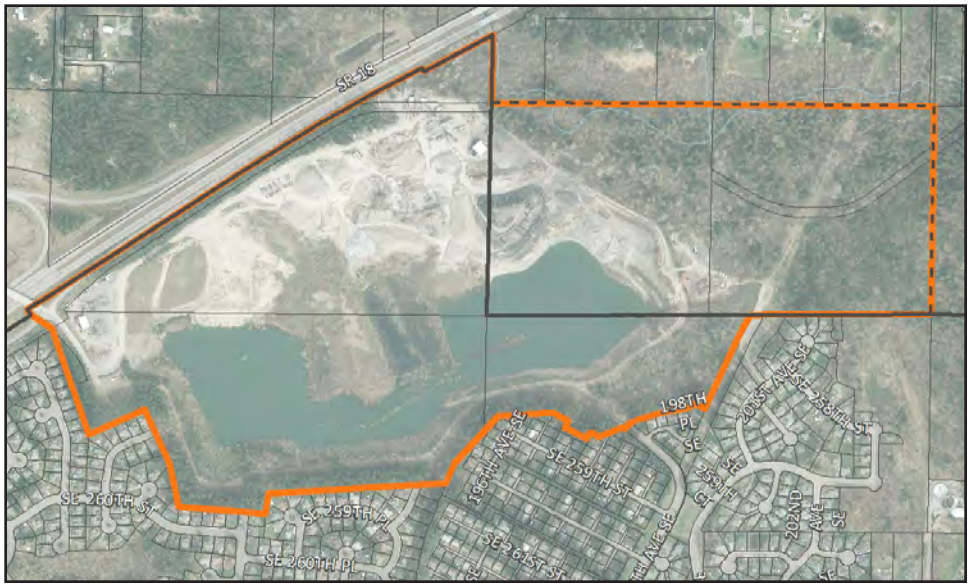
Attachment 2

# Hawk Property Subarea Plan

## Planning Commission Review Draft

November 2013



CITY OF Covington WASHINGTON

# HAWK PROPERTY SUBAREA PLAN

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# INTRODUCTION

## Purpose

The purpose of the Hawk Property Subarea Plan is to guide future development in the Hawk Property Subarea of Covington's Northern Gateway by establishing land use and urban design options consistent with the vision established by the community. This subarea plan is the result of an extensive planning process conducted by the City of Covington to determine the future of the Hawk Property subarea, which has been active as a gravel mine since the 1970's.

In 2012, the City commissioned the Northern Gateway Area Study, which evaluated the Hawk Property and surrounding area with regard to suitability for urban development and possible annexation to the City for the portion of the Northern Gateway outside city limits. Based on this study, the City refined the boundary of the subarea to focus on the Lakeside gravel mine and has prepared this subarea plan to facilitate the transition of this area from its former use as resource extraction to urban development.

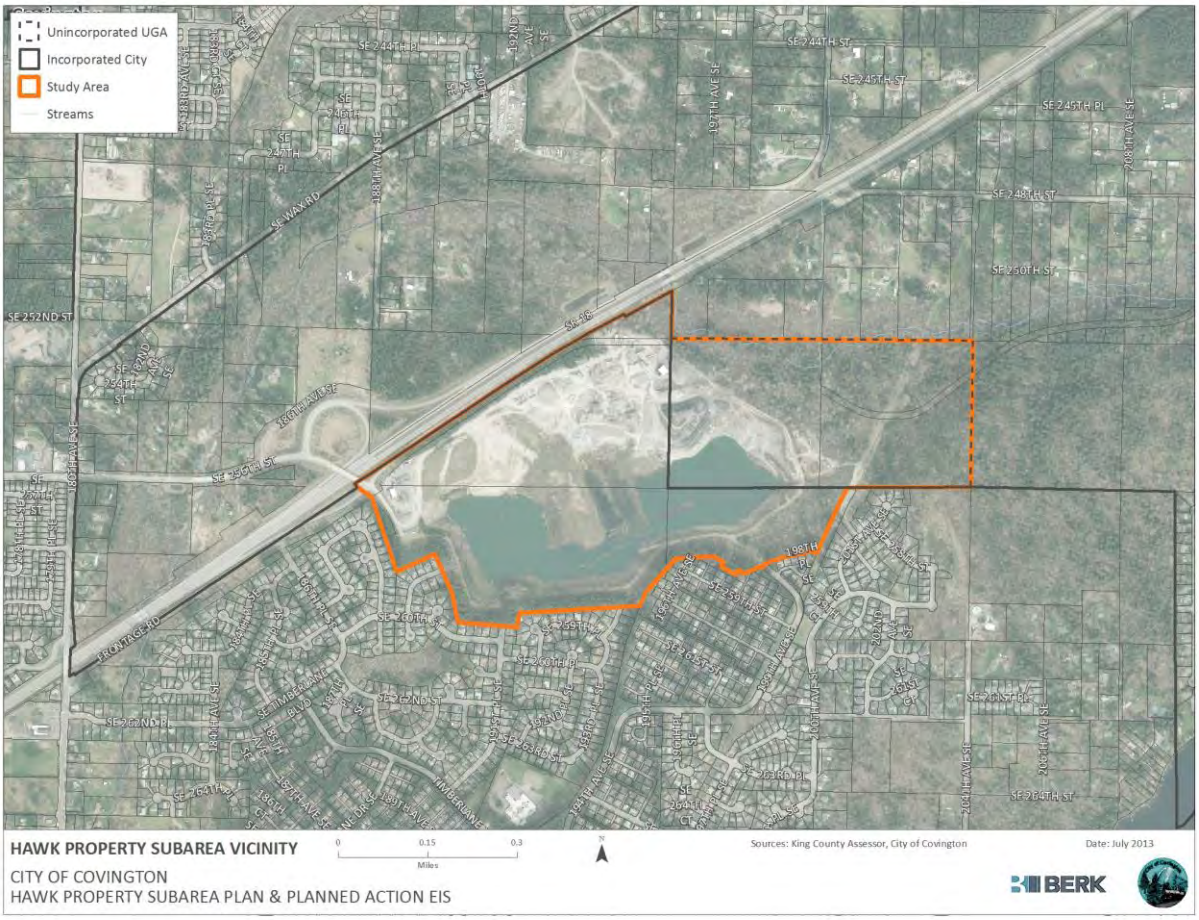
The City is also preparing a Planned Action Environmental Impact Statement (EIS) concurrent with this subarea plan. The EIS establishes several land use alternatives and evaluates the potential environmental impacts of each. If adverse impacts are anticipated under any of the alternatives, the EIS proposes mitigation measures to reduce or eliminate these effects. The City is also considering the adoption of a Planned Action Ordinance for the Hawk Property Subarea. A planned action allows for streamlined environmental review at the development permit stage by evaluating a range of development alternatives in the EIS and then reviewing subsequent development proposals for consistency with the range of alternatives studied. Future development proposals deemed consistent with the planned action ordinance and EIS will not have to undergo a new environmental threshold determination, though they will have to comply with local permit review standards and the development standards established in this subarea plan and the code amendments adopted in the Covington Municipal Code.

## Local and Regional Context

The Hawk Property subarea is located in the northern portion of the City abutting SR 18 on its northwest boundary, and contains both land within the Covington city limits and land in unincorporated King County but the entire subarea is located within the city's Urban Growth Area (UGA). The subarea encompasses approximately 212 acres southeast of SR 18. The Hawk Property Subarea primarily consists of the former Lakeside gravel mine, an asphalt batch plant, vacant land, and a highway interchange. Resource extraction operations at the mine site have ceased, and reclamation is in progress. Approximately 132 acres of this area lies within the City's corporate limits; the remainder lies within one of the City's assigned Potential Annexation Areas (PAAs) in the UGA. The subarea comprises the southeastern portion of the area analyzed in phase one of the Covington Northern Gateway Area Study, published by the City in 2012.

At present, structures in the subarea consist of two maintenance facilities, two offices, one concrete plant, one asphalt plant, one rock crusher, and one wash plant. Approximately 8 acres of land along the southern edge of the property have already been reclaimed in accordance with the standards of a Reclamation Plan approved by the Washington State Department of Natural Resources (DNR Surface Mine Reclamation Permit #70-011068 and Federal Mine ID #45-01582) and has moderate to heavy vegetative cover. The northern portion of the subarea consists of undeveloped land and is characterized by a series of wetlands associated with Jenkins Creek.

The Hawk Property subarea is strategically located at the northern gateway to Covington and adjacent to SR 18, a major regional transportation link. The subarea is therefore positioned to take advantage of regional travel patterns and serve as a regional commercial retail and employment hub. Its location at the northern edge of the city makes it more suitable for these regional uses than the Town Center. The Covington Downtown and Zoning Study Final Report, dated September 30, 2009, identifies the downtown, Town Center as a pedestrian-oriented village with limited larger format retail and a greater focus on social and civic uses.




## Community Vision for the Hawk Property Subarea

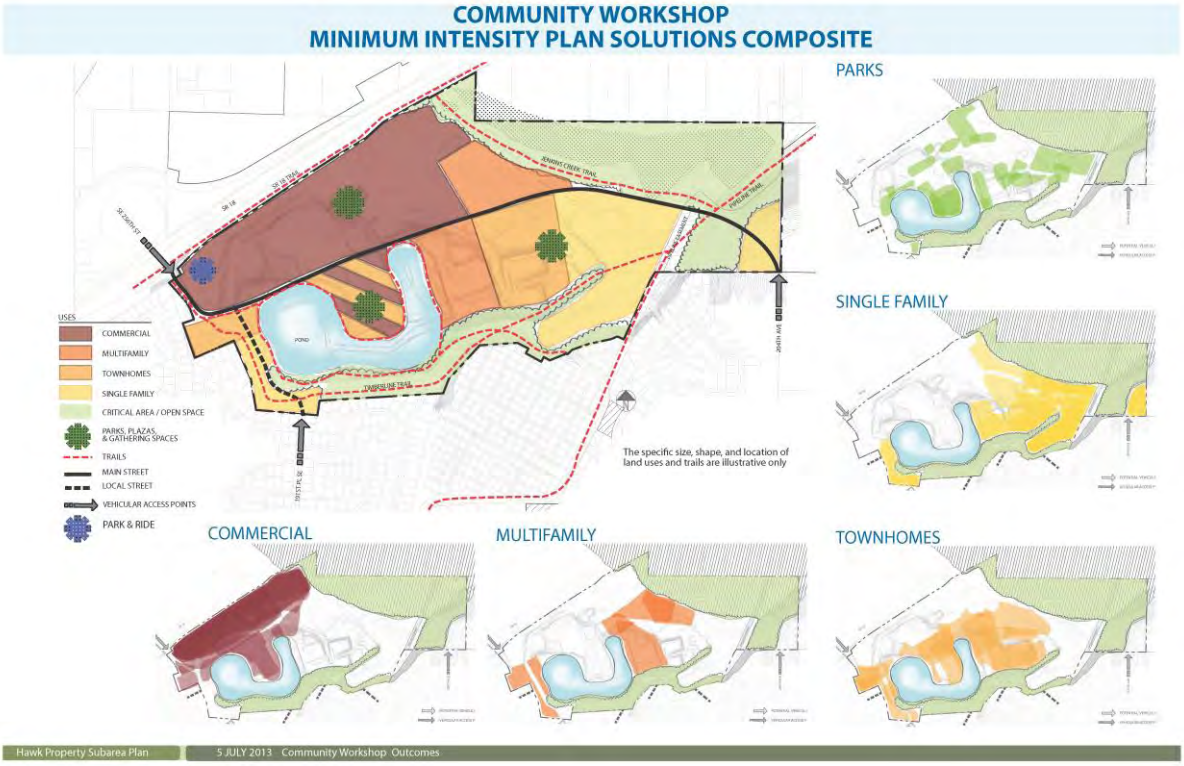
The vision for the Hawk Property Subarea is the creation of an Urban Village at Covington's northern gateway that provides a mix of commercial development focused on regional uses and a variety of housing types. This village would provide regional shopping and employment opportunities for residents of both Covington and neighboring communities, as well as new housing opportunities for the Covington community. In addition to commercial and residential development, the village would offer public recreational amenities, such as parks, natural open space, a pond, and bicycle and pedestrian trails that link to the regional trail system. The Hawk Property Subarea, while providing both economic and lifestyle benefits would be a secondary center within Covington, providing an experience that is distinct from Covington's town center, not competing with it.

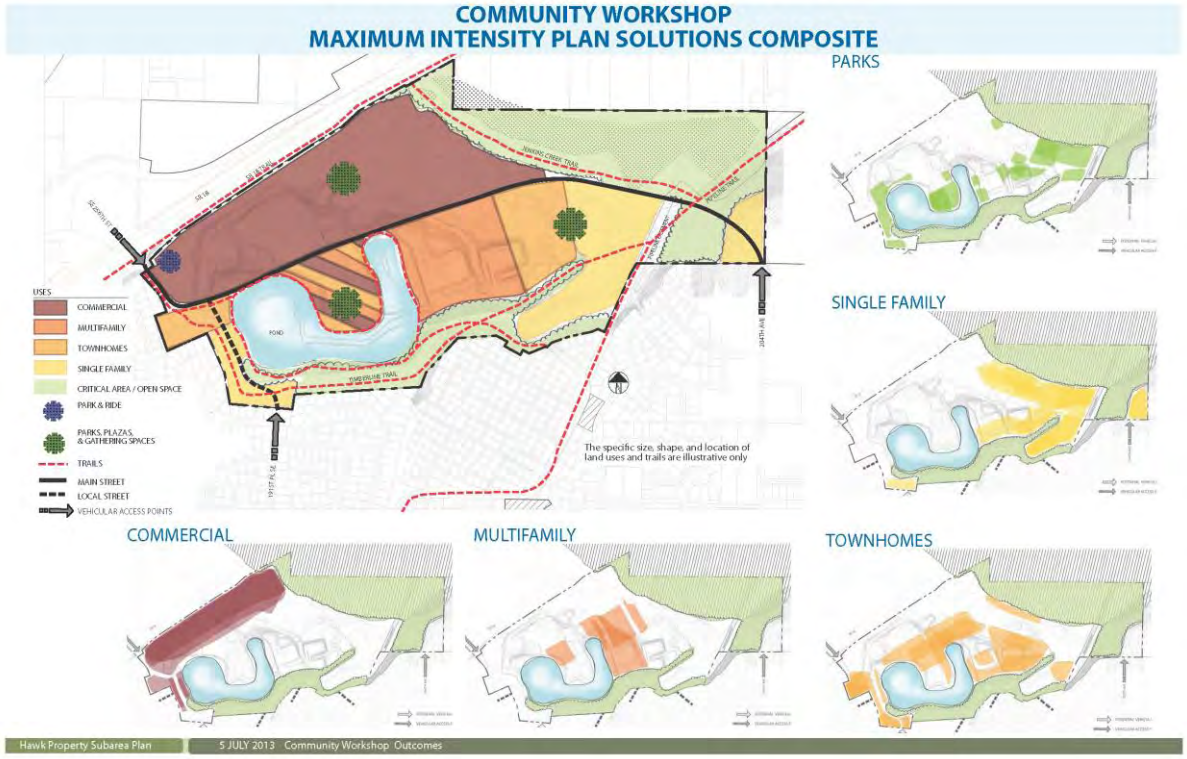
This vision for the Hawk Property subarea was crafted with the input of area residents and stakeholders. The City hosted a community workshop in March 2013, which was attended by approximately 37 members of the public. In addition to taking comments from the public, the City answered questions

about the subarea plan and the EIS process and engaged attendees in a planning exercise to graphically illustrate their preferred vision for the future of the Hawk Property Subarea. The participants were divided into teams and asked to arrange development types (single family residential, townhomes, multifamily residential, and commercial) on the site, as well as parks, open space, and a trail system. Each team was asked to evaluate both higher and lower-intensity development scenarios. Composites of the participants' preferred development solutions for the subarea are illustrated in the figures on the following page.

**Covington residents participate in a site planning exercise for the Hawk Property Subarea in March 2013.**

**A collection of site plan options for the Hawk Property Subarea produced by citizen break-out groups at the community workshop in March 2013.**


COMMUNITY WORKSHOP
MINIMUM INTENSITY PLAN SOLUTIONS COMPOSITE
PARKS
SINGLE FAMILY
COMMERCIAL
MULTIFAMILY
TOWNHOMES
USES
COMMERCIAL
MULTIFAMILY
TOWNHOMES
SINGLE FAMILY
CRITICAL AREA / OPEN SPACE
PARKS, PLAZAS, & GATHERING SPACES
TRAILS
MAIN STREET
LOCAL STREET
VEHICULAR ACCESS POINTS
PARK & RIDE
POND
The specific size, shape, and location of land uses and trails are illustrative only
Hawk Property Subarea Plan
5 JULY 2013 Community Workshop Outcomes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Hawk Property Subarea Plan
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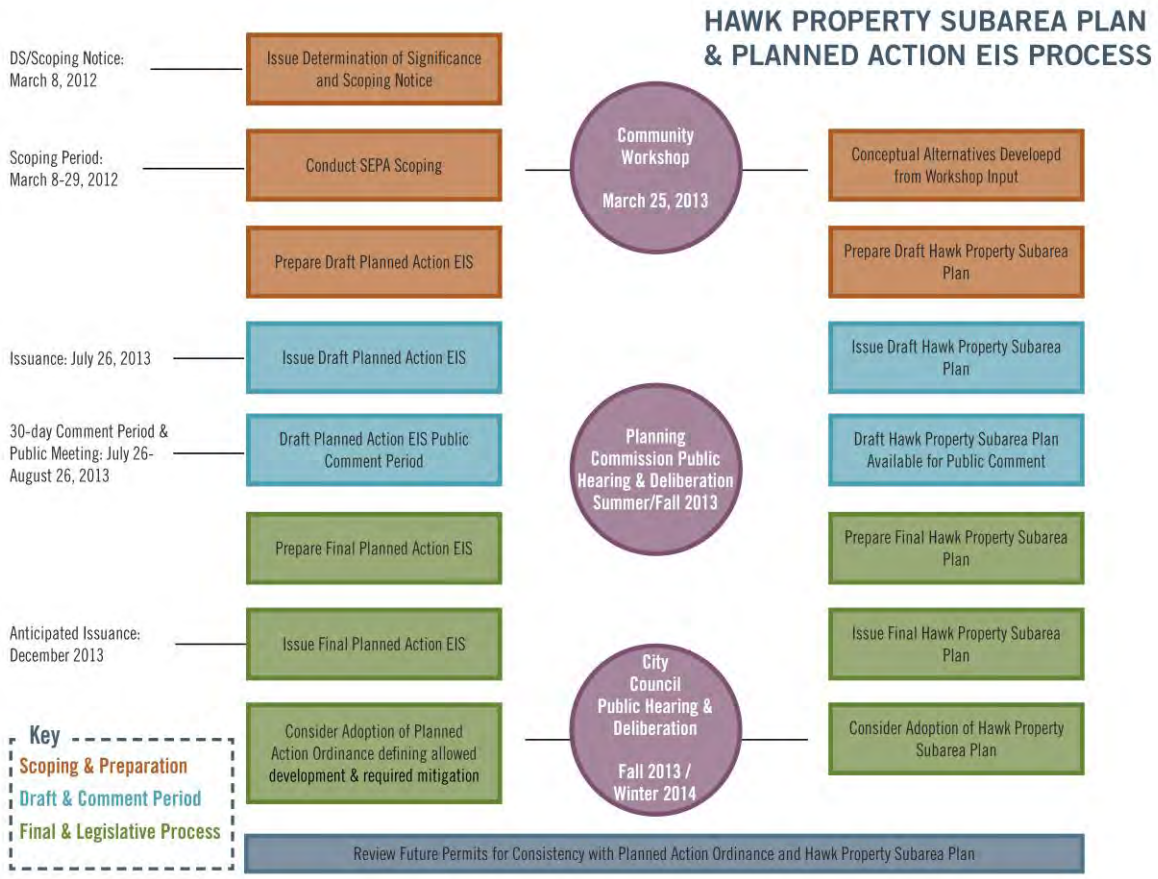
## Anticipated Timeline and Outcomes

The planning process for the Hawk Property Subarea is anticipated to continue through late 2013. This subarea plan and the associated proposed development regulations will undergo public review in the summer/fall of 2013, with revisions in the fall and adoption of the final plan and development regulations in December 2013. Preparation of a development agreement and master site plan is anticipated in 2014. Annexation of the unincorporated portion of the subarea may also occur in 2014. A schematic of the subarea plan and environmental review process is included below.



# SUBAREA SENSE OF PLACE

## Overview

As described in the Introduction, the community vision for the subarea is an urban village with a mix of commercial, residential, and recreation uses. The specific development goals for the subarea, based on concepts and ideas from the property owners, community residents, and city staff and officials, include the following:

- To plan for future development of the Hawk Property Subarea in Covington's Northern Gateway area by defining land use options;
- To protect environmentally sensitive areas while fostering economic development;
- To create an urban village for regional and local commercial uses and related employment, a mix of housing types, as well as community gathering and recreation spaces that is unique from and secondary to Covington's downtown;
- To plan for an orderly transition of the Hawk Property Subarea from a reclaimed mineral extraction site to urban uses appropriate for its location in Covington's Northern Gateway;
- To improve transportation mobility in the area with a new arterial connection between SR 18 and 204th Avenue SE through the subarea and the connection to SE 272nd Street;
- To provide housing options, such as multifamily, townhomes, and small lot single family homes, that are not widely available in Covington; and
- To provide unique open space amenities such as an on-site pond and parks, and provide access to the regional trail system such as the Tri-City/Covington Highlands Trail.

Designed and developed as urban village, the focus of the Hawk Property Subarea is on convenient access to retail goods and services, housing choice, public amenities and conservation of natural areas. In this way, it is distinct from the city's Town Center, which serves as the dense social and civic heart of Covington for live, work, play and learning.

## Key Features

Key features that define the sense of place for the Hawk Property Subarea urban village include:

- A mixture of large-format retail and local/iconic retail that will provide regional shopping and employment opportunities that will draw visitors from neighboring communities;
- A mixture of high-quality single-family neighborhoods, townhome clusters, and multifamily buildings at varying densities that will provide a range of housing choices and distinct residential experiences within the subarea;
- A central pond feature that will serve as a focal point, with public gathering space and recreational amenities for residents and visitors to the urban village;
- Protected natural features along Jenkins Creek and the steep slope area the southern edge of the subarea; and
- On-site parks and trails that will serve the recreational needs of area residents and provide access to regional recreational resources.

These key features are illustrated in two conceptual site plans on the following pages.

## Conceptual Site Plan – Minimum Urban Village Alternative

## Conceptual Site Plan – Maximum Urban Village Alternative

Alternative 3, Maximum Subarea Proposal, Conceptual Illustrative Plan

## Land Use and Zoning

Predominant land uses in the subarea will be large format retail, local and iconic retail, single-family residences, townhomes, and multifamily residential units. Because this represents a mix of uses not commonly found elsewhere in Covington, zoning for the subarea would be a combination of existing and new zoning districts. Three new zoning districts are being proposed for the Hawk Property Subarea to accommodate a mix of uses not commonly found in other zoning districts in Covington. Development in these new zones will be subject to Covington's existing development standards, as amended, and a new section of Chapter 18.35 specifically for the Hawk Property Subarea.

Portions of the subarea intended exclusively for single family residences and townhomes would use the proposed new High Density Residential (R-12) zone. Single family residences, townhomes, and multifamily residences would be accommodated by the new Mixed Residential (MR) zone. The MR zone would as also allow those small-scale commercial uses that are supportive of residential areas, such as coffee shops and neighborhood food stores. Large format retail uses and multifamily housing would be allowed in the new Regional Commercial Mixed Use (RCMU) zone.

## Implementation

The vision and community design philosophies, will be implemented through a combination of new Comprehensive Plan goals and policies, design standards, zoning code revisions, and potentially a development agreement as applicable between the City of Covington and the property owner of the subarea. These implementation measures are presented in the following sections and are summarized below.

- **Goals and Policies.** New goals and policies will be added to the City's Comprehensive Plan to create connections between the objectives of the Hawk Property Subarea Plan and the City's existing policy framework.
- **Zoning Code Revisions.** This section describes changes that will be made to Covington's Municipal Code (CMC) to implement the vision for the Hawk Property Subarea, including three new zoning districts and associated development regulations governing permitted uses, height, bulk, and density.
- **Design Standards.** A set of design standards in a new section of Chapter 18.35 will inform both site planning and building design in the subarea. These regulations will provide standards for developers and City staff as they review future development proposals.

# GOALS & POLICIES

This section contains goals and policies that will be incorporated into the appropriate elements of the City's Comprehensive Plan. These goals and policies are designed to guide future development in the Hawk Property Subarea, as well as guide the development of future land use plans, zoning, environmental regulations, and capital plans for the area.

## Land Use

### 2.6.12 Hawk Property Subarea (New Section)

The Hawk Property Subarea designation is intended to provide commercial and residential opportunities in an urban village setting with associated recreational and open space amenities. The Hawk Property Subarea should provide both regional and local commercial opportunities, as well as housing options not widely available in Covington, including multifamily, townhome, and small-lot residential development. This designation is appropriate for those properties included in the Hawk Property Subarea, as mapped in the Hawk Property Subarea Plan.

### 2.8.19 Hawk Property Subarea Urban Village (New Section)

***LNG 19.0 Plan for and create a new Urban Village within the Hawk Property Subarea that serves as a safe, vibrant, well-planned commercial and residential center that offers opportunities to live, shop, and recreate in proximity to regional commercial and park and greenspace facilities . (New Goal)***

LNP 19.1 Encourage a variety of commercial, residential, and recreational development types. (New Policy)

LNP 19.2 Encourage a variety of housing types at various densities to provide housing choices not currently available in one location within Covington. (New Policy)

LNP 19.3 Adopt design standards for the urban village that facilitate development in the Hawk Property Subarea as the northern entrance to Covington. (New Policy)

LNP 19.4 Ensure that the public realm provides places for a variety of ages, interests, and experiences and is easily accessible. (New Policy)

LNP 19.5 Ensure that the pond serves as a major public amenity with extensive public access and a surrounding area with a mix of residential and commercial uses that offer a place for the community to gather, stroll, dine, shop, and live. (New Policy)

LNP 19.6 Encourage development of larger public park and greenspace amenities in the Hawk Property Subarea that are accessible to all residents and visitors, as opposed to small, fragmented, private park facilities. (New Policy)

# Economic Development

## 12.5.5 Commercial and Mixed Use Development

***EDG 5.0 Encourage commercial retail, service and complementary mixed use development that serves the residents of Covington and nearby communities, attracts visitors, and enhances the City's tax base while addressing transportation and other public service issues as they arise. (Existing Goal)***

EDP 5.8 Encourage regional commercial and employment uses along major transportation corridors to strengthen Covington's economic position within the region. (New Policy)

## 12.5.9 Hawk Property Subarea (New Section)

***EDG 9.0 Develop a secondary economic center in the Hawk Property Subarea that offers shopping, employment, and residential opportunities without competing with the Town Center. (New Goal)***

EDP 9.1 Encourage both regional and local-serving commercial uses that meet community shopping needs and provide jobs. (New Policy)

EDP 9.2 Formulate an image and branding strategy to provide a unique identity distinct from the Covington Town Center, such as a Master Sign Program. (New Policy)

EDP 9.3 Implement land use and zoning standards that will encourage a mix of regional and local commercial uses and housing densities. (New Policy)

EDP 9.4 Encourage commercial development comprised of a mix of regional retail, iconic/local retail and related uses that will serve local residents as well as residents of neighboring communities. (New Policy)

EDP 9.5 Ensure that commercial areas are sensitive to the natural features around them. (New Policy)

# Transportation

## 5.15.5 Transit and TDM Strategies

***TRG 5.2 Enhance use of transit and TDM strategies by supporting appropriate land use. (Existing Goal)***

TRP 5.8 Encourage the development of higher-density commercial and residential centers that can be efficiently served by transit. (New Policy)

## 5.15.6 Street Improvement Standards

***TRG 6.3 In general, all arterials shall accommodate pedestrian and bicycle movement, as well as automobile and transit traffic. (Existing Goal)***

TRP 6.11 Link local street networks through subdivisions to provide efficient local circulation, as appropriate, and provide additional collector arterial access for major residential areas. (Existing Policy)

TRP 6.14 Link SR 18 and 204th Ave SE with an arterial solution that provides efficient circulation while promoting a safe shopping and pedestrian environment. (New Policy)

TRP 6.15 Provide an interconnected system of streets and non-motorized facilities that minimizes vehicular/bicycle/pedestrian conflicts and promotes pedestrian safety. Employ a grid street pattern where practicable. (New Policy)

TRP 6.16 Implement streetscape improvements that promote walkability and commercial activity. (New Policy)

# Parks & Recreation

## 6.6.3 Parks, Natural Areas, & Trails

***PRG 3.0 Acquire and develop a high-quality, diversified system of parks, recreation facilities and open spaces that is attractive, function, accessible and safe – providing equitable access to all residents. (Existing Goal)***

PRP 3.12 Encourage large residential and mixed-use developments to include publicly accessible gathering spaces to serve as neighborhood focal points and event venues. (New Policy)

***PRG 4.0 Protect and manage the City's environmentally-sensitive lands, remnant open spaces and natural and cultural resources to highlight their uniqueness and local history. (Existing Goal)***

PRP 4.15 Where feasible, encourage use of wetland buffers, stream buffers, and habitat corridors for passive recreational use, such as wildlife viewing and trails, provided that such uses would not have a negative impact upon the protected natural resources. (New Policy)

PRP 4.16 In the Hawk Property Subarea, develop park and greenspace areas as both publicly accessible recreational and habitat amenities. (New Policy)

***PRG 5.0 Develop a high-quality system of shared-use park trails and bicycle & pedestrian corridors that connect significant local landscapes, public facilities, neighborhoods and the downtown core. (Existing Goal)***

PRP 5.3 Integrate the siting of proposed trail segments into the development review process. Require development projects along designated trail routes to be designed to incorporate the trail as part of the project. (Existing Policy)

PRP 5.5 Require development projects along designated trail routes to be designed to incorporate the trail as part of the project. Sensitive area buffers within proposed subdivisions and short-subdivisions shall be widened to accommodate additional open space and a public easement for future trails. (Existing Policy)

PRP 5.11 In the Hawk Property Subarea create a trail network that connects to the surrounding neighborhoods and regional trail system. At the time of commercial or residential development, trail connections and on-site segments of regional trails should be provided connecting development to surrounding neighborhoods. (New Policy)

PRP 5.12 Development of all or part of the regional trail system within or adjacent to the Hawk Property Subarea shall be phased as commercial and/or residential development occurs and shall be connected to other trails to provide continuous pedestrian routes. (New Policy)

PRP 5.13 In the Hawk Property Subarea create a walkable and safe community with an integrated system of sidewalks and trails. Non-motorized connections should be provided to increase pedestrian safety and reduce overall vehicle trips. (New Policy)

# Surface Water Resources

## 7.5.2 General Water Resources Protection

***EVG 2.0 Insure that land use development policies protect the City's water quality. (Existing Goal)***

EVP 2.9 In the Hawk Property Subarea, actively promote the use of Low Impact Development (LID) techniques to reduce stormwater runoff quantity and pollutant loading, particularly in areas adjacent to Jenkins Creek. (New Policy)

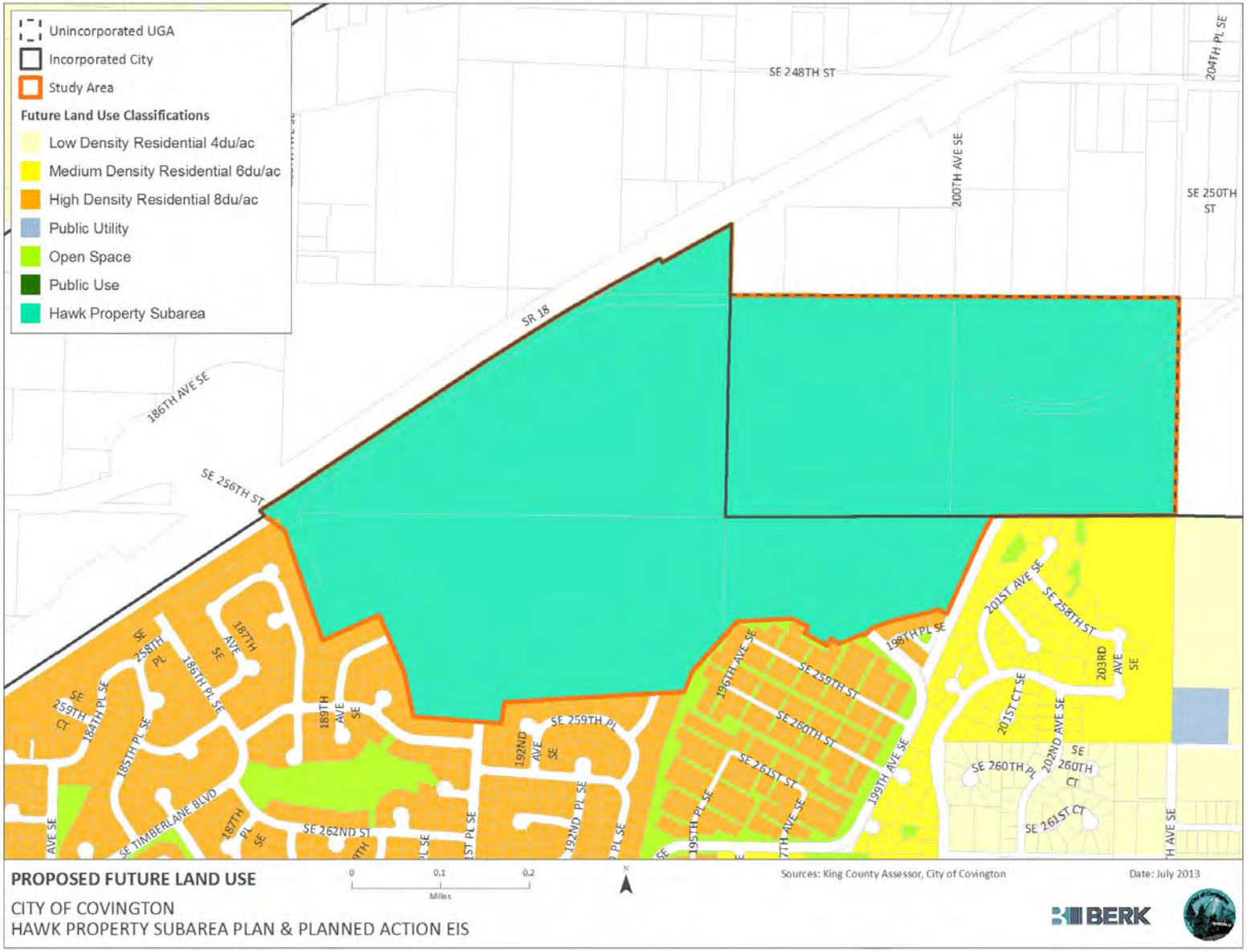
EVP 2.10 In the Hawk Property Subarea, transform the existing detention facilities into a unique publicly accessible community amenity, which may continue to serve as a stormwater management facility. (New Policy)

## 7.5.6 Wetlands

***EVG 6.0 Protect wetlands with a standard of no net loss of wetland functions or values within each drainage basin. Wetland functions are natural processes performed by wetlands. Wetlands promote food chain production, provide fish and wildlife habitat, maintain and improve water quality, retain water for recharge and discharge into groundwater aquifers, moderate surface water and stormwater flows. Other functions include, but are not limited to those discussed in U.S. Army Corps of Engineers regulations (33 CFR 320.4(b)(2), 1988). Wetland values are estimates, usually subjective, of the benefits of wetlands to society, and include aesthetics, education, scientific research, and recreation. (Existing Goal)***

EVP 6.6 Locate development adjacent to wetlands such that wetland functions are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented. (Existing Policy)

**Proposed Comprehensive Plan Future Land Use Map Designation – Hawk Property Subarea**



# DEVELOPMENT REGULATIONS

This Chapter presents zoning and development regulations for the Hawk Property Subarea. Adoption of this subarea plan would entail amendments to the City's current zoning code; proposed development regulations are therefore presented in the format of the Covington Municipal Code, using ~~strikethrough~~ text to indicate proposed deletions from the existing code and underline text to indicate proposed additions to the code.

## Definitions

The definitions established in Chapter 18.20 of the Covington Municipal Code fully apply within the Hawk Property Subarea. The following additional definitions shall be added to Chapter 18.20.

### 18.20 Technical Terms and Land Use Definitions

***18.20.613 Hotel***

"Hotel" means an establishment in which temporary lodging or temporary boarding and lodging are provided and offered to the public for compensation and in which ingress and egress to and from all guest rooms are made through an inside lobby or office. Guest rooms must be accessed from an interior hallway. The use may include ancillary uses, such as, but not limited to, a restaurant, lounge, meeting rooms, banquet rooms, swimming pool, and convention facilities.

***18.20.893 Physical Fitness/Recreation Club***

"Physical Fitness/Recreation Club " means a private facility including uses such as, but not limited to, game courts, exercise equipment, gym, exercise rooms, locker rooms, swimming pool, sauna, steam room, showers, and tanning salons.

## Zoning Districts

Zoning in the Hawk Property Subarea shall consist of the Urban Residential (R), Mixed Residential (MR) and Regional Commercial-Mixed Use (RCMU) districts. The City's existing zoning code will be amended as follows to implement the goals and policies of the Hawk Property Subarea Plan.

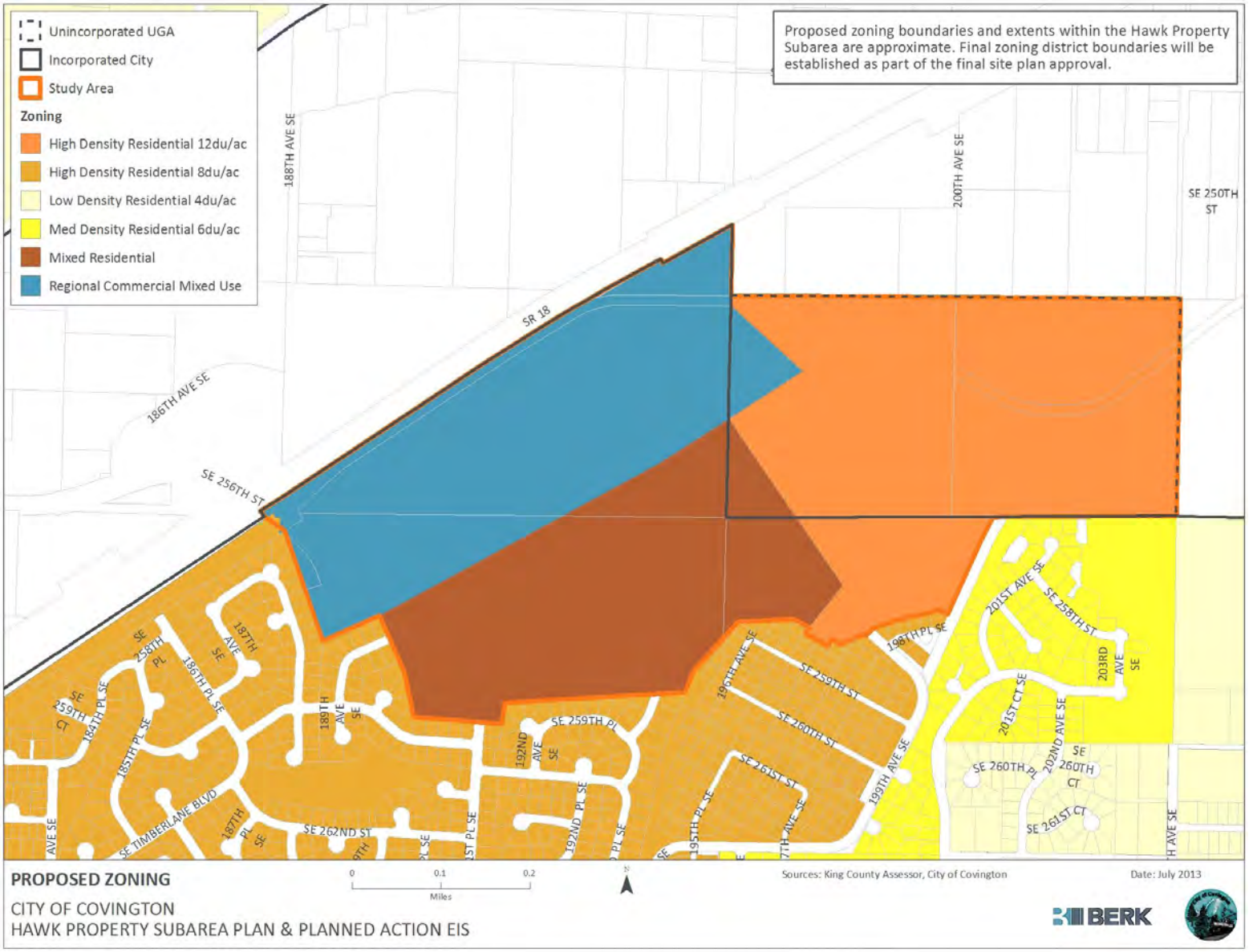
## 18.15 Zones, Maps and Designations

### *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 |
| Mixed Residential | MR |
| Community Commercial | CC |
| Downtown Zone | DN (further specified by district) |
| Town Center District | TC |
| Mixed Commercial District | MC |
| General Commercial District | GC |
| Mixed Housing/Office District | MHO |
| Industrial | I |
| Regional Commercial-Mixed Use | RCMU |

## Potential Zoning – Hawk Property Subarea



***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~~R-12 zones, for a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes;

(b) Providing, in the R-18 (multifamily) zone, a mix of higher densities and greater variety of housing uses;

(c) Allowing only those accessory and complementary nonresidential uses that are compatible with urban residential communities; ~~and~~

(d) Establishing density designations to facilitate advanced area-wide planning for public facilities and services, and to protect environmentally sensitive sites from overdevelopment~~.~~; and

(e) Providing, in the MR (Mixed Residential) zone, a variety of housing types at a range of densities not provided by the other Urban Residential zoning districts. These purposes are accomplished by allowing a mixture of residential uses while limiting non-residential uses to neighborhood-serving commercial uses that are complementary and supportive of mixed-density housing 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 and the MR zone 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. 10-10 § 3 (Exh. C); Ord. 42-02 § 2 (21A.04.080))

***18.15.090 Regional Commercial-Mixed Use Zone***

(1) The purpose of the Regional Commercial-Mixed Use Zone (RCMU) is to provide regional-scale retail and service uses in a well-designed urban village setting that may include a limited amount of high-density residential uses. These purposes shall be accomplished by:

(a) Concentrating large-scale commercial uses to facilitate efficient provision of public services and to minimize incompatibilities with residential uses;

(b) Encouraging compact development to accommodate integrated open space and natural features, as well as recreational amenities; and

(c) Allowing for both horizontal and vertical mixed-use development, including a mix of commercial and residential uses.

(d) Other public benefits consistent with the Comprehensive Plan polices as approved by the city council.

(2) Use of this zone is appropriate in commercial centers with adequate access to the regional transportation network.

## 18.25 Permitted Uses

### *18.25.030 Residential Land Uses.*

A. Table

| Key |
|---|
| **P – Permitted Use**<br>**C – Conditional Use** |

| SIC # | SPECIFIC LAND USE | M | US | R4-8 | R12 | R-18 | MR | CC | NC | RCMU | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| * | **DWELLING UNITS, TYPES:** | | | | | | | | | | |
| * | Single detached | | P<br>C2 | P<br>C2 | P<br>C2 | P4<br>C2 | P9 | | | | |
| * | Townhouse | | P | P | P | P | P10 | P3 | P3 | | |
| * | Multifamily | | | | | P4 | P | P3 | P3 | P | |
| * | Manufactured home park | | | C8 | | C8 | | | | | |
| | **GROUP RESIDENCES** | | | | | | | | | | |
| * | Community residential facility-I | | C | C | C | C | C | P3 | P3 | | |
| * | Community residential facility-II | | | | | | | C | C | | |
| * | Senior citizen assisted housing | | P | P | P | P | P | P3 | | P | |
| | **ACCESSORY USES:** | | | | | | | | | | |
| * | Residential accessory uses | | P6 | P6,8 | P6,8 | P6,8 | P 6, 8 | P6 | | | |
| * | Home occupation | | P | P | P | P | P | P | | P | |
| | **TEMPORARY LODGING** | | | | | | | | | | |
| * | Bed and breakfast guesthouse | | P7 | P7 | P7 | P7 | P7 | P | P | | |
| * | Hotel | | | | | | P | | | P | |

B. Development Conditions

(1) For all single-family preliminary plats of 20 lots or more, 18 percent of the units must be constructed as multiple-family dwelling units. The City will consider a reduction in the required number of multiple-family units if an agreement can be reached to assure the affordable housing income figures mandated by the comprehensive plan can be achieved. This condition shall not apply within the Hawk Property Subarea.

(2) Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in Condition No. 7.
(3) Only as part of a mixed-use/integrated development subject to the conditions of Chapter 18.35 CMC.
(4) Permitted only in the R-18 zone.
(5) Must be in accord with Chapter 18.35 CMC.
(6) Accessory Dwelling Units.
    (a) Only one accessory dwelling per primary single detached dwelling unit;
    (b) 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;
    (c) The primary dwelling unit or the accessory dwelling unit shall be owner-occupied;
    (d) 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;
    (e) 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;
    (f) One additional off-street parking space shall be provided;
    (g) 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;
    (h) 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 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, either 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; and
    (i) Must be in accord with Chapter 18.35 CMC.
(7) Only as an accessory to the permanent residence of the operator, provided:
    (a) Serving meals to paying guests shall be limited to breakfast; and
    (b) The number of persons accommodated per night shall not exceed five, except that a structure which satisfies the standards of the International Building Code for R-1 occupancies may accommodate up to 10 persons per night.
(8) On-street electric vehicle charging stations are not permitted in the R-1 through R-18 zones. Individual electric vehicle charging stations for a single-family residence shall follow the Installation Guide for Charging Stations, prepared by Puget Sound Regional Council, and as amended. (Ord. 19-11 § 1 (Exh. 1); Ord. 10-10 § 3 (Exh. C); Ord. 06-05 § 1; Ord. 23-04 § 10; Ord. 42-02 § 2(21A.08.030))
(9) Within the Hawk Property Subarea, single-family detached residences shall not be allowed around or abutting the pond.
(10) Within the Hawk Property Subarea, townhouses shall not be allowed around or abutting the pond except as part of a mixed-use development.

### *18.25.040 Recreational/Cultural Land Uses*

A. Table

| Key |
|---|
| **P – Permitted Use** |
| **C – Conditional Use** |

| SIC # | SPECIFIC LAND USE | M | US | R4-8 | R-12 | R-18 | MR | CC | NC | RCMU | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| * | **PARK/RECREATION:** | | | | | | | | | | |
| * | Park | P1 | P | P1 | P1 | P1 | P1 | P | P | P1 | P |
| * | Trails | P | P | P | P | P | P | P | P | P | P |
| | **AMUSEMENT/ENTERTAINMENT:** | | | | | | | | | | |
| * | Adult entertainment businesses (2) | | | | | | | | | | P |
| 793 | Bowling center | | | | | | | | | P | P |
| * | Golf facility | | | P3 | P3 | | | | | | |
| 7999(4)(6) | Amusement and recreation services | | | P5 | P5 | | | | | | |
| * | Commercial recreation | C | | | | | | | | | C |
| * | Physical Fitness/ Recreation Clubs | | | | | | | | | P | |
| * | Theaters | | | | | | | | | P | |
| | **CULTURAL:** | | | | | | | | | | |
| 823 | Library | | | C6 | C5 | C6 | C5 | P | P | P | |
| 841 | Museum | | | C | C | C | C | P | P | P | P |
| 842 | Arboretum | | | P | P | P | P | P | P | | |

B. Development Conditions

(1) Lighting for structures and fields shall be directed away from residential areas through the use of exterior full cut-off shields or through optics within the fixture.

(2) 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 adult entertainment business to the property line of the parcels zoned R or that contain the uses identified in this subsection.

(3) 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. Applications shall comply with adopted best management practices for golf course development. Ancillary facilities associated with a golf course are limited to practice putting greens, maintenance buildings and other structures housing administrative offices or activities that provide convenience services to players. These convenience services are limited to a pro shop, food services and dressing facilities and shall occupy a total of no more than 10,000 square feet.

(4) Excluding amusement and recreational uses classified elsewhere in this chapter.

(5) A conditional use permit is required unless the use is an accessory to a park or in a building listed on the National Register as a historic site or designated as a King County landmark subject to Chapter 18.47 CMC.

(6) The operation of an indoor shooting range, as defined in CMC 18.20.1080, is not permitted. Outdoor shooting ranges are not permitted. (Ord. 01-12 § 1 (Exh. 1); Ord. 10-10 § 3 (Exh. C); Ord. 42-02 § 2(21A.08.040))

### *18.25.050 General Services Land Uses*

A. Table

| **Key** |
|---|
| **P – Permitted Use** |
| **C – Conditional Use** |

| **SIC #** | **SPECIFIC LAND USE** | **M** | **US** | **R4-8** | **R-12** | **R-18** | **MR** | **CC** | **NC** | **RCMU** | **I** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| * | **PERSONAL SERVICES:** | | | | | | | | | | |
| 72 | General personal service | | | | | | P | P | P | P | P |
| 7216 | Dry-cleaning plants | | | | | | | | | | P |
| 7218 | Industrial launderers | | | | | | | | | | P |
| 7261 | Funeral home/crematory | | | C4 | C4 | C4 | C4 | | | | |
| * | Cemetary, columbarium or mausoleum (5) | | | C3 | C3 | C3 | C3 | C3 | C3 | | |
| * | Day care I | | | P6 | P6 | P | P | P | P | P | P7 |
| * | Day care II | | | P8 | P8 | P | P | P | P | P | P7 |
| 074 | Veterinary clinic (12) | | | | | | | | | P | P |
| 753 | Automotive repair (1) (12) | | | | | | | | | | P |
| 754 | Automotive service (2) | | | | | | | | | | P |

| Key |
|---|
| P – Permitted Use<br>C – Conditional Use |

| SIC # | SPECIFIC LAND USE | M | US | R4-8 | R-12 | R-18 | MR | CC | NC | RCMU | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 76 | Miscellaneous repair | | | | | | | | | | P |
| 866 | Churches, synagogue, temple | | C | C | C | C | C | P | P | C | |
| 83 | Social services | | | | | | P | P | | P | |
| 81/ 872 | Legal/financial offices | | | | | P9 | P13 | P | | P | |
| 874 8 | Business consulting services | | | | | P9 | P13 | P | | P | |
| * | Kennel or cattery | | | | | | | | | | |
| * | Artist studios | | | | | P9 | C | P | | P | P |
| * | Interim recycling facility | | P10 | | | | | | | | P |
| | **HEALTH SERVICES:** | | | | | | | | | | |
| 801-804 | Office/outpatient clinic | | | | | P9 | | P | | P | P |
| 805 | Nursing and personal care facilities | | | | | P9 | | | | | |
| 807 | Medical/dental lab | | | | | P9 | | | | | P |
| 808-809 | Miscellaneous health | | | | | P9 | | | | | |
| | **EDUCATIONAL SERVICES:** | | | | | | | | | | |
| | Schools: Elementary, middle/junior high, secondary or high school | | | P | P | P | P | | | | |
| | Vocational school | | | C | C | C | C | | | | P |
| | Specialized instruction school | | | C | C | C | C | P | | | P |
| | School district support facility | | | P11 | P11 | P11 | P11 | C | | | P |

B. Development Conditions

(1) Except SIC Industry No. 7534 – Tire retreading; see manufacturing permitted use table.
(2) Not abutting or taking access from SE 270th Place.
(3) A conditional use permit is required unless a columbarium is an accessory to a church.
(4) Only as an accessory to a cemetery.
(5) Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
(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.
(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.
(9) Permitted only in existing single-family structures.
(10) Limited to source-separated yard or organic waste processing facilities.
(11) Only if adjacent to an existing or proposed school.
(12) (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. (Ord. 10-10 § 3 (Exh. C); Ord. 42-02 § 2(21A.08.050))
(13) Limited to 3,000 square feet of gross floor area unless located in a multi-story, mixed-use building in which case the limitation does not apply.

### *18.25.060 Government/Business Services Land Uses*

A. Table

| Key |
|---|
| **P – Permitted Use**<br>**C – Conditional Use** |

| SIC # | SPECIFIC LAND USE | M | US | R4-8 | R-12 | R-18 | MR | CC | NC | RCMU | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| * | **GOVERNMENT SERVICES:** | | | | | | | | | | |
| * | Public agency or utility office | | C3 | C3 | C3 | C3 | C3 | P | P | P | P |
| * | Public agency or utility yard | P5 | C3 | P8 | P8 | P8 | C3 | P8 | P8 | P8 | P |
| * | Public agency archives | P5 | C3 | C3 | C3 | C3 | C3 | P | P | P | P |
| 921 | Court | | | | | | | | | | |
| 9221 | Police facility | | | P7 | P7 | P7 | P7 | P7 | P7 | P7 | P |
| 9224 | Fire facility | | | C6 | C6 | C6 | C6 | P | P | P6 | P |
| * | Utility facility | P4<br>C14 | P4<br>C14 | P4<br>C14 | P4<br>C14 | P4<br>C14 | P4<br>C14 | P10 | P4<br>C14 | P10 | P |
| * | Commuter parking lot | | | P13 | P13 | P13 | P13 | | | P17 | P |
| | **BUSINESS SERVICES:** | | | | | | | | | | |
| * | Construction and trade | | | | | | | | | | P |
| * | Individual transportation and taxi | | | | | | | | | | P |
| 421 | Trucking and courier service | | | | | | | | | | P |
| * | Warehousing (1) and wholesale trade | | | | | | | | | | P |
| 47 | Transportation service | | | | | | | | | | P |
| 473 | Freight and cargo service | | | | | | | | | | P |
| 48 | Communication offices | | | | | | | | | | P |

| Key |
|---|
| **P – Permitted Use** |
| **C – Conditional Use** |

| SIC # | SPECIFIC LAND USE | M | US | R4-8 | R-12 | R-18 | MR | CC | NC | RCMU | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 482 | Telegraph and other communications | | | | | | | | | | P |
| * | General business service | | | | | | P10, 18 | P10, 16 | | P10 | P |
| * | Professional office | | | | | P11 | P18 | P | | P | P |
| 735 | Miscellaneous equipment rental (12) | | | | | | | | | | P |
| 751 | Automotive rental and leasing | | | | | | | | | | P |
| 873 | Research, development, and testing | | | | | | | | | | P2 |
| * | Heavy equipment and truck repair | | | | | | | | | | P |
| | **ACCESSORY USES:** | | | | | | | | | | |
| * | Commercial/ industrial accessory uses | P | | | | P15 | P15 | P9,15 | P15 | P9,15 | P15 |
| * | Off-street required parking lot | | | P | P | P | P | P | C | P | P |

B. Development Conditions

(1) Except self-service storage.
(2) Except SIC Industry No. 8732 – Commercial economic, sociological, and educational research, see general business service/office.
(3) A conditional use permit is not required if the use is:
    (a) A reuse of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter 18.85 CMC; or
    (b) An accessory to a fire facility and the office is no greater than 1,500 square feet of floor area.
(4) Excluding bulk gas storage tanks.
(5) Subject to industrial criteria.
(6) (a) All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

(b) Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street;
(c) No outdoor storage.

(7) Limited to "storefront" police offices. Such offices shall not have:
(a) Holding cells;
(b) Suspect interview rooms (except in the NC zone); or
(c) Long-term storage of stolen properties.

(8) (a) Utility yards only on sites with utility district offices; or
(b) Public agency yards are limited to material storage for road maintenance facilities.

(9) 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.

(10) Provided, that all material and/or equipment of any kind is stored in a fully enclosed building.

(11) Permitted only in existing single-family structures.

(12) Not abutting or taking access from SE 270th Place.

(13) Limited to new commuter parking lots designed for 30 or fewer parking spaces or commuter parking lots located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting; provided, that the new or existing lot is adjacent to a designated arterial that has been improved to a standard acceptable to the Department of Transportation.

(14) Limited to bulk gas storage tanks which pipe to individual residences but excluding liquefied natural gas storage tanks.

(15) Electric vehicle charging stations are permitted in accordance with CMC 18.50.170.

(16) Gasoline service stations and battery exchange stations are limited to the community commercial (CC) zone and subject to the following conditions:
(a) A gasoline service station shall be limited to four pumps and eight price gauges to service no more than eight vehicles.
(b) A battery exchange station shall provide a minimum of three stacking spaces.
(c) Stacking spaces and drive-through facilities shall be designed in accordance with CMC 18.50.080.
(d) Any associated materials, equipment storage, outdoor storage tanks and battery exchange activities shall be within a fully enclosed structure, unless otherwise determined by the Director. (Ord. 19-11 § 1 (Exh. 1); Ord. 10-10 § 3 (Exh. C); Ord. 08-07 § 1; Ord. 16-05 § 1; Ord. 08-05 § 1; Ord. 24-04 § 1; Ord. 42-02 § 2(21A.08.060))

(17) Limited to Park-and-Ride facilities associated with a public or private transit facility provider. Any such commuter parking lot shall not exceed 125 surface spaces. Parking stalls in excess of this amount shall be located within a parking structure.

(18) Limited to 3,000 square feet of gross floor area unless located in a multi-story, mixed-use building in which case the limitation does not apply.

### *18.25.070 Retail Land Uses*

A. Table

| Key |
|---|
| **P – Permitted Use** |
| **C – Conditional Use** |

| SIC # | SPECIFIC LAND USE | M | US | R4-8 | R-12 | R-18 | MR | CC | NC | RCMU | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| * | Building, hardware and garden materials | | | | | | P2 | P1 | P1 | P 1, 7 | |
| * | Department and variety stores | | | | | | | P | P | P | |
| 54 | Food stores | | | | | | P2 | P | P2 | P | P2 |
| 56 | Apparel and accessory stores | | | | | | | P | P | P | |
| 58 | Eating and drinking places | | | | | | P6 | P | P | P | P |
| 592 | Liquor stores | | | | | | | P | P | P | |
| * | Book, stationary, video and art supply stores | | | | | | P2 | P | P | P | |
| * | Hobby, toy, game shops | | | | | | P2 | P | P | P | |
| * | Photographic and electronic shops | | | | | | | P | P | P | |
| * | Fabric shops | | | | | | P2, 7 | P | P | P | |
| * | Florist shops | | | | | | P2, 7 | P | P | P | |
| * | Farmers' and public markets | | | | | | P5 | P5 | P5 | P5 | |
| | Medical/dental | | | | | P4 | P2, 7 | | P | P | |
| | Laundromat/dry cleaner | | | | | | P2 | | P | P | |
| | Commercial printing and publishing | | | | | | P2 | | P | P | |
| | Legal/financial offices | | | | | P(3) (4) | P2 | | P3 | P | |

B. Development Conditions

(1) Only hardware and garden materials stores shall be permitted; provided, that all material and/or equipment of any kind is stored in a fully enclosed building.

(2) Limited to a maximum of 3,000 square feet of gross floor area, unless located in a multi-story, mixed-use building, in which case the limitation does not apply.
(3) Excluding banks.
(4) Permitted only in existing single-family structures.
(5) Farmers' and public markets are permitted. Temporary markets require a temporary use permit in accordance with CMC 18.85.125. (Ord. 10-10 § 3 (Exh. C); Ord. 09-09 § 4; Ord. 06-06 § 1; Ord. 42-02 § 2(21A.08.070))
(6) Limited to a maximum of 8,000 square feet of gross floor area, and drive-through facilities are not permitted.
(7) 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.

***18.25.080 Manufacturing Land Uses***

A. Table

| **Key** |
|---|
| **P – Permitted Use**<br>**C – Conditional Use** |

| **SIC #** | **SPECIFIC LAND USE** | **M** | **US** | **R4-8** | **R-12** | **R-18** | **MR** | **CC** | **NC** | **RCMU** | **I** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 205 | Bakeries | | | | | | C3 | P | P | P | P |
| 20 | Food and kindred products (except 205) | | | | | | | | | | P1 |
| 2082/ 2084 | Winery/brewery | | | | | | C3 | | | P | P |
| 22 | Textile mill products | | | | | | | | | | C |
| 23 | Apparent and other textile products | | | | | | | | | | P |
| 24 | Wood products, except furniture | | | | | | | | | | P |
| 25 | Furniture and fixtures | | | | | | | | | | P |
| 26 | Paper and allied products | | | | | | | | | | C |
| 27 | Printing and publishing | | | | | | | P2 | | | P |
| 28 | Chemicals and allied products | | | | | | | | | | C |
| 2911 | Petroleum refining and | | | | | | | | | | C |

| Key |
|---|
| P – Permitted Use<br>C – Conditional Use |

| SIC # | SPECIFIC LAND USE | M | US | R4-8 | R-12 | R-18 | MR | CC | NC | RCMU | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | related industries | | | | | | | | | | |
| 30 | Rubber and miscellaneous plastics products | | | | | | | | | | C |
| 31 | Leather and leather goods | | | | | | | | | | P |
| 32 | Stone, clay, glass, and concrete products | | | | | | | | | | P |
| 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 | | | | | | | | | | P |

| Key |
|---|
| **P – Permitted Use**<br>**C – Conditional Use** |

| SIC # | SPECIFIC LAND USE | M | US | R4-8 | R-12 | R-18 | MR | CC | NC | RCMU | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | instruments | | | | | | | | | | |
| 39 | Miscellaneous light manufacturing | | | | | | | | | | P |
| * | Motor vehicle and bicycle manufacturing | | | | | | | | | | C |
| * | Aircraft, ship and boat building | | | | | | | | | | C |
| 7534 | Tire treading | | | | | | | | | | P |
| 781-782 | Movie production/ distribution | | | | | | | | | | P |

B. Development Conditions

(1) Except slaughterhouses.
(2) Limited to photocopying and printing services offered to the general public. (Ord. 10-10 § 3 (Exh. C); Ord. 42-02 § 2(21A.08.080))
(3) Limited to 3,000 square feet of gross floor area unless located in a multi-story, mixed-use building, in which case the limitation does not apply.

### *18.25.090 Resource Land Uses*

A. Table

| Key |
|---|
| **P – Permitted Use**<br>**C – Conditional Use** |

| SIC # | SPECIFIC LAND USE | M | US | R4-8 | R-12 | R-18 | MR | CC | NC | RCMU | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| * | Agriculture training facility | | | | | | | | | | |
| | **FORESTRY:** | | | | | | | | | | |
| | Growing and harvesting forest product | P4 | | P | P | P | | | | | P |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| * | Forest research | | | | | | | | | | P |
| | **FISH AND WILDLIFE MANAGEMENT:** | | | | | | | | | | |
| 0921 | Hatchery/fish preserve (1) | | | C | C | C | | | | | P |
| 0273 | Aquaculture (1) | | | C | C | C | | | | | P |
| * | Wildlife shelters | | | | | | | | | | |
| | **MINERAL:** | | | | | | | | | | |
| 10, 12, 14 | Mineral extraction and processing | P | | | | | | | | | |
| 2951<br>3271<br>3273 | Asphalt/concrete mixtures and block | P5 | | | | | | | | | P |
| | **ACCESSORY USES:** | | | | | | | | | | |
| * | Resource accessory uses | P3 | | | | | | | | | P2 |

B. Development Conditions

(1) May be further subject to Chapter 16.05 CMC, Shoreline Management Plan.
(2) Excluding housing for agricultural workers.
(3) Limited to either maintenance or storage facilities, or both, in conjunction with mineral extraction or processing operation.
(4) Only in conjunction with a mineral extraction site plan approved in accordance with Chapter 18.60 CMC.
(5) Only as accessory to a primary mineral extraction use, or as a continuation of a mineral processing use established prior to the effective date of or consistent with this title. (Ord. 10-10 § 3 (Exh. C); Ord. 42-02 § 2(21A.08.090))

***18.25.100 Regional Land Uses***

A. Table

| **Key** |
|---|
| **P – Permitted Use**<br>**C – Conditional Use** |

| **SIC #** | **SPECIFIC LAND USE** | **M** | **US** | **R4-8** | **R-12** | **R-18** | **MR** | **CC** | **NC** | **RCMU** | **I** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| * | Jail | | | | | C | | C | | | C |
| * | Work release facility | | | | | C | | C | | | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| * | Public agency animal control facility | | | | | | | | | | P |
| * | Public agency training facility | | | | | | | | | | C1 |
| * | Nonhydroelectric generation facility | C6 | | | | | | C6 | | | C |
| * | Wireless communication facility (4) | P<br>C | | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C | P<br>C |
| * | Earth station | | | C2 | C2 | C2 | C2 | P3 | | C2 | P |
| * | 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 | | | | | C |
| * | Fairground | | | | | | | | | | C |
| 8422 | Zoo/wildlife exhibit | | | C | C | C | | | | | C |
| 7941 | Stadium/arena | | | | | | | | | | |
| 82218222 | College/university (1) | | | P5 | P5 | | | P5 | | | P |
| * | Secure community transition facility (SCTS) | * | | | | | | | | | 7 |

B. Development Conditions

(1) Shooting ranges, either indoor or outdoor, associated with educational programs are not permitted.
(2) Limited to no more than three satellite dish antennas.
(3) Limited to one satellite dish antenna.
(4) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site located in a residential land use district, or site that is developed with a residential use. WCFs may be located (a) on any residential structure or undeveloped site in R-18, MHO, TC or GC zone districts; or (b) on any nonresidential structure (i.e., churches, schools, public facility structures, utility poles, etc.), or in public rights-of-way in any residential zone district. Chapter 18.70 CMC, Wireless Communication Facilities, outlines the approval and review process. In the event of a conflict between the requirements of Chapter 18.70 CMC and the requirements of this chapter, Chapter 18.70 CMC shall govern.

(5) Permitted as a re-use of a public school facility subject to Chapter 18.85 CMC. A conditional use permit is required if the use is a re-use of a surplus nonresidential facility subject to Chapter 18.85 CMC.
(6) Limited to cogeneration facilities for on-site use only.
(7) Conditional use permit required subject to meeting conditions for siting SCTFs in compliance with the requirements of Chapter 71.09 RCW and CMC 18.125.040. (Ord. 09-12 § 2 (Exh. B); Ord. 01-12 § 1 (Exh. 1); Ord. 10-10 § 3 (Exh. C); Ord. 16-05 § 2; Ord. 42-02 § 2 (21A.08.100))

# Development Standards

## 18.30 Development Standards – Density and Dimensions

### *18.30.030 Densities and Dimensions – Residential Zones*

A. Table

| | ZONES | | | | | | |
|---|---|---|---|---|---|---|---|
| | RESIDENTIAL | | | | | | |
| **STANDARDS** | **R-1 (14) Urban Separator** | **R-4** | **R-6** | **R-8** | **R-12** | **R-18** | **MR** |
| Base density: dwelling units/acre (15) | 1 du/ac | 4 du/ac | 6 du/ac | 8 du/ac | 12 du/ac | 18 du/ac (18) | 14 du/ac |
| Maximum density: dwelling unit/acre (1) | | 6 du/ac | 9 du/ac | 12 du/ac | 18 du/ac | 24 du/ac | 50 du/ac |
| Minimum density (2) (15) | | 85% (12) | 85% (12) | 85% (12) | 85% (12) | 85% (12) | 85% (12) |
| Minimum lot area (13) | 2,500 sf | 2,500 sf | 2,500 sf | 2,500 sf | 2,500 sf (3) | 2,500 sf (3) | 2,500 sf (3) |
| Minimum lot width (3) | 35 ft (7) | 30 ft | 30 ft | 30 ft | 30 ft | 30 ft | 30 ft |
| Minimum street setback (3) | 20 ft (7) | 10 ft (8) | 10 ft (8) | 10 ft (8) | 10 ft (8) | 10 ft | 10 ft |
| Minimum interior setback (3) (13) | 7ft 6 inches (7) | 7ft 6 inches | 7ft 6 inches | 7ft 6 inches | 5 ft (19) | 10 ft | 5 ft (19) |
| Base height (4) | 35 ft | 35 ft | 35 ft<br>45 ft (11) | 35 ft<br>45 ft (11) | 35 ft<br>45 ft (11) | 35 ft | 60 ft |

| STANDARDS | ZONES | | | | | | |
|---|---|---|---|---|---|---|---|
| | RESIDENTIAL | | | | | | |
| | R-1 (14) Urban Separator | R-4 | R-6 | R-8 | R-12 | R-18 | MR |
| Maximum impervious surface: percentage (5) | 30% (16) | 55% | 70% | 75% | 75% (3) | 75% | 80% (3) |

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)(a)(vii). Within the Hawk Property Subarea, this condition shall not apply.

(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. Wireless communication facilities, including licensed amateur (HAM) radio stations and citizen band stations, shall not exceed the zone's base height limit unless allowed pursuant to the provisions of Chapter 18.70 CMC or a height modification is granted pursuant to CMC 18.70.150. 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, except those located within the MR zone, 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) Intentionally left blank.

(10) Intentionally left blank.

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

(a) In R-6, ~~and~~ R-8 and R-12 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 the 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) Intentionally left blank.

(18) Except cottage housing, which may have a base density of 12 du/acre. (Ord. 09-12 § 2 (Exh. B); Ord. 10-10 § 3 (Exh. C); Ord. 60-03 § 2; Ord. 57-03 § 2; Ord. 42-02 § 2 (21A.12.030))

(19) Minimum interior setback for underground parking structures is zero (0) feet.

***18.30.040 Densities and Dimensions – Resource and Commercial/Industrial Zones***

A. Table

| STANDARDS | ZONES | | | | |
|---|---|---|---|---|---|
| | RESOURCE | COMMERCIAL/INDUSTRIAL/MIXED USE | | | |
| | M | CC | NC | RCMU | I |
| Base density: dwelling units/acre (5) | | 8 du/ac (1) | 8 du/ac (1) | 18 du/ac | |
| Maximum density: dwelling unit/acre (5) | | 12 du/ac (2) | 12 du/ac (2) | 50 du/ac | |
| Minimum street setback | (6) | 0 ft (3) | 0 ft (3) | 0 ft | 25 ft |
| Minimum interior setback | (6) | 20 ft (4)(8) | 20 ft (4)(8) | 10 ft<br>20 ft (4) | 20 ft (4) |
| Base height (9) | 35 ft | 35 ft | 35 ft (10) | 60 ft | 45 ft |
| Maximum impervious surface: percentage (7) | | 85% | 85% | 80% | 90% |
| Maximum building size (gross square feet) | | 30,000 sf | 5,000 sf (11)(12) | NA | NA |

B. Development Conditions

(1) These densities are allowed only through the application of mixed-use/integrated development standards. Except for senior housing, no less than 60 percent of the ground floor of a mixed-use/integrated project shall be established for commercial use.

(2) These densities may only be achieved through the application of residential density incentives or transfer of density credits in mixed-use developments.

(3) Gas station pump islands shall be placed no closer than 15 feet to any property line. Gas islands and their associated canopy structures may not be placed on a street corner in accord with the requirements of the design manual.

(4) Required on property lines adjoining residential zones.

(5) The floor-to-lot ratio for mixed-use developments shall conform to Chapter 18.35 CMC. Floor-to-lot ratios shall not apply in the Hawk Property Subarea.

(6) See CMC 18.60.060 for setback requirements in the mineral zone.

(7) The impervious surface area for any lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.

(8) Required on property lines adjoining residential zones unless a stand-alone townhouse development is proposed to be located adjacent to property upon which an existing townhouse development is located.

(9) Structures in excess of the base height limitation may be increased upon approval of a conditional use permit.

(10) Structures within 150 feet of R-zoned lands shall have sloped roofs with a pitch at least as steep as that of the roofs of the closest single-family structure.

(11) The maximum footprint of any structure is 5,000 square feet. A building's gross floor area may exceed this figure if the structure includes second or third floors.

(12) The total area of the collective footprints of all structures on a site may not exceed 10,000 square feet per acre of lot area. (Ord. 10-10 § 3 (Exh. C); Ord. 06-06 § 2; Ord. 42-02 § 2 (21A.12.040))

## 18.35 Development Standards – Design Requirements

### *18.35.150 On-Site Recreation – Space Required*

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

(a) Residential subdivision at a density of four units an acre or more: 450 square feet per unit;

(b) Townhouses developed at a density of eight units or less per acre: 450 square feet per unit;

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

(d) Multifamily dwelling units and townhouses developed at a density of greater than eight units per acre: 100 square feet per unit;

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

### *18.35.200 Storage space, loading areas, and collection points for recyclables and refuse.*

(4) The collection points shall be designed as follows:

(a) Dimensions of the collection points shall be of sufficient width and depth to enclose containers for recyclables.

(b) Architectural design of any structure enclosing an outdoor collection point or any building primarily used to contain a collection point shall be consistent with the design of the primary structure(s) on the site.

(c) Collection points shall be identified by signs not exceeding two square feet.

(d) A six-foot wall or fence shall enclose any outdoor collection point, excluding collection points located in industrial developments that are greater than 100 feet from residentially zoned property. All screening shall include the use of landscape material.

(e) Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet.

(f) Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.

(g) Loading areas within 50 feet and visible from an adjacent street or sidewalk shall be screened by a fence or wall. Collection points shall be fully enclosed.

### *18.35.310 Hawk Property Subarea (New Section)*

(1) Where standards in this Section conflict with other standards in this Title, the standards in this Section shall supersede other standards for the Hawk Property Subarea.

(2) An interconnected system of pedestrian and bicycle facilities shall provide access to all areas of the community, to adjacent neighborhoods, and to regional trails.

(3) The main arterial connecting SR 18 and 204th Ave SE shall attenuate traffic speeds through the community, support active street-level uses, and enhance pedestrian comfort and safety. An interconnected system of pedestrian and bicycle facilities shall provide access to all areas of the community, to adjacent neighborhoods, and to regional trails.

(a) 60% or more of the length of each block frontage in the MR and RCMU zoning districts shall be occupied by a building unless more than 40% of the length of a block frontage is occupied, individually or collectively, by zoning setbacks, a park, plaza, open space, driveway, or critical area, in which case the building frontage requirement shall be

reduced accordingly. This requirement does not apply where all or a portion of a block frontage is not deep enough for a building.

(b) 50% or more of the length of each block frontage on both sides of all streets in other zoning districts shall be occupied by a building unless 50% or more of the length of a block frontage is occupied, individually or collectively, by zoning setbacks, a park, plaza, open space, driveway, or critical area, in which case the building frontage requirement shall be reduced accordingly. This requirement does not apply where all or a portion of a block frontage is not deep enough for a building.

(c) On lots or parcels with multiple buildings, pedestrian circulation routes shall interconnect all buildings.

**Pedestrian Access Routes Connecting Buildings (3c)**

(4) Buildings

(a) Sections 18.35.050 and 18.35.080 shall apply only to townhouse developments.

(b) Sections 18.35.090 and 18.35.100 shall not apply to commercial, mixed-use, or integrated developments.

(c) A minimum of 60% of the street-level frontage of commercial and mixed-use buildings shall be devoted to commercial uses.

**Ground Floor Retail (4c)**

(d) The main entrance for all buildings along a street frontage, including single family residences and townhouses, shall be accessed from a public sidewalk or a pedestrian walkway connected to a public sidewalk.

**Main Entrance Accessed from Street Frontage (4d)**

(e) At least one public entrance for a commercial use shall be accessed from a public sidewalk or a pedestrian walkway connected to the public sidewalk.

**Entrance Access from Pedestrian Walkway (4e)**

(f) Overhead weather protection shall be provided continuously along 75% or more of the length of a commercial or mixed use building frontage adjacent to a sidewalk or a pedestrian walkway connected to a sidewalk. Overhead weather protection may be composed of marquees, awnings, canopies, a building projection or other permanent structural element and must cover at least five (5) feet of the width of the adjacent public walkway or sidewalk. This requirement applies only to building frontages containing street-level commercial uses.

**Weather Protection (4f)**

(g) The use of sustainably harvested salvaged, recycled or reused products is encouraged.

(5) Pond Area

(a) The area abutting the pond shall contain a continuous route devoted to public access. Public access includes, but is not limited to, parks, plazas, promenades, sidewalks, and multi-purpose trails. Sidewalks shall be a minimum of eight feet wide and shall be designed to be compliant with the standards of the Americans with Disabilities Act (ADA).

**Public Access Trails Abutting the Pond (5a)**

(b) When buildings containing commercial uses are located around the pond, at least 60% of the length of the pond-facing ground-level building frontage should be devoted to commercial uses. Multi-story buildings located around the pond should include residential uses.

**Ground Floor Commercial Uses around Pond (5b)**

(c) Public access corridors leading to the pond should be located at intervals of approximately 500 feet, unless not feasible due to topography. Access corridors include, but are not limited to, parks, streets, pedestrian ways, and passive open space.

(d) A least one public gathering place of at least one-half (1/2) acre shall be provided to serve as a major public amenity.

**Public Gathering Space (5d)**

(6) Gathering Places

(a) In the RCMU zoning district at least one public gathering place of at least one-half (1/2) acre shall be provided that is an integral element of the commercial area and suitable for special events and celebrations.

**Community Gathering Space (6a)**

(b) Outside of the RCMU zoning district and the pond area at least one park shall be provided that is sufficient in size to include a range of active recreational uses for residents of varying ages and interests.

(c) All public gathering places shall be linked physically and visually to adjacent sidewalks or trails.

**Outdoor Gathering Place Adjacent to Public Sidewalk (6c)**

(7) Blank Walls, Mechanical and Utility Equipment

(a) Any building facade with a blank wall greater than 200 square feet adjacent to a sidewalk, pedestrian walkway, parking lot, trail, park, plaza or other public space, shall be treated architecturally and/or with landscape elements.

**Blank Wall Screening (7a)**

(b) Roof-mounted mechanical equipment visible from adjacent properties, sidewalks on an adjacent street or from an adjacent park or trail shall be screened from view by integrated building elements, such as walls, landscaped planters, or enclosures.

(c) Building or ground-mounted utility meters or equipment shall be visually screened from an adjacent sidewalk or trail by a fence, wall, or landscaping.

(8) Gateways

(a) Visual "gateways" shall be located in the area of the entrances to the subarea from SR 18 and from 204th Avenue SE.

(b) Gateways can consist of elements as varied as signage, special but significant landscaping, an identifying structure, sculpture or other artwork, a water feature, or some other distinctive element.

**Example Gateway Treatments (8b)**

(9) The Director may approve alternatives to the standards in this Section provided that the alternatives provide a comparable benefit or functional equivalent to the standard.

## 18.50 Development Standards – Parking and Circulation

### *18.50.030 Computation of Required Off-Street Parking Spaces*

(1) Except as modified in CMC 18.50.070(2) and (3), off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as a number of spaces per square feet means the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of .50 or greater rounding up and fractions below .50 rounding down.

(2) Minimum off-street parking requirements for the downtown zones are subject to the provisions of Chapter 18.31 CMC.

| Land Use | Minimum Parking Spaces Required |
|---|---|
| **Residential (CMC 18.25.030):** | |
| Single detached/townhouse | 2.0 per dwelling unit |
| Apartment: | |
| Studio units (8) | 1.2 per dwelling unit |
| One-bedroom units (8) | 1.5 per dwelling unit |
| Two-bedroom units (8) | 1.7 per dwelling unit |
| Three-bedroom units or larger | 2.0 per dwelling unit |
| Mobile home park | 2.0 per dwelling unit |
| Senior citizen assisted | 1 per 2 dwelling or sleeping units |
| Community residential facilities | 1 per two bedrooms |
| Dormitory, including religious | 1 per two bedrooms |
| Bed and breakfast guesthouse | 1 per guest room, plus 2 per facility |
| **Recreation/Cultural (CMC 18.25.040):** | |
| Recreation/culture uses | 1 per 400 square feet |
| Exceptions: | |
| Bowling center | 5 per lane |
| Golf course | 3 per hole, plus 1 per 300 square feet of club house facilities |
| Tennis club | 4 per tennis court plus 1 per 300 square feet of clubhouse facility |
| Golf driving range | 1 per tee |
| Park/playfield | Director decision |

| Land Use | Minimum Parking Spaces Required |
|---|---|
| Theater | 1 per 3 fixed seats |
| Conference center | 1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces |
| **General Services (CMC 18.25.050):** | |
| General services uses (9) | 1 per 400 square feet |
| Exceptions: | |
| Funeral home/crematory | 1 per 50 square feet of chapel area |
| Day care I | 2 per facility |
| Day care II | 2 per facility, plus 1 space for each 20 children |
| Church, synagogue, temple | 1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes |
| Outpatient and veterinary clinic offices | 1 per 400 square feet of office, labs and examination rooms |
| Nursing and personal care facilities | 1 per 4 beds |
| Hospital | 1 per bed |
| Elementary schools | 1 per classroom, plus 1 per 50 students |
| Secondary schools: | |
| Middle/junior high schools | 1 per classroom, plus 1 per 50 students |
| High schools | 1 per classroom, plus 1 per 10 students |
| High schools with stadiums | Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium |
| Vocational schools | 1 per classroom, plus 1 per five students |
| Specialized instruction schools | 1 per classroom, plus 1 per two students |
| Artist studios | .9 per 1,000 square feet of area used for studios |
| **Government/Business Services (CMC 18.25.060):** | |
| Government/business services uses | 1 per 400 square feet |
| Exceptions: | |
| Public agency yard | 1 per 400 square feet of offices, plus .9 per 1,000 square feet of indoor storage or repair areas |

| Land Use | Minimum Parking Spaces Required |
|---|---|
| Public agency archives | .9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas |
| Courts | 3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas |
| Police facility | Director decision |
| Fire facility | Director decision |
| Construction and trade | 1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area |
| Warehousing and storage | 1 per 300 square feet of office, plus .9 per 1,000 square feet of storage area |
| Self-service storage | 1 per 3,500 square feet of storage area, plus 2 for any resident Director's unit |
| Outdoor advertising services | 1 per 400 square feet of office, plus .9 per 1,000 square feet of storage area |
| Heavy equipment repair | 1 per 400 square feet of office, plus .9 per 1,000 square feet of indoor repair areas |
| Office | 1 per 400 square feet |
| **Retail/Wholesale (CMC 18.25.070):** | |
| Retail trade uses (9) | 1 per 400 square feet |
| Exceptions: | |
| Farmers' and public markets | 2 per vendor space |
| Food stores, less than 15,000 square feet (9) | 3 plus 1 per 400 square feet |
| Gasoline service stations without grocery | 3 per facility, plus 1 per service bay |
| Gasoline service stations with grocery, no service bays | 1 per facility, plus 1 per 400 square feet of store |
| Restaurants | 1 per 75 square feet in dining or lounge areas |
| Wholesale trade uses | .9 per 1,000 square feet |
| Retail and wholesale trade mixed-use | 1 per 400 square feet |
| **Manufacturing (CMC 18.25.080):** | |
| Manufacturing uses | .9 per 1,000 square feet |
| Winery/brewery (9) | .9 per 1,000 square feet, plus 1 per 50 square feet of tasting area |
| **Resources (CMC 18.25.090):** | |

| Land Use | Minimum Parking Spaces Required |
|---|---|
| Resource uses | Director decision |
| **Regional (CMC 18.25.100):** | |
| Regional uses | Director decision |

(3) An applicant may request a modification of the minimum required number of parking spaces by providing that parking demand can be met with a reduced parking requirement. In such cases, the Director may approve a reduction of up to 50 percent of the minimum required number of spaces.

(4) When the City has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitations of the shell permit. When the range of possible uses result in different parking requirements, the Director will establish the amount of parking based on a likely range of uses.

(5) Where other provisions of this code stipulate maximum parking allowed or reduced minimum parking requirements, those provisions shall apply.

(6) In any development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified.

(a) Off-street parking areas shall contain at least one bicycle parking space for every 12 spaces required for motor vehicles except as follows:

(i) The Director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.

(ii) The Director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination will include but not be limited to the following uses:

(A) Park/playfield;

(B) Library/museum/arboretum;

(C) Elementary/secondary school;

(D) Sports club; or

(E) Retail business (when located along a developed bicycle trail or designated bicycle route).

(b) Bicycle facilities for patrons shall be located within 50 feet of the building entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement.

(c) All bicycle parking and storage shall be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.

(d) When more than 10 people are employed on-site, enclosed locker-type parking facilities for employees shall be provided. The Director shall allocate the required number of parking spaces between bike rack parking and enclosed locker-type parking facilities.

(e) One indoor bicycle storage space shall be provided for every two dwelling units in townhouse and apartment residential uses, unless individual garages are provided for every unit. The Director may reduce the number of bike rack parking spaces if indoor storage facilities are available to all residents.

(7) All developments that require off-street parking shall be subject to the provisions of the electric vehicle charging stations requirements in CMC 18.50.160 through 18.50.180. (Ord. 19-11 § 1 (Exh. 1); Ord. 10-10 § 3 (Exh. C); Ord. 09-09 § 6; Ord. 42-02 § 2 (21A.18.030))

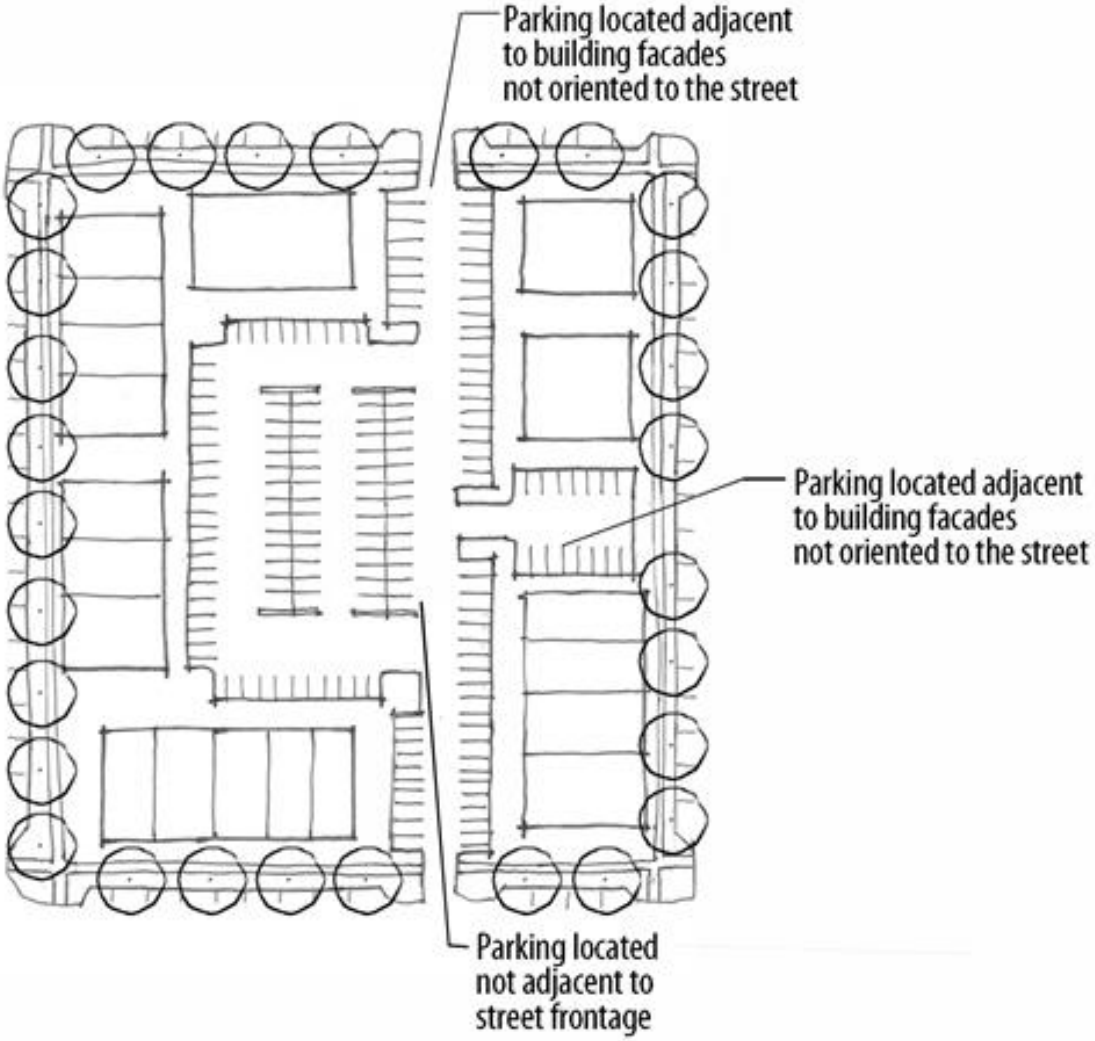
(8) In the MR and RCMU zones, the following standards shall apply to residential units in a mixed-use or multi-family building:
   (a) Studio and one-bedroom units: 1.0 per dwelling unit.
   (b) Two-bedroom units: 1.5 per dwelling unit.
   (c) Three-bedroom units: 2.0 per dwelling unit.
   (d) One visitor space for every 10 dwelling units rounded upward to the nearest multiple of 10.
   (e) On-street parking on streets along the lot frontage can be used to meet a portion of the required number of parking spaces with an approved parking study.

(9) In the MR and RCMU zones, on-street parking on streets adjacent to the lot frontage can be used to meet all or a portion of the required number of parking spaces with an approved parking study.

***18.50.110 Off-Street Parking Plan Design Standards***

(1) Off-street parking areas shall not be located more than 600 feet from the building they are required to serve, unless approved by the Director, for all uses except those specified as follows; where an off-street parking area does not abut the building it serves, the required maximum distance shall be measured from the nearest building entrance that the parking area serves:
   (a) For all single detached dwellings the parking spaces shall be located on the same lot they are required to serve;
   (b) For all other residential dwellings at least a portion of parking areas shall be located within 150 feet from the building or building(s) they are required to serve;
   (c) For all nonresidential uses permitted in residential zones, the parking spaces shall be located on the same lot they are required to serve and at least a portion of parking areas shall be located within 150 feet from the nearest building entrance they are required to serve;
   (d) In designated activity, community business and neighborhood business centers, parking lots shall be located to the rear or sides of buildings. Relief from this subsection (1)(d) may be granted by the Director only if the applicant can demonstrate that there is no practical site design to meet this requirement. The Director may allow only the number of parking spaces that cannot be accommodated to the rear or sides of buildings to be located to the front of buildings;
   (e) Parking lots shall be so arranged as to permit the internal circulation of vehicles between parking aisles without re-entering adjoining public streets; ~~and~~
   (f) Parking for the disabled shall be provided in accordance with CMC 18.50.060~~.~~; and
   (g) In the MR and RCMU zones, off-street surface parking is not permitted adjacent to a street frontage, except when located along a building façade that is not oriented to a street frontage. For single family residences and townhouses, this restriction does not apply to off-street surface parking located in the driveway of the single family residence or townhouse.

## Off-Street Surface Parking (1g)



***18.50.170 Electric Vehicle Charging Station Requirements – R-18, MR, NC, CC,RCMU, and I zones.***

This section applies to all electric vehicle charging stations located in off-street parking facilities or parking garages in the R-18, MR, NC, CC, RCMU and I zones.

(1) New development located in the R-18 and MR zones shall provide a minimum of one Level 2 or Level 3 electric vehicle charging station for every 30 vehicle parking stalls.
(2) New development located in the NC, CC, RMCU and I zones shall provide a minimum of one Level 2 or Level 3 electric vehicle charging station for every 50 vehicle parking stalls.
(3) Any new park (CMC 18.25.040) that is publicly owned and maintained and any new government services (CMC 18.25.060) shall provide a minimum of one Level 2 or Level 3 electric vehicle charging station regardless of the number of vehicle parking stalls required for the site. If the number of required off-street vehicle parking stalls exceed the provisions of subsections (1) and (2) of this section, then those regulations shall apply. (Ord. 19-11 § 1 (Exh. 1))

## Chapter 12.60 – City of Covington Street Standards, "Design and Construction Standards and Specifications"

***Section 2.07.D (New Section)***

In the Hawk Property Subarea bulb-outs (also known as curb extensions) shall be provided at street intersections and mid-block crossings for traffic-calming and pedestrian safety purposes. These curb extensions should be made by widening the sidewalk or landscaping strip.