-half times base density allowed if	Affordability and green building incentives may be combined up to a

	cottages and community building are built to LEED Gold, or Built Green™ 4 Star or 5 Star standards*	maximum of two times base density. Note that 4 and 5 Star Built Green™ levels require verification by a third party
*See www.builtgreen.net for details of Built Green™ program, and www.usgbc.org for details of LEED program. See note to CMC 18.37.050 (2) for example of calculations		

(Ord. 10-09 § 1 (Exh. A))

18.37.050 Site requirements.

(1) Arrangement.

(a) Cottage housing developments shall contain a minimum of four cottages arranged on at least two sides of a common open space on a minimum lot of 8,000 square feet.

(b) A development may have several clusters with clear separation.

(c) Cottage housing developments should promote a sense of community both within the development and with respect to the larger community. It should not “turn its back” on the larger community. Units along the public right-of-way should have an inviting facade such as a primary or secondary entrance facing the right-of-way.

(d) All other units shall be arranged around the central common area and have their primary entry facing that common space.

(e) Attached structures containing two units shall be allowed as part of a cottage development but they shall be similar in design to the detached cottages. The number of attached units in a development shall not be more than one-third of the total number of units.

(2) Base Density and Density Bonuses for Affordable Units and Green Development.

(a) Cottages shall be built at a maximum base density of 12 du/acre ~~in the DN-7A and DN-7B zones, and a maximum base density of eight du/acre in DN-5, DN-7C, and DN-10 zones.~~

18.40 - Development Standards – Landscaping and Water Use

18.40.020 Application.

All development shall be subject to the landscaping provisions of this chapter; provided, that specific landscaping and tree retention provisions for uses established through a conditional use permit, a special use permit, or an urban planned development application shall be determined during the applicable review process. (Ord. 42-02 § 2 (21A.16.020)) Only those landscaping standards specifically referenced in 18.31 CMC shall be applicable within the Downtown zone. Where all other standards in this section may conflict with 18.31 CMC, or the Downtown Design Standards referenced therein, the standards contained in 18.31 CMC shall apply.

18.45 – Tree Preservation and Protection

18.45.080 Tree preservation, tree tracts and tree replacement requirements.

(2) Tree Preservation Methods for Commercial and Industrial Zones. The following standards apply to commercial and industrial sites greater than two acres in size, whether part of a formal subdivision or part of any development, redevelopment, construction or building permit:

(a) Trees shall be preserved through a tree enhancement plan, submitted and approved with the engineering design permit and approved by the Director. There is no minimum size or percentage of land required to be devoted to tree preservation or tree enhancement. Instead, all commercial and industrial development must prepare and submit a tree enhancement plan which combines tree preservation of existing trees and tree replanting that will best provide tree enhancement within and/or surrounding any proposed commercial and industrial development. Up to 15 percent of the existing significant trees on site prior to development should be retained within the tree enhancement plan, or they shall be replanted at a two-to-one ratio. Such tree enhancement plan shall be prepared by a certified arborist, licensed landscape architect or qualified forester. Replanting shall be from the published City list of Pacific Northwest native trees as outlined in subsection (9) of this section.

(b) The Director shall have the authority to reduce the required tree replacement ratio where such requirement would conflict with the urban design intent of the Downtown Development and Design Standards. In such cases the Director shall ensure that representative native vegetation is retained or replanted totaling at least 5% of the site area and that enhanced landscaping is provided in excess of the requirements contained in 18.31.130 CMC .

18.50 – Development Standards – Parking and Circulation

18.50.020 Authority and application.

(1) Before an occupancy permit may be granted for any new or enlarged building or for a change of use in any existing building, the use shall be required to meet the provisions of this chapter. Within the Downtown zone, only sections of this chapter specifically referenced in Chapter 18.31 CMC shall apply.

18.50.080 Stacking spaces and restrictions for drive-through facilities.

(1) A stacking space shall be an area measuring eight feet by 20 feet with direct forward access to a service window of a drive-through facility. A stacking space shall be located to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other parking space areas. Stacking spaces for drive-through or drive-in uses may not be counted as required parking spaces.

(2) Uses providing drive-up or drive-through services shall provide vehicle stacking spaces as follows:

(a) For each drive-through lane of a bank/financial institution, business service, or other drive-through use not listed, a minimum of five stacking spaces shall be provided; and

(b) For each drive-through lane of a restaurant, a minimum of seven stacking spaces shall be provided.

(3) Restrictions on the Location of Drive-Through Facilities.

(a) In the commercial Downtown, Community Commercial and Neighborhood Commercial zones, where allowed, drive-up windows shall not face a public right-of-way. Please see Section 18.31.010(3) CMC and the Covington Downtown Design Standards Section B(1)(f) for additional requirements in the Downtown zone.

(b) Stacking spaces for an approved drive-up window shall be screened from public view through the use of architectural or structural barriers, beams, walls, or landscape material.

(c) In the neighborhood commercial zone, drive-up windows are limited to espresso and pharmacy uses. (Ord. 42-02 § 2 (21A.18.080))

18.50.090 Transit and rideshare provisions.

(1) All land uses listed in CMC [18.25.060](#) (government/business services) and in CMC [18.25.080](#) (manufacturing), similar uses listed in CMC 18.31.110(2), as well as hospitals, high schools, vocational schools, universities and specialized instruction schools shall be required to reserve one parking space of every 20 required spaces for rideshare parking as follows:

(a) The parking spaces shall be located closer to the primary employee entrance than any other employee parking except disabled;

(b) Reserved areas shall have markings and signs indicating that the space is reserved; and

(c) Parking in reserved areas shall be limited to vanpools and carpools established through rideshare programs by public agencies and to vehicles meeting minimum rideshare qualifications set by the employer;

(2) The Director may reduce the number of required off-street parking spaces when one or more scheduled transit routes provide service within 660 feet of the site. The amount of reduction shall be based on the number of scheduled transit runs between 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. each business day up to a maximum reduction as follows:

(a) Four percent for each run serving land uses in CMC [18.25.060](#) (government/business services) and CMC [18.25.080](#) (manufacturing) up to a maximum of 40 percent; and

(b) Two percent for each run serving land uses in CMC [18.25.040](#) (recreation/culture), [18.25.050](#) (general services) and [18.25.060](#) (retail/wholesale) up to a maximum of 20 percent; and

(3) All uses which are located on an existing transit route and are required under the computation for required off-street parking spaces in CMC [18.50.030](#)(1) to provide more than 200 parking spaces may be required to provide transit shelters, bus turnout lanes or other transit improvements as a condition of permit approval. Uses which reduce required parking under subsection (2) of this section shall provide transit shelters if transit routes adjoin the site. (Ord. 42-02 § 2 (21A.18.090))

18.50.100 Pedestrian and bicycle circulation and access.

The Director may waive or modify the requirements of this section when:

(a) The standards conflict with specific direction provided for development in the Downtown zone in CMC Chapter 18.31;

(b) Existing or proposed improvements would create an unsafe condition or security concern;

(c) There are topographical constraints, or existing or required structures effectively block access;

(d) The land use would not generate the need for pedestrian or bicycle access; or

e) The public is not allowed access to the subject land use.

18.50.110 Off-street parking plan design standards.

18.50.140 Internal circulation street standards.

Internal access roads to off-street parking areas shall conform with the surfacing and design requirements for private commercial roads set forth in Chapter [12.60](#) CMC, City of Covington Street Standards. (Ord. 42-02 § 2 (21A.18.140))

18.55 – Signs

18.55.030 Applicability.

This chapter applies to all existing signs and all signs erected, moved, relocated, enlarged, structurally changed, painted, or altered after adoption of the ordinance codified in this chapter, and all such signs must comply with the requirements of this chapter. Special supplemental sign standards in the Town Center District (DN-TC) are provided in 18.31.140 CMC. Where the provisions of this chapter conflict with the standards therein, the latter shall control.

18.55.050 Permits.

Table 2

**Table 2
Sign Allowances for Residential Zones – Permit Required**

Land Use	Applicable Zone	Sign Type Allowed	Maximum Number	Maximum Sign Area	Maximum Height	Location	Remarks
RESIDENTIAL							
• Multifamily complex identification	R-8, R-18, CC, CN, CD, CR	Monument sign Wall sign	2 per major entrance	32 square feet per entrance	Wall and canopy signs; cannot project above the roofline. Monument signs: 5 feet	Subject property; setback 5-foot minimum	Commercial messages not allowed. Internally illuminated or electrical signs not allowed

18.85 – Nonconformance, Temporary Uses, and Re-Use of Facilities

18.85.020 Nonconformance – Applicability.

(1) With the exception of nonconforming extractive operations identified in Chapter [18.60](#) CMC, all nonconformances shall be subject to the provisions of this chapter. However, where specific provisions for nonconforming development within the Downtown zone, which are identified in 18.31.030 CMC, conflict with the provisions of this chapter, the standards contained in 18.31.030 CMC shall control.

18.90 – Residential Density Incentives

18.90.020 Permitted locations of residential density incentives.

Residential density incentives (RDI) shall be used only on sites served by public sewers and only in the following zones:

- (1) In R-4 through R-~~8-18~~ zones; and
- (2) In CC, NC, and DN zones when part of a mixed-use development. (Ord. 42-02 § 2 (21A.34.020))

18.90.080 Applicability of development standards.

(1) RDI developments shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the RDI development; provided, that an RDI proposal in the R-4 through R-~~8-18~~ zones shall conform to the height requirements of the underlying zone in which it is located.

(2) RDI developments in the R-4 through R-~~8-18~~ zones shall be landscaped as follows:

(a) When 75 percent or more of the units in the RDI development consists of townhouses or apartments, the development shall provide perimeter landscaping and tree retention in accordance with Chapter [18.40](#) CMC for townhouse or apartment projects.

(b) When less than 75 percent of the units in the RDI consists of townhouses or apartments, the development shall provide landscaping and tree retention in accordance with Chapter [18.40](#) CMC for townhouses or apartments on the portion(s) of the development containing such units; provided, that if buildings containing such units are more than 100 feet from the development's perimeter, the required landscaping may be reduced by 50 percent.

(c) All other portions of the RDI shall provide landscaping or retain trees in accordance with Chapter [18.40](#) CMC.

(3) RDI developments in all other zones shall be landscaped or retain trees in accordance with Chapter [18.40](#) CMC.

(4) RDI developments shall provide parking as follows:

(a) Projects with 100 percent affordable housing shall provide one off-street parking space per unit. The Director may require additional parking, up to the maximum standards for attached dwelling units, which may be provided in common parking areas.

(b) All other RDI proposals shall provide parking for:

(i) Market rate/bonus units at levels consistent with Chapter [18.50](#) CMC; and

- (ii) Benefit units at 50 percent of the levels required for market rate/bonus units.
- (5) RDI developments shall provide on-site recreation space as follows:
 - (a) Projects with 100 percent affordable housing shall provide recreation space at 50 percent of the levels required in Chapter [18.35](#) CMC.
 - (b) All other RDI proposals shall provide recreation space for:
 - (i) Market rate/bonus units at levels consistent with Chapter [18.35](#) CMC; and
 - (ii) Benefit units at 50 percent of the levels required for market rate/bonus units. (Ord. 42-02 § 2 (21A.34.080))

18.95 – Transfer of Residential Density Credits

18.95.040 Receiving sites.

- (1) Receiving sites shall be zoned R-4 through R-18, NC, CC, or ~~RB-DN~~, or any combination thereof, and may be designated by community, neighborhood or subarea plan policies as appropriate for the transfer of residential density credits before being eligible to participate in a TDC.
- (2) Except as provided in this chapter, development of a receiving site shall remain subject to all use, lot coverage, height, setback and other requirements of its zone.
- (3) A receiving site may accept density credits, up to the maximum density permitted pursuant to Chapters [18.30](#) and 18.31 CMC, from any sending site or combination of sending sites unless a community, neighborhood or subarea plan adopts specific policies to allow only transfers from within the same community planning area or within a distance outside of the planning area as specified by the community plan. (Ord. 42-02 § 2 (21A.36.040))

18.100 – Property Specific Development Standards and Special District Overlays

18.100.050 Special district overlay – Economic redevelopment.

(1) The purpose of the economic redevelopment special district overlay is to provide incentives for the redevelopment of large existing, under-utilized concentrations of commercial/ industrial lands within urban areas.

(2) The economic redevelopment special district overlay shall only be designated through the area zoning process; located in areas designated within a community, subarea or neighborhood; and zoned DN.

(3) The standards of this title and other City codes shall be applicable to development within the economic redevelopment special district overlay except as follows:

(a) Commercial or industrial uses that exist within an area as of the effective date of legislation applying the economic redevelopment special district overlay, but that are not otherwise permitted by the zoning, shall be considered permitted uses upon only the lots that they occupied as of that date.

(b) The minimum parking requirements of this title shall be reduced as follows; provided, that such reductions do not apply to new construction on vacant property or the vacant portions of partially developed property where that construction is not an enlargement or replacement of an existing building:

(i) The parking stall requirements are reduced 100 percent; provided, that:

(A) The square footage of any enlargement or replacement of an existing building does not in total exceed 125 percent of the square footage of the existing building;

(B) The building fronts on an existing roadway improved to urban standards or a roadway programmed to be improved to urban standards as a capital improvement project, that accommodates on-street parking; and

(C) There is no net decrease in existing off-street parking space.

(ii) The parking stall requirements are reduced 50 percent; provided, that:

(A) The square footage of any enlargement or replacement of an existing building in total exceeds 125 percent of the square footage of the existing building;

(B) The height of the enlarged or replacement building does not exceed the base height of the zone in which it is located;

(C) The building fronts on an existing roadway improved to urban standards or a roadway programmed to be improved as a capital improvement project, that accommodates on-street parking; and

(D) There is no net decrease in existing off-street parking spaces, unless it exceeds the minimum requirements of subsection (3)(b)(ii) of this section.

(c) The landscaping requirements of this title shall be waived; provided, that:

(i) Street trees, installed and maintained by the adjacent property owner, shall be substituted in lieu of landscaping; and

(ii) Any portion of the overlay district that directly abuts properties outside of the district shall provide, along said portions, a landscape buffer area no less than 50 percent of that required by this title.

(d) The setback requirements of this title shall be waived; provided, that:

(i) Setback widths along any street forming a boundary of the overlay district shall comply with this title; and

(ii) Any portion of the overlay district that directly abuts properties outside of the district shall provide, along said portions, a setback no less than 50 percent of that required by this title.

(e) The building height limits of this title shall be waived; provided, that the height limit within 50 feet of the perimeter of the overlay district shall be 30 feet.

(f) Signage shall be limited to that allowed within the DN zone.

(g) The roadway improvements of the City of Covington Municipal Code shall be waived, provided a no-protest agreement to participate in future road improvement districts (RID) is signed by an applicant and recorded with the City.

(h) The pedestrian circulation requirements of this title shall be waived.

(i) The impervious surface and lot coverage requirements of this title shall be waived.

(j) On I zoned lands that are designated in the comprehensive plan as unincorporated activity centers, conditional use permits shall not be issued where the resulting impacts such as noise, smoke, odor and glare would be inconsistent with the maintenance of nearby viable commercial and residential areas.

18.100.070 Special district overlay – Urban aquifer protection area.

(1) The purpose of the urban aquifer protection area special district overlay is to provide additional protection for urban areas that are highly susceptible to ground water contamination. An urban aquifer protection area special district overlay shall only be established within areas designated in the comprehensive plan as highly susceptible to ground water contamination, including the surrounding area up to one-half mile, and zoned R, NC, CC, DN, M and I.

(2) Permitted uses shall be those permitted in the underlying zone, excluding the following as defined by Standard Industrial Classification (SIC) number and type:

(a) SIC 4953, refuse systems (including hazardous waste recycling or treatment and solid waste landfills);

(b) SIC 461, pipelines, except natural gas (including petroleum pipelines); and

(c) Businesses maintaining open storage of toxic substances.

(3) New septic tank drain field systems shall be prohibited. (Ord. 42-02 § 2 (21A.38.170))

18.110 – Commercial Site Development Permits

18.110.020 Applicability.

(1) An application for commercial site development permit shall be submitted for all commercial, industrial or multifamily development projects on sites consisting of one or more contiguous lots legally created and zoned to permit the proposed uses.

(2) A commercial site development permit is separate from and does not replace other required permits such as conditional use permits or shoreline substantial development permits. A commercial site development permit may be combined and reviewed concurrently with other permits. (Ord. 42-02 § 2 (21A.41.020))

(3) Within the DN-TC District, supplemental decision criteria and other additional requirements for commercial site development permits apply pursuant to 18.31.040 CMC.

18.110.050 Application of development standards.

(1) An application for site development permit shall be reviewed pursuant, but not limited, to this section, Chapter 43.21C RCW, SEPA, as implemented by Chapter 197-11 WAC; Chapter [13.25](#) CMC, Surface Water Runoff; Chapter [12.60](#) CMC, City of Covington Street Standards; design and construction standards and specifications, Chapter [15.05](#) CMC, grading; Chapter [15.20](#) CMC, Fire Code; Chapter [16.10](#) CMC, environmental procedures; CMC Title [18](#), Zoning; KCC Title 25 (adopted by Chapter [16.05](#) CMC), Shoreline Management; administrative rules City tree ordinance; King County Board of Health rules and regulations; City approved utility plans; and compliance with the City of Covington Downtown Design Guidelines and Standards.

Title 14 – Planning and Development

Chapter 14. 30 – Permit Decision Types

14.30.040 Decision types.1

Type 1	Type 2	Type 3	Type 4
Building Permit (15.05)	Short Plat (Including Revisions and Alterations) (17.20)	Preliminary Plat (17.20)	Final Subdivision ⁴ (17.25)
Grading Permit (18.60)	Design Departure (18.31.020)	Plat Alterations (17.25)	Shoreline Environment Redesignations (16.05)
Boundary Line Adjustment (17.40)	Downtown Use Determination (18.31.080)	Preliminary Plat Revisions (17.20)	Plat or Short Plat Vacations (17.25)
Right-of-Way Use Permit (12.35)	Construction Standards Variance (12.60)	Zoning Variance (18.125)	Street Vacations (12.55)
Shoreline Exemption (16.05)	Temporary Use (18.85)	Conditional Use Permits (18.125)	
Code Interpretation (14.30)	Shoreline Substantial Development Permit ² (16.05)		
Miscellaneous Administrative Decisions	SEPA Threshold Determination ³		
Minor Tree Removal (18.45)	Commercial Site Development Permit (18.110 and 18.31.040)		
	Re-use of Facilities (18.85)		
	Design Departures (18.30)		
	Critical Areas Reasonable Use Exceptions (18.65)		
	Binding Site Plan (17.30)		
	Major Tree Removal (18.45)		
	Stormwater Manuals Variance (13.25)		

1 If a conflict between this chart and the text of the CMC exists, the text of the CMC controls.

2 When applications for shoreline permits are combined with other permits requiring Type 3 or 4 land use decisions, the Examiner, not the Director, makes the decision. All shoreline permits, including shoreline variances and conditional uses, are appealable to the State Shorelines Hearings Board and not to the Hearing Examiner.

3 Appeal to Examiner is limited to the SEPA threshold determination. The decision on the Type 1 permit itself is appealable to Superior Court.

4 Final subdivisions are submitted directly to the City Council for final decision without a recommendation by the Hearing Examiner.

(Ord. 13-09 § 17; Ord. 02-09 § 2)