### **ORDINANCE NO. 3609**

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-96-70).

WHEREAS, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 2740 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated May 9, 1997 and bearing Kirkland Department of Planning and Community Development File No. IV-96-70; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on March 13, 1997, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, in regular public meeting, the City Council considered the recommendation from the Kirkland Planning Commission as to proposed text for amendments concerning development within the Central Business District; and

WHEREAS, the City Council decided additional study concerning development within the Central Business District was needed, which resulted in revised proposed text for amendments; and

WHEREAS, the City Council held a new public hearing on the proposed text for amendments concerning development within the Central Business District on November 18, 1997; and

WHEREAS, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final determination of nonsignificance, including supporting environmental documents, issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. Zoning text amended: The following specified sections of the text of Section 50 and Section 162 of Ordinance 2740 as amended, the Kirkland Zoning Ordinance, be and they hereby are amended to read as follows:

As set forth in Attachment A which by this reference is incorporated herein.

Section 2. Ordinance Nos. 3595 and 3596 shall continue to be in force and effect, according to their terms, until repealed or until they expire without renewal. While Ordinance Nos. 3595 and 3596 are in force and effect, this Ordinance shall apply to all requests or applications for building or zoning permits or approvals within the Central Business District for projects under 35 feet in height, and therefore not subject to the provisions of Ordinance Nos. 3595 and 3596. Upon repeal or expiration without renewal of Ordinance Nos. 3595 and 3596, this Ordinance shall apply to all requests or applications for building or zoning permits or approvals within the Central Business District.

<u>Section 3.</u> If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4 This ordinance shall be in force and effect January 23, 1998, and this ordinance shall be published, pursuant to Section 1.08.017, Kirkland Municipal Code, in the summary form attached to the original of this ordinance and by this reference approved by the City Council.

Section 5 A complete copy of this resolution, including Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this <u>18th</u> day of <u>December</u>, 1997.

SIGNED IN AUTHENTICATION thereof this <u>18th</u> day of <u>December</u>, 1997.

Mayor

rallitzeld

Attest:

Deputy City Clerk

Approved as to Form:

メンゴー City Attorney

W\ORD-3609.MAY/JM:ct

# CHAPTER 50 - CENTRAL BUSINESS DISTRICT (CBD) ZONES

regulations that apply to that use. In addition, you should read Chapter 1 of this Code which will assist you in finding other regulations that apply to your User Guide. The charts in Section 10 through 50 of this Chapter contain the basic zoning regulations that apply in the CBD 1-8 zones of the City. Use these charts by reading down the extreme left hand column entitled Use. Once you locate the use in which you are interested, read across to find the property or proposal. 50.05

The sample chart on this page describes the regulations that are contained in each column.

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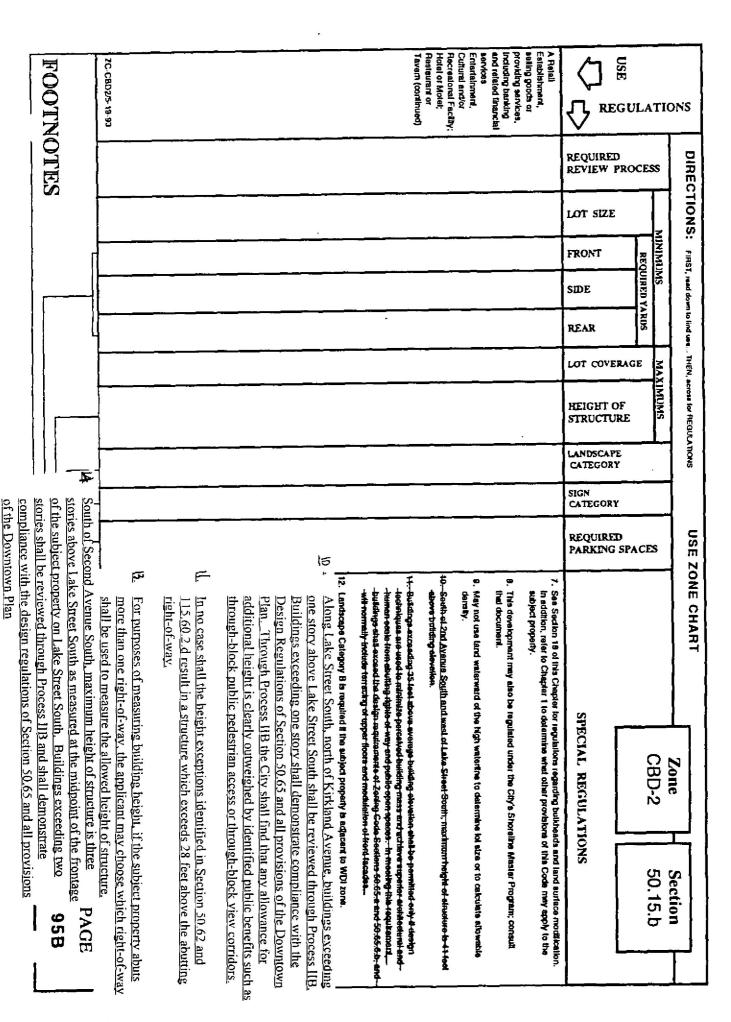
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Plan. The City will determine compliance with these requirements through regulations of Section 50.65 and all provisions contained in the Downtown Height measured at the midpoint of the frontage of the subject property on Revised 4/93 Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. buildings shall exceed the design requirements of Zoning Godo Gactions 50,65,5:a and 50,05.5 b; The development of the subject property and edisonal rights of way must be consistent with the requisitions of Section 65 of this Chapter. **PAGE** -Buildings-exceeding-36 feet above overlage building attraction what to permitted only # dealign 94C exceeding two stories must demonstrate compliance with the design the abutting right-of-way, excluding First Avenue South. Buildings Section 50.10.c and with normally include termining of upper floors and modulation of tron facethes. Drive in tectities and dive-through tackins are not permitted in this Zone SPECIAL REGULATIONS For other tetormation about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.
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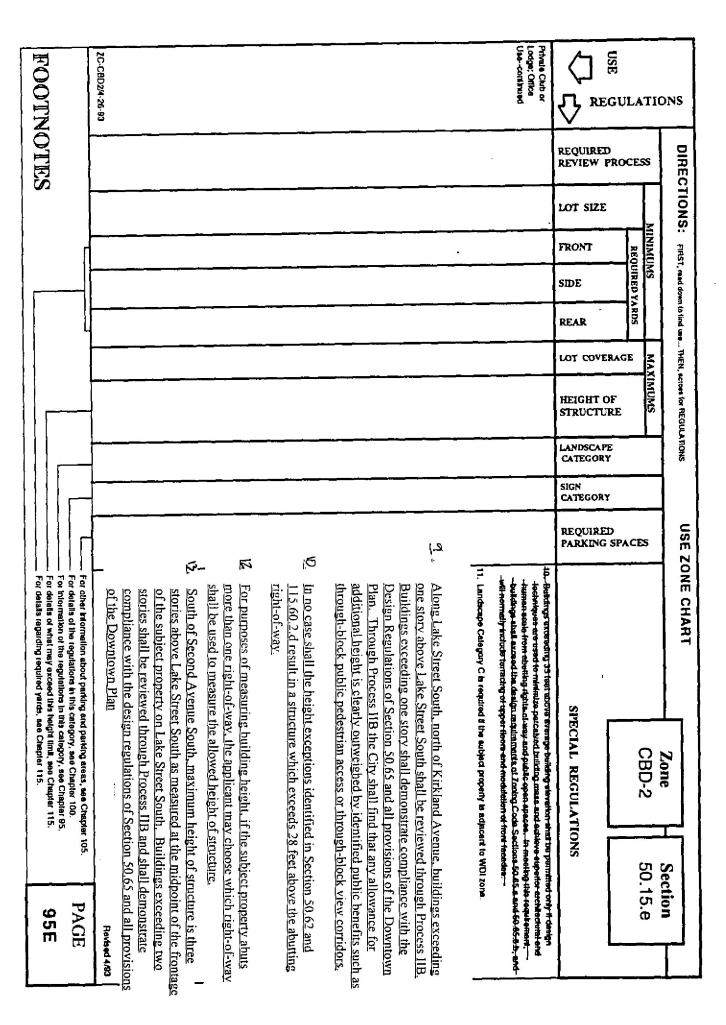


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shall be used to measure the allowed height of structure

USE ZONE CHART	<b>C</b>	CBD-2   50.15.0	SPECIAL REGULATIONS	1. The development of the subject property and adjacent rights of way must be consistent with the regulations of Section 65 of the Chapter.  2. The following provisions, which supercode any conflicting provisions of the Chapter, apply only it is the subject property white of his Chapter is performed to the subject property.  3. A high waterline years extend in depth to the greater of 15 feet of 15 percent of the sverage parcel depth is bready established on the subject property.  4. A high waterline years extend in depth to the greater of 15 feet of 15 percent of the sverage parcel depth is bready established on the subject property.  5. A high waterline years a least 15 feet above thished grede may artend up to 4 feet in the high waterline year.  6. No structure, other than monet a structures, mey be waterward of the high westerline year.  7. Must provide public pedestrian access from an edipting of the Varyon.  8. Must provide public pedestrian access and public use areas.  9. Ancillary assembly and manufacture of goods on premises may be permitted as per of an office use it is a major of the subject properators and impacts of the office use with encillary essentibly and manufacture of goods on premises may be permitted as perfort an office use with ancillary essentibly and manufacture of goods on premises may be permitted as performed and properators and impacts of the office use with encillary essentibly and manufacture of the subject for the office use with encillary essentibly and manufacture of the abutting digit of way;  8. Verietinary offices are not permitted in this 2 one.  9. Verietinary offices are not permitted in this 2 one.  9. South of sovelyment may also be regulated under the City's Shoreline Master Program; consult that document.  9. May not use land whaterward of the Night weterline to determine by a transmired to the subject process.  9. South of 2 Dad Awanue South and asset of Lake Steat South- meakment height of structure allowed.  9. South of 2 Dad Awanue South and asset of Lake Steat S	For other information about parking and parking eneas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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USE [	KEGULATIONS	REQUIRED REVIEW PROCESS	lot size	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
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Section	50 15 h	=======================================			be consistent with the	Vertous accessory I listing in this Zone.	i the high waterfine. In to provide safe access to	epplicant most obtain a o proposing this use.		due not on the subject		und.	m off the subject	. The address must be notes high.		e average parcel depth is rage structures may be	and surface modification. Sode may apply to the	ter Program; consult that	Revised 4/93	PAGE	95H
USE ZONE CHART				SPECIAL REGULATIONS	The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.	No accessory use, buildings, or activities are permitted as part of this use. Verbus accessory components are permitted as part of a General Moorage Facility. See that Itsling in this Zone.	Moorage structures may not extend waterward beyond a point 150 ft. from the high waterfine. In addition, piens and docks may not be wider than is responsibly necessary to provide safe access to the bosts, but not more than 8 feet in width.	if moorage structures will extend waterward of the tross Harbox Line, the applicant most obtain a tease from the Washington State Department of Natural Resources prior to proposing this use.	May not treat structures with creosote, olf based, or toxic substances.	Moored structures may not be closer than 25 feet to another moored structure not on the subject property.	Must provide at least one covered and secured waste receptade.	All utility lines must be below the pler deck and, where less bis, underground	Plers must be adequately II; the source of the light must not be visible from off the subject property.	Moored shuckures must display the street address of the subject property. The address must be oriented to and visible from the take, with letters and numbers at least 4 inches high.	Covered moonings is not permitted.	A high waterline yard equal in depth to the greater of 15 feet or 15% of the average parcel depth is breteby established on the subject property. No structure other than moorage structures may be within the high watershe yard.	See Section 18 of this Chapter for regulations regarding buikheads and land surface modification, in addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.	This development may also be regulated under the City's Shoreline Master Program; consult that	DOCUMENT REGULATIONS CONCLUDED ON NEXT PAGE	For other information about parking and parting areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.	For information of the regulations in this category, see Chapter 85.  For detaits of what may exceed this helight ifmit, see Chapter 115.  For detaits regarding required yerds, see Chapter 115.
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e, underground.	ier decks and, where leasible	13. All utility lines must be below the plet decks and, where feasible, underground				<del></del>			_	_		
<del>10</del>	and secured waste recepted	12. Must provide at least two covered and secured waste receptacles							<u> </u>			
) upit; and peny.	in: contains a deleched dwelling ucture not on the subject proj	<ol> <li>No moorage structure may be within:</li> <li>100 feet of a public park;</li> <li>50 feet of any abuilting lot that contains a deteched dwelling unit; and c. 25 feet of another moorage structure not on the subject property.</li> </ol>				·			· · · ·		···	
tic substances.	ith creosole, oil-based, or tox	<ol><li>May not treat moored structures with creosols, oil-based, or taxic substances.</li></ol>		_		<del></del>	V 2					
oored structures will extend waterward of the Inner Harbor Line, the applicant must obtain a strom the Wastington State Department of Natural Resources prior to proposing this use.	terward of the Inner Harbor I Separiment of Natural Resou	<ol><li>If moored structures will extend waterward of the Inver Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.</li></ol>			_					<u></u>		
y for the residents of dwelling units	sa moorage is evellable only	<ol><li>Must provide public restrooms unless moorage is available only for the residents of dwelling units on the subject property.</li></ol>							· · ·			
eneral public. This facility must be ublic use.	be provided for use by the go bild and clearly marked for pa	<ol> <li>At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.</li> </ol>			<del></del>							
City may require the applicant to install a buffer between the subject property and adjoining enty. The City will use the requirements of Chapter 95 as a guide for requiring a buffer.	to install a buffer between th ukements of Chapter 95 as a	<ol><li>The City may require the applicant to install a buffer between the subject property and adjoint property. The City will use the requirements of Chapter 95 as a guide for requiring a buffer.</li></ol>		-								General Moorage Facility (continued)
ONS	SPECIAL REGULATIONS	SPI	REQUIRI PARKING	SIGN CATEGOR	STRUCT LANDSCA CATEGOI	HEIGHT	REAR	SIDE	FRONT	lot siz	REQUIRI REVIEW	<b>₽</b>
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SE SECULATIONS	REQUIRED REVIEW PROCESS	SIZE				COVERAGE	HEIGHT OF STRUCTURE	CATEGORY	SIGN	REQUIRED PARKING SPACES	
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General Moorage Facility (continued)											20. See Section 18 of this Chapter for regulations regarding buildheads and faind surface modification, in addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properly.
											21. This development may also be regulated under the City's Shoreline Master Program; consult that document.
				l.	}				ŧ		22. May not use land waterward of the high waterline to determine lot size or to calculate allowable density.
			}								23 South of 2nd Avenue South and west of Lake Street South, maximum height of structure to 41 feet shows everage building elevation.
											24. Buildings exceeding 35 leet above average building elevation shall be permitted only if design— techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abuting rights of way and public open spaces. In meeting this requirements, buildings shall exceed the design requirements of Zoning Code Sections 50.65.5 as and 50.65.5 b; and will normally include terracing of upper floors and modulation of from facades.
										23.	Along Lake Street South, north of Kirkland Avenue, buildings exceeding one story above Lake Street South shall be reviewed through Process IIB. Buildings exceeding one story shall demonstrate compliance with the Design Regulations of Section 50.65 and all provisions of the Downtown Plan. Through Process IIB the City shall find that any allowance for additional height is clearly outweighed by identified public benefits such as through-block public pedestrian access or through-block view corridors.
	1									24	115.60.2.d result in a structure which exceeds 28 feet above the abutting right-of-way.
70 C070 17 5 55										<u> </u>	stories above Lake Street South as measured at the midpoint of the frontage of the subject property on Lake Street South. Buildings exceeding two stories shall be reviewed through Process IIB and shall demonstrate
ZC-CBD2J/5-5-93	l <u> </u>	<u> </u>	<u> </u>	<u> </u>	<u></u>	<u></u>	<del>!                                    </del>	1	┸╌┰╾		of the Downtown Plan perling erees, see Chapter 105.
FOOTN	OTES	}									For details of the regulations in this category, see Chapter 105.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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\[ \frac{1}{2} \]	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVI	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility  Government Facility  Community Facility	title structure exceeds 95' ebove everage building etsystem; then Process IIB. Chapter 152, and Chapter 142 Chapter 142 Chapter 142 Chapter 142 Chapter 142 Chapter 142 Structure 142 Structure 143 Structure 144 Structure 145 Structure 145 Structure 146 Structure 147 Structure 148 St	None	•	6	0	2 +\\E	a 52 feet above Lakeshora Plaze measured al the midpoint of the frontage of the subject property on Lakeshore Plaze D 20 feet above each abutting right of way reasured at the midpoint of the frontage of the subject property on each right-of-way. See Special Regulations 8-and-9, 13 Auto 11	D See Special Reg. 2 D See Spec. Reg. 2	8	See Section 105.25 and Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Landscape Category C is required if the subject property is adjacent to WDI zone. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> <li>May be permitted only if locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole.</li> <li>No structures, other than moorage structures, may be waterward at the high waterline. For requisitors regarding moorages, see the moorage listings in this Zone.</li> <li>See Section 18 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shorefine Master Program; consult that document.</li> <li>May not use land waterward of the high waterline to determine lot size or to calculate allowable density.</li> <li>South of 2nd Augura South and west of Lake Street South, maximum height of structure is 41 tool—above average building elavation.</li> <li>Buildings exceeding 35 feet above average building elavation strait be permitted only if design—techniques are used to minimize perceived building mass and achieve superior architectural and—human scale from abutting elable-of-way and public open spaces. In meaning this foreign each scale from abutting elable-of-way and public open spaces. In meaning this foreign end in the foreign each scale from abutting elable-of-way and public open spaces. In meaning this foreign end is considered.</li> </ol>
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tories shall be revened to the compliance with the foundations of the Downtown	<u>/iewed thro</u> he design : Plan	ough Pro egulatio	cess II	B and s	hall der	monst	rate	_ q_ 	<u>resul</u>	t in a structi	he height exceptions identified in Section 50.62 and 115.60.2.d page which exceeds 28 feet above the abutting right-of-way.  95L
rvviia	OIES	)						<u> </u>	one i	right-of-way	measuring huilding height, if the subject property abuts more than the applicant may choose which right-of-way shall be used to wed height of structure.

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ZONE CHART				SPECIAL REGULATIONS	1. May be permitted only if it will not unkeasonably impede pedestrian movement or create traffic safety problems.	2. May trade! framest route and information signs and markers.	<ol> <li>This development may also be regulated under the Chy's Shoretine Mester Program; consult that document.</li> </ol>	<ol> <li>May not use land waterward of the high waterline to determine tot size or to calculate allowable density.</li> </ol>	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regutations of Section 65 of this Chapter.</li> </ol>	2. The design and facilities of the park should emphasize its waterfort location.	<ol> <li>See Section 16 of this Chapter for regulations regarding buildheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>	<ol> <li>This development may also be regulated under the City's Shoretine Master Program; consult that document.</li> </ol>	<ol> <li>May not use land waterward of the high waterfine to determine lot aize or to calculate allowable density.</li> </ol>	. South of 2nd Average South and west of Lake Street South, maximum height of etrusture to 411000- -above everage building elevetion:	7.—Buildings exceeding 36 lest above average building elevation shall be permitted only if design — Lecthiques are used to existint a perceived building mass and echlowe superior architectural and the mass and echlower superior architectural and the mass and echlower experior architectural and the contraction of the collection of the collection and the collection architectural and the collection of the collection and the collection architectural and the collection architectural and the collection architectural arch	interest of the control of the contr	S 2	demonstrate compliance with the Design Regulations of Section 50.65 and all provisions of the Downtown Plan. Through Process IIB the Ciry shall find that any allowance for	additional height is clearly outweighed by identified public benefits such as through-block  Ravis of 4.83  public pedestrian access or through-block view corridors.	PAGE	Por purposes of measuring huilding height, if the subject property abuts more than one right- of-way, the applicant may choose which right-of-way shall be used to measure the allowed height of structure.
USE Z	S	iov.	KING 25	REQ PARI	Norte				Sedion	Section 60	of this Chapter.				,		Along Lake Street Lake Street South	Downtown	fitional heig	no case shal	For purposes of me of-way, the application beight of structure
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Cross for REGULATIONS	MAXIMUMS		HT OF		15 fl. ebove average	bullding efevation			+ 52 feet	Lakeshore Plaze	the midpelnitre of the	the subject property on Lakeshere	Phaze; b. 39 feet. 2 above sectr	sbutting right of way measured at	the midpoint of the frontage of	The subject property	right-of-way.	^=	and 7, O Ass	at the midpoint of the from	onstrate d all provis
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SNO	OIT	V7	RECO	<u>↔</u>	Public Transit Shelter				Public Park			<del></del>			<del></del>				ZC-CBD2L6-5-93 A sound & south maximum hainht of emptime is three	stories above Lake Street South as measured at the midpoint of the frontage 7	stories shall be reviewed through Process IIB and shall demonstrate compliance with the design regulations of Section 50.65 and all provisions of the Downtown Plan

# 50.18 Bulkhead and Land Surface Modification

# 1. Bulkheads

- a. <u>General</u> Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this Section. A permit may be required from the U.S. Army Corps of Engineers. Consult with that agency for further information.
- b. Allowable Reasons A bulkhead may be constructed only if--
  - It is needed to prevent significant erosion due to wave action; and
  - 2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.
- Prohibited Location A bulkhead may not be erected within a wetland or between a wetland and the lake.
- d. <u>Design of Bulkhead</u> The bulkhead must be designed to minimize the transmittal of wave energy to other properties.
- e. <u>Placement of the Bulkhead</u> The bulkhead may not extend waterward of the high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.
- f. <u>Change in Configuration of the Land</u> Except as allowed under paragraphs 2 and 3 of this Section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.
- g. <u>Backfill</u> The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.

### Land Surface Modification Waterward of the High Waterline.

- a. <u>General</u> Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this Section.
- b. <u>Required Permit.</u> The City will use Process IIB, described in Chapter 152 of this Code, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.

- c. <u>Allowable Reasons</u>. The City may approve an application for a land surface modification waterward of the high waterline only if:
  - The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and
  - 2) Either:
    - a) The application is filed by a public agency to improve navigability, or public safety; or
    - The application is to create a public use or recreation area; or
    - c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property.
- d. <u>Requirements for Dredging</u>. If the land surface modification involves dredging, the following regulations apply:
  - Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.
  - The applicant shall restore any beneficial vegetation disturbed during dredging.
- e. <u>Requirements for Fill</u>. If the land surface modification involves fill, the applicant must comply with the provision of paragraphs 3.d and 3.e of this Section.
- 3. Land Surface Modification Within the High Waterline Yard.
  - a. <u>General</u> Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this Section. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult with that agency for further information.
  - b. <u>Allowable Reasons</u> The City may approve an application for a land surface modification within the high waterline yard only if--
    - 1) No unique or significant natural area of flora or fauna will be destroyed; and
    - 2) Either
      - a) The application is filed by a public agency to improve public safety, recreation, or access; or

- The application is part of a development proposal for the subject property and is to improve access to a pier or beach; or
- The land surface modification is necessary to provide public access; or
- d) The land surface modification is necessary to the structural safety of a structure; or
- e) There has been severe and unusual erosion within one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion;
- f) This application is part of an application for a bulkhead approved under paragraph 1 of this Section. For backfill landward of a bulkhead, see paragraph 1.g. of this Section.
- c. Public Use Area Required If the land surface modification within the high waterline yard is proposed as part of a development other than a small moorage facility, the City shall require that part of the high waterline be developed as a Public Use Area. The size and design of the Public Use Area must be specifically approved by the City based on the size of the subject property, the use on the subject property, and the ability to use design features to separate the Public Use Area from the private elements of the development.
- d. <u>Material Used For Landfill</u> The material used in a landfill must be non-dissolving and non-decomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.
- e. <u>Use of Vegetation</u> The applicant shall stabilize exposed areas left after land surface modification with vegetation.
- Disposition of Excavated Materials Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.
- Land Surface Modification Landward of the High Waterline Yard Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See Chapter 115 of this Code for those regulations.
- 5: <u>Emergency Measures</u> An applicant may erect a temporary buildhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.

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	1	CBD-3 50.20.b	SPECIAL REGULATIONS	1. The development of the subject property and edicoest rights of way must be consisted with the regulations of Section 65 of the Chapter. 2. No position of a structure within 100 less of the coutherly boundary of Second Avenue South abuting Planned Area 6C may exceed 25 lest above everage building elevation. 3. Primary vehicular access to the subject property may not be disedly from Second Avenue South between Second Street South and Street unless no other attentities edgts. 4. If a portion of a structure is adjoining a low dencity zone, then eather. 5. The height of that portion of the structure shall not exceed 15 feet above everage building elevation, or. 6. The height of that portion of the structure shall not exceed 15 feet above energie building elevation of the structure shall not exceed 15 feet above energies building elevation in Chapter 11 settled a Thatians Between Structures fleganding Maritmum Horizontal Foods Regulation Tot further delation. 5. Drive in lacialies and drive-through facilities are not permitted in the zone. 6. Site and building design must include installed are not permitted in the zone. 7. Feder to Capper 1 to obsermine what other provisions of this Cocquiries and Primed Avesa 6C, 6D, or 6J. 7. The required front yard for this use shall be 0° for one story at street level. 7. No particing may encrease, finto the required 20° front yard. 7. No particing may encrease, finto the required 20° front yard. 8. No particing may encrease. 8. The required front yard for this use shall be 0° for one story at street level. 8. The required front yard for this use shall be 0° for the yard. 9. The required front yard for this use shall be 0° for the yard. 9. The required front yard for this use shall be 0° for the yard. 9. The required front yard for this use shall be 0° for the yard.	For other brommation about parting and parting aneas, see Chapter 105. PAGE For details of the regulations in this category, see Chapter 100. For biformation of the regulations in this category, see Chapter 95. For details of what may exceed this helpful limit, see Chapter 115.
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	Section	Culous	50.20.c				Avenue South chuthn	cond Avenue South date.	permitted orby it: fert upon this use, or manufacturing	t of the use, excessory 10% of the gross	de the seating gree	average building	s parallel to the ding Maximum	Istert with the major	Revised 4/8:1	PAGE	<b>296</b>
	Zone		2 - Cap -		SPECIAL REGULATIONS	The conventions of Section 65 of the Chapter, and expecte inglue-or-way must be consequent with into regulations of Section 65 of the Chapter.  The following uses are not permitted in this Zone:  a. Vehicle earlies stations.  b. Vehicle or boat sales, repair, service, or rental.  c. Fest lood restourants.	No portion of a structure within 100 less of the southerly boundary of Second Avenue South souths Planned Area 6G may exceed 25 lest above average building elevation.	Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street fouth and State Street unless no other alternative exists.	Andlary assembly and manufacture of goods on the premises of this use are permitted only if:  1. The assembled of manufactured goods are directly related to and dependent upon this use, and are analizable for purchase and removal from the premises.  1. The outward appearance and impacts of this use with anothery assembly or manufacturing activities must be no different from other retail uses.	A use involving the preparation and consumption of food may include, as part of the use, accessory seating it: a. The seating and associated circulation area does not exceed more than 10% of the gross	Roof area of this use; and it can be demonstrated to the Chy that the froor plan is designed to preclude the seating area from being expended.	if any portion of a structure is adjoining a low density zone, then either:  2. The height of that portion of the structure shell not exceed 15 feet above average building severation or	b. The horizontal length of any lacade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in which. See the Section in Chapler 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.	Ste and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.	REGULATIONS CONCLUDED ON NEXT PAGE	For other information about partiting and partiting areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.	For information of the regulations in this category, see Chapter B5. For details of what may exceed this helphi limit, see Chapter 115. For details regarding required parts, see Chapter 115.
	USE ZONE CHART			-		regulations of Section 65 of the Chapter.  2. The following uses are not permitted in this Zone:  a. Vehicle service stations.  b. Vehicle or boat sales, repair, service, or rental  c. Fest lood restaurants.	3. No portion of a structure within 100 feet of the s Planned Area 6C may exceed 25 feet above av	Primary vehicular access t between Second Street Sc	5. Andiary assembly and mar a. The assembled or mar and as available for p b. The outward appearan activities must be no d	A use involving the preparamental is a setting it:     The setting and associ	floor area of this use; and b. it can be demonstrated to irom being expended.	7. It any portion of a structure o. The height of that porti	<ul> <li>b. The horizontal longth of any lacade of that potential boundary of the low density zone shall not ex- See the Section in Chapter 115 entitled "Distance Horizontal Facade Regulation" for further details.</li> </ul>	8. Site and building design m pedestrian routes in the D	REGU	For other information about per- For details of the regulations is	<ul> <li>For businession of the regulations in this calegory, see</li> <li>For details of what may exceed this height limit, see Cl.</li> <li>For details regarding required yards, see Chapter 115.</li> </ul>
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Į.	J.A	30		REC	UIRED Y	ARDS	e		ļ		8	CBD-3   50.20.0
USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT STZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGET OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any Fietall Establishmo than those specifically limited, or p in this Zone goods or pr services, in beniding an	listed, rohibited , setting oviding cluding											9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  10. Landscape Category 8 is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J.  11. The required front yard for this use shall be 0' for one story at street level.  No parking may encroach into the required 20' front yard.
Enercial se (continued) Private Lod Club	ge or	A.D.R. Chapter 142	None	20'- 1886 1846 - 1266 9	0	a	80%	3 4001447 30 feet above average building elevation. See Special Regulation 3.	D See Special Reg. 7	8	See Section 105.25. Section 60 at this Chapter,	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.  3. No portion of a structure within 100 feet of the southern boundary of Second Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation.
												4. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any tacade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.  5. Site and building design must include installation of pedestrian shkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
		r										Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
											]	7. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J.  S. This use may be located on the Kirkland Avenue level of a building only if
1	Ü						]	]			1	there is an intervening retail storefront between this use and the right-of-
ZC-C8/03/4	-27-93		,				}	}	9	. Ст	ı ound floor	porches and similar entry features may encroach into the
				<u> </u>						rec	uire front	yard, provided the total horizontal dimensions of such v not exceed 25% of the length of the facade of the structure.
FOC	TNO	OTES	) 							ele	antents may	For details of what may exceed this height limit, see Chapter 115.  For details of what may exceed this height limit, see Chapter 115.  96 D

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	CBD-3 50.20.e special regulations	1. The development of the subject property and editional rights of weap must be consistent with the regulations of Section 65 of this Chapter.  2. Primary verticular access to the authed property may not be directly from Second Avenue South between Second Street South and State Street units as no other calcurative exists.  3. No portion of a structure within 100 leest of the southern boundary of Second Avenue South abuilting Personal Area of the resident applications apply to verticate the subject property.  4. It has to being equations apply to verticate for the surface property.  5. Outside runs and other cacable because for the surface only:  6. Way only breat small archaels on the authed property.  7. Can amust be developed the form of the cacable forms are not permitted.  8. Andiany want to the developed the form this use will not be authorited only it.  9. Andiany searchly and manufactured to prove the premittee of the use are permitted only it.  9. Andiany searchly and manufactured goods us directly related to and dependent upon the use, and building permit applications.  9. Andiany searchly and manufactured goods us directly related to and dependent upon the use, and are available to purchase and imposes on the premittee.  9. Andiany searchly and manufactured goods us directly related to and dependent upon the use, and are available to purchase and imposes entry into the mention of the structure shading accessed it is less above to a state of disease the secretary of the surface is and state of the structure shading and derived to the structure shading and derived to the structure shading and the structure shading and the structure shading and the structure shading and the structure shading the structure shading and the structure shading and the structure shading the structure shading the structure shading the structure shading the structure of the control structure shading the structure of the control structure shading to the subject property is adjacent to the structure whach is been seen the structur	Ground floor porches and similar entry features may encroach into the PAGE requires front yard, provided the total horizontal dimensions of such elements may not exceed 25% of the length of the facade of the structure. 96E
USE Z	PARKING SPACES REQUIRED CATEGORY SIGN	One per each 350 at 1. of group Boor were. Searthon 49 at 180 at	Ground floor requirefront
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elements may not exceed 25% of the length of the facade of the structure, Ground floor porches and similar entry features may encroach into the 8. Landscape Category C to required if the subject property is adjacent to Planned Areas 6C, 6D, or 3J. Pevised 4/93 No portion of a structure within 100 feet of the southern boundary of Second Avenue South abuiling Sie and building deolgn must include tratalation of pedestrian tritages consistent with the major 2. Primary vehicular except to the subject property may not be directly from Second Avenue South requirestront yard, provided the total horizontal dimensions of such The development of the autyled property and express rights of way must be consistent with the regulations of Section 65 of this Chapter. a. The height of that portion of the structure shall not exceed 15 leet above average building PAGE b. The horizontal langth of any facade of that portion of the structure which is parallel to the See the Section in Chapter 115 entitled 'Distance Between Structures Regarding Mardinum Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject **596** Section 50.20.g between Second Street South and Shale Street unless no other shannahre extats. pedestitan routes in the Downtown Plan chapter of the Comprehensive Plan. Planned Area &C may exceed 25 feet above overage building elevation. SPECIAL REGULATIONS If any portion of a structure is actioning a low density zons, then either: boundary of the low density zone shell not exceed 50 feet in which For other information about parking and perking areas, see Chapter 105 No partiting to required for day-cone or echool encitiary to the use. For delets of the regulations in this calegory, see Chapter 100.

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For details of what may exceed this height final, see Chapter 115.

For delets regulating required yords, see Chapter 115. **CBD-3** Zone Hortzontzi Fecado Regutzilon' for turther detata, **USE ZONE CHART** 5 occapancy treet of any street of worsthp. See Spec. Reg. 6. poople based on every four maximum SVERTING SEVEES SECONDED CATEGORY NOIS CATEGORY CATEGORY FIRST, mad down to find use... THEN, across for REGULATIONS bulicang elevation. See Special Regulation 3. ALEICHL OF comevo ğ LOT COVERAGE 1 REVE 0 REQUIRED YARDS ZIDE 0 MINIMOMS 3 4 3 R TNOAT DIRECTIONS: TOL SISE い国上の乙上の〇丘 BEATEM BEOCESS
BEGOINED A.D.R. Chapter ZC-CBD34-27-83 **KECULATIONS** Church

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Mhri-School or 14. Day-Caro Conter	N	·····	割	<del></del> _			eleveton.	· -	= 4 6		2. A stoc-food-high fence is required along all property thes adjacent to outside piez sueso.
		·	티르				Regulation 4.		* 4	1	<ol> <li>Primary verticular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unlass no other allemastive autha.</li> </ol>
											<ol> <li>No portion of a structure within 100 lest of the southerly boundary of Second Avenue South abutling Planned Area 6C may occased 25 lest above evenge building elevation.</li> </ol>
								<del></del>			5. Structured play areas must be set back from 43 property lines by at least five feet.
											8. Hours of operation may to limited by the City to reduce impacts on nearby residential used.
<u> </u>											<ol> <li>An on-site passenger loading tree may be required depending on the number of attendees and the orders of the abuilting right-of-way improvements.</li> </ol>
				· · ·	Ţ		<u> </u>	<del></del>			<ol> <li>These uses are subject to the requirements attablished by the Department of Social and Health Services (WAC 388-73, 388-150, and 389-155).</li> </ol>
					<del>, , , , , , , , , , , , , , , , , , , </del>		<del> , , -</del>				<ol> <li>If any portion of a structure is adjoining a low density zone, then either:</li> <li>The height of this portion of the structure shall not exceed 15 leet above everage building</li> </ol>
											Servicion, of the low density facade of their portion of the structure which is parallel to the burndary of the low density zone strail not exceed 50 leaf in width.  See the Section in Chapler 115 critised Distance Between Shructures Regarding Maximum Horizontal Facade Regulation? for further details.
						· · -					<ol> <li>Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> </ol>
				-							<ol> <li>Refer to Chapter 1 to determine what other provisions of this code may apply to the subject property.</li> </ol>
	,			-				<del></del>	<del></del>		requirestront yard, provided the total horizontal dimensions of such elements may not exceed 25% of the length of the facade of the structure.
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	L		CBD-3		SPECIAL REGULATIONS	The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.	No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abuilting Planned Area 6C may exceed 25 feet above average building elevation.	Landacape Category A or B may be required depending on the type of use on the subject property and the trapact associated with the use on nearby uses.	Landscape Category C is required if the subject property is adjecent to Plenned Areas 6C, 6D, or 6J.	If any portion of a structure is exforing a low density zone, then either: a. The height of that portion of the structure sheet not exceed 15 test above average building	elevation, or  D. The horizontal length of any tecade of that portion of the structure which is parabel to the	boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Believen Structures Regarding Maximum.	HOTOCHER FOCADA HAGINATION FOR LICTURAL GASARA.	She and building design must include installation of pedestrian linkages consistent with the major pedestrian notice in the Downtown Plan chapter of the Comprehensive Plan.	2	requires front yard, provided the total horizontal dimensions of such	elements may not exceed 25% of the length of the facade of the structure.  May be permitted only if it will not unreasonably impede pedestrian movement or create traffic  alless problems.	China and buildings double and some section between the section of	owe says beautiful design into a fitting a properties of a process of a process of the fitting of process of the Comprehensive Plan.	May brital transit route and information signs and markers.				For other brommellon about partiting and puriting areas, see Chapter 105.	For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.	For details of what may exceed this helpt in it, see Chapler 115. For details regarding required yords, see Chapler 115.
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A EGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Enterteinmont, Cultural, and/or Recrectional Feality	requ	ire fron	t vard.	provid	ed the t	entry	features ma	D See Special Reg. 12-11 D See Special Reg. 12-11	e e e e e e e e e e e e e e e e e e e	to the	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures east of Second Street South shall be set back 20 lest from Second Aversue South.  3. Height of structure may be measured above adding grade or everage building elevation, but not both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South, including any adjacent structure in CBD-1 west of 2nd Street South developed with a structure in this zono.  5. No portion of a structure within 100 feet of the southerly boundary of Second Aversue South abutting Planned Area 60 shall exceed 25 feet. Structures shall be anadylated and terraced on the hillador. The tailest building forms shall be grouped towards the context of the subject property with forcer appearance forwards the perturbates of the subject property. The Response of the Application of the property of Second Aversue South the property of Second Aversue South towards the context of the subject property with forcer appearance business between an applicant provides subtermakes parting for uses in the CBD-1 or CBD-2 zones or makes a periton-of the subject property as the proposed end of the context at the case of the public beautiful and the subject property of the PUD process, the City will determine whether the public beautiful from providing this additional parting is sufficient to allow the increase in highly and building makes.  3. No aspect or component of the use, including hotel/motel rooms and open drining areas, may be oriented toward. Second Aversue South between Second Street South and State Street unless no other attermative output.  4. Primary vehicular access to the subject property may not be directly from Second Aversue South between Second Street South and State Street unless no other attermative output.  4. Primary vehicular access to the subject property may not be directly from Second Aversue South between Second Street South and State Stre
ZC-CBD4/4-27-93		ļ					!				REGULATIONS CONCLUDED ON NEXT PAGE Revised 4/90
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FOOTN	OTES			_		<u>.</u>					For details of what may exceed this height limit, eee Chapter 115.  For details of what may exceed this height limit, eee Chapter 115.  For details regarding required yards, see Chapter 115.

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elements may not exceed 25% of the length of the facade of the structure. Ground floor porches and similar entry features may encroach into the Revised 4/93 44. Refer to Chapter 1 to determine what other provisions of this Cods may apply to the subject property. A use trivolving the preparation and consumption of food may brolude, as part of the use, accessory a. The seating and associated circulation area does not exceed more than 10% of the gross floor require front vard, provided the total horizontal dimensions of such Primary withcuts access to the subject property may not be directly from Second Avenue South between Second Street South and State Street uniess no other elternative oxists. b. It can be demonstrated to the Cay that the floor plan is designed to preclude the seating over Andiary assembly and manufacture of goods on the promises of this use are permitted only if: The essentised or manufactured goods are directly related to and dependent upon this are PAGE The outward appearance and impacts of this use with ancidary assembly or manufacturing e. The height of that position of the structure shall not exceed 15 feet above everage building See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum b. The horizontal length of any facede of that portion of the structure which is parallel to the 97E 50.25.e Section 19: Landscape Category B is required if subject property is adjacent to Planned Areas 6C. SPECIAL REGULATIONS If say portion of a structure is adjoining a low density zone, then either boundary of the low density zone shall not exceed 50 feet in width Development shall not bolate any extaing deteched und in this zone For other information about parking and parting areas, see Chapter 105. and are evaluable for purchase and removal from the premises For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details of the regulations in this category, see Chapter 100. CBD-4 Zone ectivities trust be no different from other retail uses For detells regarding required yards, see Chapter 115. Horizontal Facado Regulation" for turther details from being expended. eres of this use; and **USE ZONE CHART** ading 4: in ij 11 4 힐 PARKING SPACES REQUIRED CATEGORY SICH CATEGORY FIRST, mad down to find use... THEN, scross for REQUILATIONS LANDSCAPE HEIGHT OF MAXIMUMS TOL CONEBYCE REAR REQUIRED YARDS 2IDE MINIMUMS TNOST DIRECTIONS: TOL SISE FOOTNOTES BEAIEM LEGGESS BEGOIBED goods or providing services including banking and related Any Roted Esteblishment, other tratted, or prohibited in this zono, selling 2C-CBD444-27-93 fresidal sovices (confinsed). specifically listed, RECULATIONS. then those USE

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e subject properly. ubmitted with the A.D.R. p units.	It he following regulations apply to veletinary offices only;     May only treat small animals on the subject property.     Outside runs and other outside facilities for the animals are not permitted.     Size must be designed so that notes from this use will not be auctive of the subject property.     A certification to this effect, eigned by an Accountfoot Engineer, must be submitted with the A.D.R. and building permit explications.     d. A veterinary office is not permitted if the subject property contains dwelting units.	(c							time state		
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consistent with the	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 85 of this Chapter.</li> </ol>	One per each 350	Sec 0	Ovo	2001	٥		Hone	A.D.A. Chapter		Office Use
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HEE JONE CHART	Zono	<b>L</b> _	CBD-4	SPECIAL REGULATIONS	10. The height of their portion of a structure is adjoining a low density zone, then either;  11. The height of their portion of the diructure shall not acceed 15 feet above everage building elevation.  12. The height of their portion of the diructure shall not acceed 50 feet in width.  13. See the Section in Chepter 115 ontitled "Usiance Belween Structures Heparding Maximum Houtzontal Facade Regulation" for lumbar details.  14. Development shall not because any existing desicned dwelting unt in this zone.  15. The development at the location and subsection of this Code may script to the autolocing property.  16. Refer to Chepter 1 to determine what other provisions of this Code may script to the autolocing property.  17. The development of the subject property and edjacent rights-0- way must be consistent with the regulations of Section 65 of this Chepter.  18. Landacupe Calegory C b required 8 subject property and edjacent rights-0- way must be consistent with the regulations of Section 65 of this Chepter.  19. The development of the subject property and edjacent rights-0- way must be consistent with the regulations of Section 65 of this Chepter.  20. Structures east of Second Avenue South strat be seen back 20 feet from Second Avenue South.  21. Laburation of Section 65 of this Chepter.  22. Structures east of Second Avenue South strat be severed from Second Street South developed with a ground strategy to distructure in this zone.  23. Structures east of Second Second Street South strating the structure in this zone.  24. Maximum haight of structure within 100 leet of the southerty boundary of Second Street South strating structure in this zone.  25. The maximum haight of structure within 100 leet of the subject property with severe or provider authorization and second structure second structure in this zone.  26. The maximum haight of structure second structure second structure second structure of the subject property with second structure second structure second structure second structure second structur	For other information about parting and parting area, see Chapter 105. For details of the regulations in this calegory, see Chapter 100. For information of the regulations in this calegory, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
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PAGE <b>971</b>	formation shoul parking and parking ereas, see Chapter 105, of the regulations in this category, see Chapter 100. Ston of the regulations in this category, see Chapter 95. Ston of the regulations in this category, see Chapter 95. Of what may exceed this height this, see Chapter 115. Regarding required yards, see Chapter 115.	For other information about parking and purking evers, see Chapter 100. For details of the regulations in this category, see Chapter 100. For atformation of the regulations in this category, see Chapter 95. For details of what may exceed this height finit, see Chapter 115. For details of what may exceed this height finit, see Chapter 115.						<b></b>	<u>.</u>	ES	TNO	FOOTNOTES
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Zone		JC	SPECIAL REGULATIONS	<ol> <li>The development of the subject property and educant rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> </ol>	2. Structures east of Second Strael South shall be set back 20 feel from Second Avenue South.	<ol> <li>Holgit of shudture may be massined show adding grade or everage building alevation, but not-both.</li> </ol>	Maximum helytit of structure is 55.4 keet above average building elevation west of Second Street South, including any adjacent attructure in CBD-1 west of 2nd Street South developed with a structure is this zone.	No portion of a structure within 100 teel of the southerly boundary of Second Avenue South abutting Parined Ave & C shall exceed 25 feet. Sincitures shall be modalized and terraced on the hillister. The takest building forms shall be grouped terraced the center of the subject proporty with terraced components towards the center of the subject proporty with terraced on the subject proporty. All DEPLOY A STANDED A	-expect provides extremainant purking for uses by the CED of sense or makes a position of the -expect property of the proposed stroken or mainten for such partition. Any proposed stroken or mainten for such partition. Any proposed stroken or mainten for such partition. Any proposed under theparagraph will be reviewed and dadded upon as or hamsel that Development, Chapter 125 of the Goder. As part of the PUD process, the CRY will determine whether the public benefit datased from providing this editional partition is editional to the interest of the providing this edition and the contract of	-P: A str-loof-tigh lence is required along all property lines adjacent to outside play suess.	-8: Primary vehicular society to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless to other elemative addis.	Structured play areas must be set back from all property times by of least tive (est	40. Hours of operation may be limited by the Clty to reduce impacts on nearby residential uses.	An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutiling right-of-way improvements.	These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-13, 388-150, and 388-155).	REGULATIONS CONCLUDED ON NEXT PAGE	For other information about partiting and partiting areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 100.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yearts, see Chapter 115.
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Revised 4/93 2. Ho. Refer to Chapter 1 to determine what other provisions of this Code may apply to the eubject property No porton of a structure within 100 lest of the southerly boundary of Second Avenue South abuting. Pranned Areo 6C shall carsed 25 ledt. Structures shall be modulated east tensord on the hitistor. -peragraph will be reviewed and decided upon as a Planned that Development, Chapter 126-of this Landscape Category A or B may be required depending on the type of use on the subject properly existing grade or everage boliding olevation; but not Maxthaum height of structure to 55.4 feet above average building elevation west of Second Street South, including any editional structure to CBD-1 west of Second Street South developed with a structure in this zone. Code. As part of the PLID propers, the City will determine whether the public beceif derived from The takent building forms shall be grouped towards the center of the subject property with forms camporise towards the particular of the subject property. He literal of A Alburyles, 40' or His Ale. A. Heart Les. 3 Arburyles. . The development of the autijed property and adjacent rigits-of-way must be consistent with the cand provides exclorans an parking for uses in the GBD 1 or GBD 2-names or makes a portion of 4. The markings theight of structure on the subject property may be baccessed by 10 test 5 the co -providing the estational parking is cutilised to allow the increase in halpst and building menti--subject property or the proposed structure contacts for each parting. Any proposed under this Structures cost of Second Street South shall be set back 20 less from Second Avenue South. a. The height of that portion of the structure shall not exceed 15 feet above average building PAGE **₹**26 The horizontal length of any lecade of that portion of the structure which is parallel to the See the Section in Chapter 115 entitled Thetanco Between Structures Regarding Maximum 50.25.m Section 1. Landscape Category C is required if subject property is adjacent to Planned Areas 6C. elements may not exceed 25% of the length of the facade of the structure. -8: Development shall not feciale any exteting detected dwelling until in this zone Ground floor porches and similar entry features may encroach into the SPECIAL REGULATIONS -6." If any portion of a structure to adjoining a low density zone, then either: require front yard, provided the total horizontal dimensions of such boundary of the low density zone shall not exceed 50 feet in width CBD-4 Zone and impacts uspeciated with the use on nearby uses 1911 shifteen ann Imied annahai Romadai Hortzontal Facade Regulation" for further details regulations of Section 65 of this Chapter 3. Height of etructure may be **USE ZONE CHART** Section 155.25. Section 154.85 Chapter PARKING SPACES CVIECORY • SICH لركم 子野なる CATEGORY FIRST, need down to find use... THEN, ectors for REGULATIONS TYNDSCYLE S everage building of existing grade. See Special Regulations dt. 4, 6, ender STRUCTURE HEIGHT OF MAXIMUMS TOL COLENVOR 744 REVE REQUIRED YARDS **SIDE** MINIMUMS 3 8 8 ° 8 8 5 € 8 5 € TNOST DIRECTIONS: TOT SIZE SELONIOOE SELONIOOE KEATEM INOCEZE
KEÓNIKED A.D.R. Chapter 142 Public URBy, Government Factity, or Community Fectity 2C-CBD444-27-83 RECULATIONS USE

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THOMS				LANDSCAP CATEGOR	See Special Fleg. 9	· =i	-	<b>4</b>	
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FOOTNOTES	ZCCBD544-27-93				Related Financial Services	Zone, Selling Goods, or Providing Services including Services and	Any Retail Establish ment Other than those Specifically Used, Umiled, or	♦ 4	EGULAT	IONS
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			<u> </u>			Chapter.	One per each 350 sq. II. of gross floor area. deer	REQUIRE PARKING	ED G SPACES	USE Z
For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 85. For details of what may exceed this height that, see Chapter 115. For details of what may exceed this height that, see Chapter 115.	REGULATIONS CONC	<ul> <li>8. Ancillary assembly and manufacture of goods on the premises of this use are permitted only it:</li> <li>a. The assembled or manufactured goods are directly related to and dependent upon this use and are available for purchase and removed from the premises.</li> <li>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ul>	The following uses are not permitted in this Zone:         0. Vehicle service stations.         b. Vehicle or toest sate, repert, service, or rental.         b. Vehicle or toest sate, repert, service, or rental.         c. Accesso for drive-through incitities must be approved by the Public Works Department.	The height of the portion of the structure shall not exceed 15 feet above overage building elevation, or     The height of the portion of the structure shall not exceed 15 feet above overage building building alevation, or  The horizontal length of any facade of that portion of the structure which to parallel to the boundary of the low density zone shall not exceed 50 feet in wight.  See the Section to Chapter 115 smitled "Distance Between Structures Regarding Maximum Horizontal Fecade Regulation" for further details.		3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed 30 feet above average building elevation.	<ol> <li>The development of the subject property and adjacent rights of way must be consistent with the requiritions of Section 65 of this Chapter.</li> <li>The minimum required yard abuting Peter Kirk Park to 10 feet. No setbeck is required edjacent to this Chest between 4th Awards and Kataurd Way, or adjacent to Kifdent Way between 6th Sheet</li> </ol>	SPECIAL		ZONE CHART
drig areas, see Chapter 105 ; see Chapter 100. spory, see Chapter 15. rist, see Chapter 115. spier 115.	REGULATIONS CONCLUDED ON NEXT PAGE	poods on the premises of this do are directly related to and do from the premises.  1 of this use with ancillary as her retail uses.	his Zono: x rental. e approved by the Public Wi	thre shall not exceed 15 feet I that portion of the structure I not exceed 50 feet in width Ustanco Behwen Structure or death.	ation of Kinkand Way as meet not Way may acceed the tool of the to	of Peter Kirk Park shall exce	end adjacent rights of way or Kirk Park to 10 feet. No.s and Way, or adjacent to Nick	IAL REGULATIONS	CBD-5	Zone
PAGE <b>98D</b>	Revised 4/53	s use are permitted only it: f dependent upon this use and usembly or manufacturing	orka Department.	h above average building ) which is parallel to tho ). He Regarding Maximum	seared at the misspoint of the lowing:	ed 39 feet above average	must be consistent with the effect in required edjecent to dend Way between 6th Girect	ONS	50.30.d	Section

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the provisions of the Downtown Plan Chapter of the Comprehensive Plan. demonstrate compliance with the design regulations of Section 50.65 and elements may not exceed 25% of the length of the facade of the structure. Ground floor porches and similar entry features may encroach into the Revised 4/93 Buildings exceeding 2 stories, above average building elevation shall required front yard, provided the total horizontal dimensions of such The order zone must be physically integrated both in site and building design. Also, site design must include installation of pedestrian linkages consistent with the major pedestrian toutes in the Downtown Plan drapter of the Comprehensive Plan, between public skiewalls and building artiturates, and petween walkways on the exhibitor property and existing or planned walkways on 9. Landscape Calegory C is requised if subject property is adjacent to 6th Street or Kirkland Avenue PAGE **98H** 10. Refer to Chapter 1 to defermine what other provisions of this Code may apply to the subject 50.30.h Section The City will use Process IIB to determine compliance. SPECIAL REGULATIONS For other information about parking and parking areas, see Chapter 105. For datals of the regulations in this category, see Chapter 100.

For information of the regulations in this category, see Chapter 95.

For details of what may acceed this height limit, see Chapter 115. **CBD-5** Zone For details regarding required yards, see Chapter 115. ebutting properties. **USE ZONE CHART** <u>[1]</u> PARKING SPACES
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	Section	50.30.k		nt of Social end Health	poly to the subject property.	ay encroach into the	Imensions of such facade of the structu	ding elevation shall	ons of Section 50,65 and the Comprehensive P	iance,				•			•		Revised 4/83	BACE	LAGE	98K
		CBD-5	SPECIAL REGULATIONS	<ol> <li>These used one subject to the requirements established by the Department of Social and Health Services (WAC 389-73, 389-150, and 389-155).</li> </ol>	12. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proporty.	Ground floor porches and similar entry features may encroach into the	required front yard, provided the total horizontal dimensions of such elements may not exceed 25% of the length of the facade of the structure.	Buildings exceeding 2 stories above average building elevation shall	the provisions of the Downtown Plan Chapter of the Comprehensive Plan	The City will use Process IIB to determine compliance										and periong areas, see Chapter 105.	elegory, see Chapter 100. his category, see Chapter 95.	seight finit, see Chapter 115.
USE ZONE CHART			-	11. These uses are subject to the regularinaria est Services (WAC 389-73, 399-150, and 389-155)	12. Actor to Chapter 1 to determine	h Ground floor porche	required front yard. J	H. Buildings exceeding	the provisions of the	The City will use Pr	•									- For other information about partiting and partiting areas, see Chapter 105.	<ul> <li>For details of the regulations in this category, see Chapter 100.</li> <li>For information of the regulations in this category, see Chapter 95.</li> </ul>	- For details of what may acceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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20-0805/5/28-83										This use only allowed on properties with frontage on Second Avenue  Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such
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	Otherwise ADR, Chi 142	-									<ol> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any tacade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for hirther details.</li> <li>Landscape Category C is required if the subject property is edjacent to 6th Street or Kiridand Avenue Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> </ul> </li> <li>Sits design must include installation of pedestrian trikages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public aldewalls and building entrances, and between welloways on the subject property and existing or planned walkway on ebuting properties.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25% of the length of the facade of the structed and the structures.</li> </ol>
CCBD5/4-30-93	.,,					L		10	Buil	dings exce	eding 2 stories above average building elevation shall ompliance with the design regulations of Section 50.65 and PAGE

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		CBD-5   50.30.n		SPECIAL REGULATIONS	1. May be permitted only if it will not unreasonably impede pedestrian movement or deate traitic salety problems. 2. She and building design must include insistation of pedestrian thrages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 3. May braistif transit code and information signs and markers. 4. The development of the subject property and edjacent rights of way must be consistent with the regulations of Section 65 of this Chapter. 5. No portion of a structure above the elevation of Kirkand Way as measured at the midpoint of the frontage of the subject property on Kirkand Way may access the following:  a. Within 20 feet of Kirkand Way, 48 feet;  b. Within 50 feet of Kirkand Way, 48 feet;  c. Within 50 feet of Kirkand Way, 48 feet;  d. Within 50 feet of Kirkand Way, 48 feet;  d. Within 50 feet of Kirkand Way, 98 feet;	3. If any portion of a structure is autiching a low density zone, then either;  a. The height of that portion of the structure shall not exceed 15 feet above everage building elevation, or  b. The height of the buildings of any facede of that portion of the structure which is parallel to the boundary of the bow density zone shall not exceed 50 feet in whith.  See the Section in Chapter 1 is entitled "Distance Between Structures Regarding Maximum Horizontal Facede Regulation" for further details.	<ol> <li>She and building design must include Installation of pedestrian linkages consistent with the major pedestitan routes in the Downsown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other newtations of this Code may enoby to the sublised</li> </ol>	Buildings exceeding 2 stories above average building elevation shall Reveed 4.00 demonstrate compliance with the decim remilations of Section 50.65 and	the Divisions of the Downtown Plan Chapter of the Comprehensive Plan. PAGE The City will use Process IIB to determine compliance.  To course or wast may accood this negative, see Crapter 115.  For detaits regarding required years, see Chapter 115.
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	Contion		50.35.a	]	consistent with the	g for these uses may be se from 7th Avenus or	n. In eddition, the desi ough this zone and major pedeathim route	ule an increase fir SXII Street, and building the atte. The fatilist th lower components	ublerranean parking mu loard may be required al imilic associaled with	ns of the subject proper he antryway into the	partment.	110 the RS 5.0, or	ly to the subject property	n Central Way for	ובחמוו בח כת יוומו	Revised 11/1/94, 0-3436	PAGE	88A
	<u>L</u>	2 2107	CBD-6	SPECIAL REGULATIONS	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> </ol>	These uses are only permitted exists of Shith Avenue. Subtensarean partiting for these uses may be located north of 8th Avenus provided that the parking structures are not visible from 7th Avenus or 5th Street north of 6th Avenus.	The entire zone must be physically braganted both in site and building design. In addition, the design and development of the subject property must provide pedestrian things through this zone and between Central Way and desta be the notth of this zone, consistent with the major pedestrian routes in the Domittonn Plan chapter of the Compatitionies Plan.	As peri et the development approvat, the City may permit a decrease or require an increase in- -estimate. The development state provide algorithmic operates arignost to Sixth Street, and beliffing- tommatelibe endelsted entrango up from the east and and south portions of the utto. The tailost— building forms also be grouped towarder the cortee of the employ property with lower components.	Vehicular excess for these uses and components of these uses, including subterransan parking must be on Central Way or Fifth or Sich Streets south of Sidh Avenzo. The applicant may be required to tristal traffic diverters or employ other mechanisms to direct non-realidential traffic associated with subject property away from areas north of Sidh Aventuo.	The City may require that ereas of the north-scalem and south-scalem portions of the subject property be developed with pedestrian scale amendies and landscaping to enhance the entryway into the Central Business District.	7. Access for other-through facilities must be approved by the Public Works Department.	<ol> <li>Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Area 78 or 7C zones.</li> </ol>	9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.	The required front yard for this use shall be 0' from Central Way for one	OF TWO SIGNESS. TWO PAIRING HIS STREET OF THE ISSUITED TO THOUGH YAID		For other briomation about parking and porifing ereas, eae Chapter 105. For details of the regulations in this category, eae Chapter 100.	For information of the regulations in this category, see Chapter 95. For details of what may acceed this height final, see Chapter 115. For details regularing required yards, see Chapter 115.
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	SNO	LL'	<b>V</b> I0	938 (A)	Restaurant or Towers	Regulation 2		Fast Food Restaurant See Special Regulation 2								ZC-5035A1-19-95	.1	FOOTNOTES

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C SS SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	PROKT BEC	MS PUIRED Y	REAR SOLV	S REPRESENCE TO TOO	HEIGHT OF STRUCTURE S	LANDSCAPS CATEGORY	SIGN	REQUIRED PARKING SPACES	CBD-6 50.35.b
Any Retail Establishment, other than those specificate listed, imited or prohibited in the Zone, setting goods or providing services, including beniting end retailed financial services. See Special Regulation 2 and 3. Hotel or Motel. See Special Regulation 2.	etrocture exceeds 65 ebover exceeds 65 ebover exceeds 65 ebover exceeds 65 ebover exceeds 65 ebover	None	20' See Sp. Auto	10° ectal Reg 14		90% \$1802	.78 leet above average building elevation, See also Special Regulation 4.	D See Special Reg. 11  D See Special Reg. 11  D See Special Reg. 11	E	One per each 350 og. ft. of gross Goor orea. See Section 60-et the — Chapter.  One for each roum. See Spec. Reg. 12. See Section 60-ot the — Chapter See Section 105.25 end Section 105.25 end Section 105.25 end Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. These uses are only permitted acids of Sixth Avenue. Subterranean parking for these uses may be located north of 6th Avenue provided that the perking structures are not visible from 7th Avenue or 5th Street north of 6th Avenue.  3. Vehicle and/or boat sale, repair, service, and rental are not permitted in this zone.  4. As-part of the development appreval, the City-may permit a decrease or require an increase insenteets. The development stratt provide eignificant openness adjacent to Sixth Street and-building Jorns shall be mediated and terraned up from the cast and south portions of the site. The tallest-building forms shall be grouped leaves the center of the explicit portions of the site. The tallest-building forms shall be grouped leaves the center of the explicit property with tower components for the particular of the explicit property.  5. The entire zone must be physically integrated both in site and building design. In addition, the design and development of the explicit property must provide padectrian linkage through this zone and between Central Way and areas to the north of the zone, consistent with the major padestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  8. Vehicular access for these uses and components of these uses, including subtomersoan parking, must be on Central Way or Fitth or Sixth Streets south of Sixth Avenue. The applicant may be required to install instille diverters or employ other mechanisms to direct non-residential tratilic associated with subject property way from areas north of Sixth Avenue.  7. The City may require that areas of the north-eastern and south-eastern portions of the subject property be developed with pedestrian scale emerities and tendecapting to enhance the entryway into the Central Business District.  a. Anothery assembly and manufactured goods are directly related to and dependent upon this
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.  998

TO CA STANDARD BENDERD CO. S. C. C. C. C. C. C. C. C. C. C. C. C. C.		MINIMUMS  MINIMUMS  MAXIMUMS  one gor to to see Rectal Regulations  See Sectal Regulations  10 4 102 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	PAGE (3) Within 40° of Seventh Avenue the maximum length of any facade is 50°	
	TIONS:	17		

lest above the etawation of Severath Avenue as measured at the matrical of the troutage of the subject property on Severath Avenue. No portion of a structure on the subject property within 40 test of Fith Street north of Shath Avenue may exceed 30 feet above the elevation of Fith Street as As part of the development approval, the City may pount a decrease or require an increase in— -estiseder—The development aball provide algoriticant operanese adjacent to Stoth Strest and building -torm-shall be medistried and terraced up from the saut and south portions of the elte. The tallest Reter to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Paybod 11/194, O-3436 11. An on-site passenger loading trea may be required depending on the number of attendess and the The entire zone must be physically integrated both in site and building design. In addition, the design and development of the subject property must provide pedestrian intege through this zone and between Central Way and Areae to the north of this zone, consistent with the major pedestrian No portion of a structure on the subject property within 40 feet of Severth Avenue may exceed 25 building forms shall be grouped foreards the center of the employed property with lower components The City may require that greats of the notheestern and coutheastern portions of the subject property be developed with pedestrian scale amenities and torritoxiquity to enhance the entryway into the Central Business District. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155). 1. The development of the subject property and subscent rights-of-way must be consistent with the Street north of Stidh Avenue that does not exceed 30 test above avenage building elevation, the mintanum required ado yards not see the feet but two alds yards must equal at least 15 feet. For any portion of a structure on the subject property within 40 feet of Severah Avenue of Fillh 7. Landscape Category C is required if the subject property is located adjacent to the RS 6.0, or PAGE **99F** Structured play areas must be set back from all property lines by at least five feet.Hours of operation may be firmled by the City to reduce impacts on nearby residential uses. Section 50.35.f A str-tool high fence is required along all property times adjacent to outside play areas. measured at the midpoint of the frontage of the subject property on Fith Street. elements may not exceed 25% of the length of the facade of the structure. Ground floor porches and similar entry features may encroach into the SPECIAL REGULATIONS required front yard, provided the total horizontal dimensions of such routes in the Downtown Plan chapter of the Comprehensive Plan. For details regarding required yards, see Chapter 116. CBD-6 Zone extent of the abotting right-of-way improvements. -towards the pertmeter of the outlest property. regulations of Section 65 of the Chapter. Planned Areas 78 or 7C zones **USE ZONE CHART** ó ø Bedton 105.25. See-Sedion to PARKEING SPACES
REQUIRED CATEGORY NOIS ᆁ CATEGORY FIRST, mad down to third use... THEN, across for REGULATIONS ZAVDSUNY) See also Special Regulations 2 and 4 78 lesi above STRUCTURE elevellon. everage building MAXIMUMS HEICHL OF 200 ğ LOT COVERAGE 4 Ö REVE REQUIRED YARDS Ge Re Þ ŝ SIDE MINIMUMS FRONT ø **DIRECTIONS:** TOL SIXE etrockuro-excessio 66 Presentity, Chapter 167-end ADR. ADR. 142. **FOOTNOTES** Swenago Duliding Slovetker BEATEÀ ISOCIEZZ REGULBED Port 100 School, Day-care, or Mint-School or Day-care Center ZC-5035F/12-27-94 **SECULATIONS** OSE

regulied right parameter 75% of the length of the facade of the structure.		Į		[		
to Rader to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  II. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such						ZC-5035F/12-27- <del>9</del> 4
Chapter:  9. No parking is required for daycare or school encillary to the church use.	:	·				
See also  8. Landscape Category A or 8 may be required depending on the type of use on the subject properly section 60- and the impacts associated with the use on nearby uses.				-		
B See 7. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Section Planned Aveas 7B or 7C zones.		nined on a basse,	Will be determined by case by			Public Perk
6. The City may require that areas of the northeastern and southeastern portions of the subject property be developed with pedestrian scale amentiles and landscaping to enhance the entryway into the Central Business District.		····		· · ·		
						Facility
4. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoin of the trontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet D  B See of Fith Street north of Sixth Avenue may exceed 30 feet above the elevation of Fith Street as Section measured at the midpoint of the trontage of the subject property on Fith Street.					Quincrinias, A.D.P. Chapter	Public Utály, Government Facility, or Community
9 3. For any portion of a structure on the subject property within 40 feet of Seventh Avenue or Filth Street north of Sixth Avenue that does not exceed 30 feet above everage building elevation, the minimum required side yeards are 5 feet, but 2 side yards must equal at least 15 feet.		·		a.	A.D.A.	
Reg. 7  Section 60eotherics: The development shall provide significant openness adjacent to Sixth Street, and building forms that be grouped becards the center of the excitor portions of the elio. The telestand begrouped becards the center of the excitor portions of the elio. The telestand begrouped becards the center of the excitor property with tower components.  See Special	elevation See etso Special Regulations 2 and 4.	4 4 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		ب = ا	design	
D B See 1. The development of the subject property and adjacent rights-of-way must be consistent with the Section Section 65 of this Chapter.	78 leet above average building	10° 80%	To Page	None 20' See Si	structura arroands 65:	Church
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USE ZONE CHART					May the self transit route and information signs and markers.      May the self transit route and information signs and markers.		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what rifey exceed this height first, see Chapter 115. For details regarding required yards, see Chapter 115.
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USE ZONE CHART		CBD-7		SPECIAL REGULATIONS	The dovelopment of the subject property and adjocent rights of way must be consistent with the regulations of Section 65 of this Chapter.	. May not be more than two vehicle service stations at any transaction.	Gas pump islands must be setback at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be more than 10 feet to any property line. Outdoor parking and service areas may not be closed than 10 feet to any property line. See the section in Chapter 115 oritised "Outdoor Lise, Activity, and Stoppg" for harber regulations.	She design anual include installation of pedestrian linkages between public adawates and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the endor pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.	Landscape Calegory A is required if the subject property is adjacent to Planned Area. 78	6. Refer to Chapter 1 to defermine what other provisions of this Code may apply to the subject property.	. The development of the subject propenty and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.	No setback is required actional to Third Straet.	Site design must include installation of pedestrian liniages between public attewaits and building estimates and between walkways on the subject property and existing or plumed walkways on abuilding properties constituent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.	Landscape Calegory B is required if the subject property is adjacent to Plumed Area. 75.	<ol><li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li></ol>	6. The required front yard for this use shall be 0' for one story at street level. No nare ing may encount that the required 20' front yard	IN PRINCE HAY VININGE HAY INGRED TO		For other information about parking and parking areas, see Chapter 105. For details of the regulations in the category, see Chapter 100. For information of the containings in the consoner see Chapter 95.	For details of what may exceed the holyst limit, see Chapter 115. For details regarding required years, see Chapter 115.
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	Zone	CBD-/	SPECIAL REGULATIONS	1. The development of the authest property and adjacent rights of way must be consistent with the regulations of Section 65 of this Chapter.  2. No setback is required adjacent to Third Street.  3. Access lor drive-through facilities must be approved by the Public Works Department.  4. Anciety assembly and manufactured goods on the premises of this use are permitted only it:  a. The assembly and manufactured goods are directly related to and department upon the use, and are evaluable for purchase and removal from the premises.  b. The outward appearance and impacts of this use with anciety assembly or manufacturing activities must be no different from other result uses.  b. The outward appearance and impacts of this use with anciety assembly or manufacturing activities must be no different from other result uses.  5. A use involving the preparation and consumption of food may include, as part of the use, scossoory activities and of the use; and  a. The sealing and easedsteed circutation area does not exceed more than 10% of the use, scossoory accessing an and of the use; and  b. It can be demonstrated to the City that the thoor plan is designed to preclude the seating area from being axpanded.  5. Sits design must include installation of podestrian thickages between public ablewable and building amount of the critical and between welloways on the subject property and exiting or planned well-ways on exhibiting more and between welloways on the subject property and exiting or planned well-ways on exhibiting may efficiency and for this use shall be 0° for one story at street level.  No parking may encreach into the required 20° front yard.  No parking may encreach into the required 20° front yard.	For other translation about parking and parking areas, see Chapter 105. For details of the regulations in the category, see Chapter 100.
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	<u> </u>		CBD-7 50.40.0		SPECIAL REGULATIONS	<ol> <li>The development of the subject property and expent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> </ol>	No setback is required adjacent to Third Street.	Site design must brainde installation of pedestrien linkages between public addewalks and building enformes and building	enances and between waxware of the support property and account you promite a memory's our southing properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Committenate Plan.	onto I harri	The particular is required for carposing or believe distributely to the use.	5. Landscape Category C is required if the subject property is adjacent to Planned Area 7B.	6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.	This use may be located on the Central Way level of a building only if there	is an intervening retail storefront between this use and the right-of-way.				<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> </ol>	No setback is required adjacent to Third Street.	Ancillary assembly and manufacture of goods on premises may be permitted as part of office use it: a. The ancillary assembled or manufactured goods are autoridable to and dependent on this office	use; and The outward appearance and impacts of title office use with ancillary assembly and manufac- hydrocathrillan much be no different from other office inse	TAGE TO IT OF THE STORY OF THE	The toflowing regulations apply to veterthary offices only:  a. May only treat small emirats on the subject property.  b. Outside runs and other outside facilities for the artimats are not permitted.	REGULATIONS CONCLUDED ON NEXT PAGE	r 105. PA	For information of the regulations in this category, see Chapter 115.  For delaits of what may exceed this height limit, see Chapter 115.  For delaits regarding required yards, see Chapter 115.	
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	SNO	)IT,	VII.	SECT	<b>↔</b>	Private Lodge or Club	18 48th.	19	5										Office Use	26.52			<u> </u>		2C-CBD7D/5-12-93		FOOTNOTES	

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	Dection	50 40 e			If the autiject property. A smitted with the A.D.R. and little units.	eklewalka end bullding skrined walkweye on ritown Plan chapter of	umed Area 7B.	to the subsect occoents.  El of a building only if the search of the right-of-way.		play erees.	Va feet.	residential uses.	ther of attendess and the	of Social and Health	sklewates and building Harned welkways on thown Plan chapter of the	pty to the subject property.     of a building only if th	PAGE 100E	
	2007	CBD-7		SPECIAL REGULATIONS	Ste must be designed so that solve from this use with not be suicible off the subject property. A certification to this offect eighed by an accustical engineer must be submitted with the A.D.Fl. and building permit explications.  A veterhary contains division in not permitted if the subject property contains dwelling units.	# pedestrien thrages between public the extigied property and exteting or p major pedestrien routes in the Dowe	he subject property is adjacent to Pie	to Chepter 1 to determine if other provisions of this Code may stock to the subject property.  This use may be located on the Central Way leyel of a building only if there is an intervening retail storefront between this use and the right-of-way.  Bavelopment of the subject property and editional rights-of-way must be consistent with the thickers of the Chapter.	Ind Straet.	all property thes adjacent to outside	ok from all property linea by at least fi	the City to reduce trupects on nearby	ty be required depending on the num novements.	ments established by the Departmen 388-155).	f pedestrian inlanges between public the subject property and existing or p major pedestrian routes in the Down	Ter to Chapter 1 to determine what other provisions of this Code may apply to the subject property. This use may be located on the Central Way level of a building only if there	15 an interventing retail storetront between this use and the right-of-way.  Fig. 6 of the requisions in this category, see chapter 105.  Indian of the requisions in this category, see Chapter 105.  Indian of the requisions in this category, see Chapter 105.	Chapter 115.
USE ZONE CHART			į	SPE	Sie must be designed so that not certification to this offect eigned by building permit explications.     A veterhary office is not permitted.	<ol><li>Site design must include installation of pedestrien linkages between public sidewalks and building entrances and between walkness on the autied property and existing or planned walkness on abutting properties consistent with the major pedestrien routes in the Downtown Plan chapter of the Comprehensive Plan.</li></ol>	<ol><li>Landscape Category C is required if the subject property is adjacent to Planned Area 7B</li></ol>	7. Refer to Chepter 1 to determine if other provident of this Code may attory to the sublect property.  6. This use may be located on the Central Way level of a building of is an intervening retail storefront between this use and the right-of the welpot of the subject property and edition in this or way must be considered with the regulations of Section 85 of the Despert.	2. No setback is required adjacent to Third Sinset.	. A stx-fool-tigh fence is required stong all property lines adjacent to cutside play ereas	4. Structured play areas must be set back from all properly lines by at least five feet	<ol><li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li></ol>	. An on-site passenger loading unea may be required depending on the number of attendess and the extent of the obtaining right-of-way improvements.	<ol> <li>These uses are utbject to the requirements established by the Department of Social and Health Services (WAC 389-73, 389-150, and 388-155).</li> </ol>	Site design must include hestatution of pedestrian tinkages between public sidewalks and building entrances and between watkways on the aubject property and existing or planned walkways on abuting properties consistent with the major pedestrian rodaes in the Downtown Plan chapter of the Comprehensive Plan.	9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. D. This use may be located on the Central Way level of a building only	IS an infervening retail storetront between this for other transmission about parting and parring areas, were wrequer income details of the requisitions in this category, see Chapter 100. For known about of the requisitions in this category, see Chapter 60. For details of what may exceed this halphi Entl. see Chapter 115.	For details regarding required yards, see Chapter 115.
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SNO	Ш	<b>V.</b> Iſ	neer CE	. ↔ □>	Otitoe Use (continued)			School, Daycare Center, or	Mini-School or Deycere Center							ZC-C8D7E/2-14-95	ROOTNOTES	

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20,000	Section			consistent with the		Idewalls and building uned wallways on own Plan chapter of the	ly to the subject property. If a	oneistern with the		ned Area 7B. Landscape cl property and the	ly to the subject property.	rd of create traffic safety		correlations with the	ly to the subject property.	Revised 4/83	PAGE	100F
Zono L	Zone 1 Se		SPECIAL REGULATIONS	<ol> <li>The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of the Chapter.</li> </ol>	No setback is required adjacent to Third Street.	Sits design must include installation of pedestitan linkages between public stiewalks and building entrances and between walkways on the subject property and existing or planned walkways on chutting properties consistent with the major pedestitan routes in the Downsown Plan chapter of the Comprehensive Plan.	4. Refer to Chapter 1 to determine what other provisions of the Code may apply to the subject property. I	is an intervening retail storefront between this use and the right-of-way. The development of the subject property are expected register-of-way must be consistent with the regulations of Section 65 of this Chapter.	No setback is required adjacent to Third Street.	Landscape Category C is required if the subject propenty is adjacent to Plenned Area 7B. Landscape Category A or B may be required depending on the type of use on the subject propenty and the impacts associated with the use on nearby uses.	Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.	May traital trainall route and information signs and markers.	The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.	Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.		For other information about parking and parking areas, see Chapter 105. For delaits of the regulations in this category, see Chapter 100.	For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
USE ZONE CHART		e styci	MWA	-1	ei.	ei	A. A.	, <u>, , , , , , , , , , , , , , , , , , </u>	~ ~	ei 1	4. Refer	1. May be p problems.	2. May th	<del></del>	<del>ار،</del>	,	For other to	For details
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() EGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS DUIRED Y	ARDS	LOT COVERAGE W	HEIGHT OF STRUCTURE STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-8 50.45.a  SPECIAL REGULATIONS
Restaurant or Tavern See Special Regulation 9	A.D.R. Chapter 142	None	0	tr oc. Reg.	O.	100%	se leet above average building elevation or estating grade. George Regulations of the front the subject on the near applicable way. See Regs. 4.6	Special Reg. 18-11 pove the of 3rd 4th at the midpoint tage of propertiest right-of Spec.	E L	One per each 125 sq. ft. of gross floor area. See also Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 55 of this Chapter.  2. A minimum 20-foot front yard setback is required adjacent to:  a. Fourth Avenue between 2nd Street and 3rd Skreet;  b. Third Street, between 3rd Avenue and 4th Avenue;  c. Market Street.  3. The minimum required side anchor rear yard abuilting the PR 3.6 and PLA 7A zones is 5 feet.  4. Height of structure may be measured above existing grade or average building elevation, but not both:  5. No ponion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 78 zones focated to the neath of this zone may exceed 90 feet above the elevation of 2nd Overet, 8nd Street, 3nd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the printage of the exhibit property on the applicable abuting right of way.  4. MARIANUM, Howelf OF A FRANCE ALONG CENTER PARTY or Central Way.  5. Streetures shall be medicated and terrecent on the britistic in this zone. The tellest building forms shall be grouped towards the center of the subject property with lower compenents located howards abaltic property or the property or central Way.  5. Streetures shall be medicated and terrecent on the subject property with lower compenents located howards abaltic property at the exhibit property or Central Way.  7. Streetures shall be medicated and terrecent on the subject property may be increased by 13 feet if the applicant provides exhibiting and decided upon as a Planned Unit Development, Chapter 125 of this property at the property at the propessed structure available for public perion. Chapter 125 of this provides exhibiting and decided upon as a Planned Unit Development, Chapter 125 of this provides and second or or or or of the subject property abus Third Avenue between First Street and Second Street or Fourth Avenue, it the subject property abus Third Avenue between First Street and Second Street or Fourth Avenue, the site end building must be des
ZC-CØD8/12-27-94											REGULATIONS CONCLUDED ON NEXT PAGE Revised 11/1/94, O-3438
FOOTNO	DTES		T						L		For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  To details regarding required yards, see Chapter 115.

	uonaec auoy			BECAL REGULATIONS	I per each 1. The development of the subject property or adjacent rights-of-way must be consistent with the 350 sq. ft. regulations of Section 85 of this Chapter.	Bried. 2. Art	Section 60 b. Third Street, between 3rd Avenue and 4th Avenue; of this c. Market Street.	Chapter.  3. The minimum required side and/or rear yard abuning the PR 3.8 and PLA 7A zones is 5 lees.	4 Height of structure may be measured above existing grade or everage building elevation, but not forth:		And portion of a strictling within 100 feet of the 141 819 1124 A great Play 19 zones to zone friend and the strictling of the strictling	Location of the ended proportion who appropriate abundant detection of the control of the state of the control of the state of the stat	parlies of a swarzuse within 40 lead of Central Way may asseed 60 teat-fallow the alara stall Way as massured above the midpoint of the foreign of the publical occupant on Ces	Way.	7—Shortmas shell be modulated and terrand on the billside in this yone. The talkest building forms shell be grouped towards the center of the subject property with lower components because towards the covincer of the subject property.	8. The movimen helds of standards on the subject percentages to become the 13 test if the week	100	paragraph with be reviewed and decided upon as a Planned Link Development, Chapter 125 of this — Code. As part of the PUD process, the Chry with describing wholes the public benefit desired from	,	7. 4. This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No expect or component of	this use may be located on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue. If the subject property stude if their Avenue between First Street and Second Street or Fourth Avenue, the late and buildings must be designed to provide residential	character and scale adjacent to Third Avenue and Fourth Avenue.	REGULATIONS CONCLUDED ON NEXT PAGE R9vised 11/1/84, O-3438	For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.	For information of the regulations in this category, see Chapter 85.  For details of what may exceed this helpfit limit, see Chapter 115.  For details regarding required yeards, see Chapter 116.
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GULATION	ŀ	Τ	34	LANDSCA	_	1 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8		<del> </del>	30 feet above the	or 4th	Se	projected midpoint	of the frontage of the subject property	carest	applicable right-of- way. See Spec.	200						_			
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	Section		50.45.i		consistent with the			7A zones is 5 feet.	ding elevation, but not	eth at balasel sense l	d Otreet, Srd Average	WAT IT & Shore	above the elevation of property on Central	a tottoet building ferres	ponente located toware	1900 - 13 toot # the age	or makes a partien of	iani, Chapter 125 of the de bonelli derived from	end-building mass-	subject property abuls to site and buildings mi- renue and Fourth Aven	ile will be directed awa	Revised 11/1/84, 0-3436	PAGE		101
	<i>S</i>		(r)	ions	ay must be			8 and PLA	verege-buil	and PLA 78	d Circot, G	1	the subject	a zone Th	iower com	be-mercase	3D-2 sones	Person	e in traight	Way. If the Average, the to Third Av	ing to the e	ш	105.		
	Zone		CBD-8	SPECIAL REGULATIONS	property or adjacent rights-of-w Chapter.	back is required adjacent to:	Street and and Street; enue and 4th Avenue;	or rear yerd abutting the PR 3.	urod above euleting grade ior a	00 tool of the PR-3.6, PLA 7A	Liest shove the elevation of &v st. Ath Avenue, or Morket Stree	A PACAGE ACALE C	<del>9 feet ol Central May may exx</del> i the midpoint of the frontege of	bits of section that hillships in the	ter of the eutject property with enty-	S on the subject property may.	reportures in the CBD-1 or Citated and a second	isolded upon as o Plenned Unit by the City will determine whel	t tillicoll to ellow the morest	ubject property abude Central V at and Second Street or Fourth Il character and scale adjacent	it vehicles coming from and go the north of this zone.	REGULATIONS CONCLUDED ON NEXT PAGE	nd parking sreas, see Chapter	his calegory, see Chapter 95.	eigni finni, see Chapter 115. see Chapter 115.
ZONE CHART			~		<ol> <li>The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> </ol>	2. A minimum 20-foot front yard setback is required adjacent to:	Pourth Avenue between 2nd Steet and 3rd Sifeet;     Third Steet, between 3rd Avenue and 4th Avenue     Markel Street.	<ol><li>The minimum required side and/or rear yard abutting the PR 3.8 and PLA 7A zones is 5 feet.</li></ol>	4- Height at stractare may be meseured above existing grade or everege building elevation, but nati- both.	-5. No portion of a envotive within 100 test of the PR 8.8, PLA 7A and PLA 7B zense tocated to the	-north of this zene may exceed 30 test above the elevation of 2nd Shoot, this Givest, 5th Avenue - between 1st Steel and the Steel, Alti Avenue, or Market Sneet es messured at the midport of the	the state of a photo and contra	<ol> <li>No portion of a structure within 49 feet of Central Way may accord 30 feet shows the elevation of Certral Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> </ol>	T. Streetseas that he mort felled and larrand on the hillerto in this zone. The influet buildies forms	elect to ground towards the center of the excitod property with lower compensate leaded towards the perinder of the excitod property.	-8. The maximum height of stortures could subject property may be frevessed by 13 feet # fre-east	cant provides subfermeneen penking for uses in the CBD 1 or CBD 2 sonce or makes a pention of— the subject property or the proposed attentions available for public penking. Any proposed-under this	paragraph with be taxiomed and decided upon as a Planned Unit Development, Chapter 185 of the Code. As part dis Public process; for City will determine witching the public benefit demand from Code.	- Probating with the account of the following set to the following the following many of the following many is	-6-This use is permitted only if the subject property abute Central Way. If the subject property abuts Itand Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.	-46." The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone.	REGULATIONS	For other information about parking and parking areas, see Chapter 105.	For information of the regulations in this category, see Chapter 95.	For details of what may exceed this height limit see Chapter 115. For details regarding required yards, see Chapter 115.
USE ZO		S	: SEVCI	PARICING	5 9		Section to of this Chapter.		<u> </u>	<u> </u>		7	Φ	*	· 	<u> </u>				학 :대	<del>\$</del>		18 S		2.2
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PAGE 101J	For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this calegory, see Chapter 100.  For information of the regulations in this calegory, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.						ſ	TES	FOOTNOTES
adownsta and building burned wees 7A or 78, or read wees 7A or 78, or reply to the euclect tablished by a of Central subject which Avenue or Avenue or height limit action of 1st e on Market the midpoint e north.  If a building even this use representation of the facade of of the facade of	10.41. Site design must include install artirances and between walking artirances and between walking artirances and between walking artirances and between walking artirances of the Comprehenshop C is required?  4. No portion of a strue 3:1 angle starting at Way as measured at property on Central intersects the establish 4th Avenue.  5. For properties on the shall be measured at Street and 3rd Aven Street, the 30' height of the subject proper only if there is an in and the right-of-way the structure.  3. Ground floor porching the structure.	R	· · · · · · · · · · · · · · · · · · ·		<del></del>	s		_ :	Private Club or Lodge (continued)
50.45.j	CBD-8  SPECIAL REGULATIONS	CATEGORY REQUIRED PARKING SPACES	ANDSCAFE CATEGORY	HEIGHT OF	REAR 5	NDE [8]		REQUIRED REVIEW PROCESS LOT SIZE	REGULAT
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	S T _ suoZ		CBD-8	SPECIAL REGULATIONS	The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.	A minimum 20-foot from yard satheck is required adjacent to:  a. Fourth Avenue between 2nd Street and 3rd Street:  b. Triad Street, between 3nd Avenue and 4th Avenue;  b. Mark Street.	The minimum required side and/or resu yard abuilting the PR 3.6 and PLA 7A zones is 5 feet.	– kelgti of encelure may be messured ebove existing grade or everage building elevation, but not -both.	6. Ata paraturat a stractore within 188 heat of the PM 3.6, PCA 7A and PLA-78 cence femined to the . oorth of this rame may exceed 30 lest above the elevation of the Sheek-346 Sheek, 344 Avenue	botween tel Circuit and End Escal. 4th Avenue, or Market Street as measured as the midpoint of the telegraph of the engineering engineerin	6. Ne podion of a structure within 40 lest of Central Way may exceed 39 leef above the elevation of Central Way as measured above the midpoint of the frontiage of the subject property on Central	Way.	official of seas to incontain and instances of the stabled properly with lower components facted formaties the partners of the stabled properly with lower components facted formaties the partners of the stabled properly.	8. The maximum height of structures on the subject property may be increased by 13-feet if the crydinest product authorized by 19-feet if the crydinest product and the subject property or the proposed stacture svalidate for public parting. Any proposed under the pergraph will be reviewed and desides upon as a Planned Unit Boretomant, Chapter 125 of this Code. As part of the PUP present, the City will decernine whether the public benefit derived from packing this additional partial to stow the threeses in being the subject to additional partial.	The tollowing regulations apply to veterinary offices only:  a. May only treat arrial arriants on the subject property.  b. Outside runs and other outside tectities for the animals are not permitted.  c. Sile must be designed so that noise from this use will not be sucible off the subject property. A certificate to this effect signed by an Acoustical Engineer result be submitted with the A.D.R. and building permit application.  d. A veterinary office is not permitted if the subject property contains dwelling units.	REGULATIONS CONCLUDED ON NEXT PAGE	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what amy exceed this height limit, see Chapter 116. For details of what may exceed this height limit, see Chapter 116.	most son culture troi
	USE ZONE CHART			-	1. The development of the subject property regulations of Section 65 of this Chapter.	2. A minimum 20-tool front yard setbeck is required adjac a. Fourth Avenue between 2nd Street and 3nd Street: b. Titled Street, between 3nd Avenue and 4th Avenue.	3. The minimum required side	-4. Height of entrelare may be report.	-6. No paraturad a structore will		6. Ne pocion of a structure will Contral Way as measured a	Way.	- concurred was reproduced the canter the ca	The maximum beight of thrush the provides addientments without the property will be reviewed. Code. As part of the PUB providing this additional party.	De. The following regulations apply     D. May only treat small anima     D. Outside runs and other out     C. Sile must be designed so it     certificate to this effect sign     building permit application.		<ul> <li>For other information about parking and parking sreas, see Chi.</li> <li>For details of the regulations in this category, see Chapter 100.</li> <li>For information of the regulations in this category, see Chapter 1.</li> <li>For details of white may exceed this height limit, see Chapter 1.</li> <li>For details reconflion required varies, see Chapter 115.</li> </ul>	I na mahari Arimandari sweren in I
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	SNO	)II		9334 <b>⟨</b> } gg		Revental 1										2C-CBD8/12-27-84	FOOTNOTES	

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Genulations as the contractions	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS CHRED Y	KEAR	MA COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAFE	SIGN	REQUIRED PARKING SPACES	Zonse Section CBD-8 50.45.1  SPECIAL REGULATIONS  To: Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use it:
		3:1 angle: Way as m property o	starting easured on Cent the esta	at a pod dat the tral Wa	oint 41 projecty and c	' abov ted mi	the height e the elevati dpoint of th ling to a poi imit above (	on of C e subje- nt whic	Central C1 Ch	L L L L L L L L L L L L L L L L L L L	a. The ancillary assembled or manufactured goods are subordinate to and dependent on the office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.  41: If the subject property abute Third Avenue between First Street and Second Street, or Fourth Avenue, the alte and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.  12: The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of the zone.  13: Site design must include installation of padestrian linkages between public sidewelk and building entrances and between welloweys on the subject property and existing or planned welloweys on chulling properties consisted with the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones.
ZC-C8D#8/5-3-93	7.	shall be m Street and Street, the of the sub This use n	easured 3rd Average 30° he ject promay be nay be are is ar	d above venue, eight lin operty l located n interv	e the m For promit shall borderi	idpoin operticall be made the ng the	Street, the interest with front leasured about PR zone to to to the front between th	rsection tage on ove the the nor	n of 1st Marke midpoi th.	t int	HS: Refer to Chapter 1 to determine what other provisions of the Code may apply to the subject property.  L. Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25% of the length of the facade of the structure.  Revised 44.9
FOOTN	OTE	S				1					For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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		LOT SIZE	FRONT	STDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Zturch	A.D.R. Chapter 142	None	See S	0' ec. Reg.	O' and 3,	100%	se feet above average building elevation or existing grade. See Special Regulations 4 through 6.  30 feet above levation Avenue or Avenue as measured projected of the from the subject on the nea applicable way. See Regs. 4.	D See Special Reg. 13- 11 Dove the of 3rd 4th at the midpointage of L proper rest right-of Spec.	B -	I per every tour people based on maximum noutinum load of any area of worship. See Spec. Reg. 12: 10 See Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. A minimum 20-tool front yard satback is required adjacent to:  a. Fourth Avenue between 2nd Street and 3nd Street;  b. Third Street, between 3nd Avenue and 4th Avenue;  c. Market Street.  3. The minimum required side and/or rear yard abutiting the PR 3.6 and PLA 7A zones is 5 feet.  4. Height of structure may be measured above existing grade or average building elevation, but not both.  6. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zene may expeed 31 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Groves as missaured at the independ of the frontage of the subject property on the applicable abutiting right of way:  A MARAIZAUM PELICHT OF A FACASE ALABS CENTRE.  6. No portion of a structure within 40 feet of Cantral Way may acceed 39 feet elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.  7. Structures shall be medicated and terraced on the hillsteld in this zone. The tellect building forms shell be grouped towards the center of the subject property with lower components ligitaled inwards the perimeter of the subject property may be increased by 13 feet if the applicable property or the preposed attracture available for public parking. Any proposal under this programs with the service and section of the Subject property may be increased by 13 feet if the applicable of property or the preposed attracture available for public parking. Any proposal under this programs with the service and section of section as a Filamed Unit Development, Cantre property at the file applicable of the subject property as the file applicable of the subject property as the service of this Ceder. As part of the PLP processes, the Gity fill determine whether the public bond freed from providing this
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FOOTNOTES								<u> </u>			For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SE CLIATIONS	>	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA	SPECIAL REGULATIONS
Public Utility, Government Fai or Community Facility	cliity.	A.D.R. Chapter 142	None	O' See S	(Y pec. fleg.	tr and 3	100%	sz feet aboue average hullding elevation or estelling grade. Soe Special Regulations 4 two-up to a venue as measured a projected in of the front the subject on the near applicable way. See Regs. 4-6.	Special Reg. 9 41h 41h 41h pridpoint age of propertiest right-of Spec.	See Special Reg. 4  The idpoint age of property est ight-of-spec.	See Section 105.25. See also Section 60 of the Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. A minimum 20-foot front yard satback is required adjacent to:  a. Fourth Avenue between 2nd Street and 3rd Street;  b. Third Street, between 3rd Avenue and 4th Avenue;  c. Market Street.  3. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet.  4. Height of structure may be measured above existing grade or average building elevation, but not both.  5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may autosed 30 feet above the develor of 2nd Street, and Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the subject property on the applicable abutting digit of way.  6. No portion of a structure within 10 feet of Oentral Way may average 39 feet above the sevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.
		4. No portion of a structure shall exceed the height established by a 3:1 angle starting at a point 41' above the elevation of Central Way as measured at the projected midpoint of the subject property on Central Way and continuing to a point which intersects the established 30' height limit above 3rd Avenue or 4th Avenue.  8. The maximum height of structures on the subject property may be increased by 13 feet if the card provides subject property or the proposed circulars available for public penting. Any proposed under the paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of Code. As put of the PUB process, the City will determine whether the public benefit derived and point to allow the increase in height and h										
ZC-CBD8/12-27	7-94	For properties on the west side of 1st Street, the 30' height limit shall be measured above the midpoint of the intersection of 1st Street and 3rd Avenue. For properties with frontage on Market Street, the 30' height limit shall be measured above the midpoint of the intersection of 1st Street, the 30' height limit shall be measured above the midpoint of the subject property bordering the PR zone to the north.  Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B PR 3.6 zones. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.  The site must be designed so that vehicles coming from and going to the site will be directed aw the trom residential neighborhoods to the north of this zone.  Heler to Chapter 1 to determine what other provisions of this Code may apply to the subject property and the impacts associated with the use on nearby uses.  Revised 11/1/94, O-										
FOOT	'N(	) TES										For other Information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height timit, see Chapter 115.  To details regarding required yards, see Chapter 115.

## 50.60 SPECIAL PARKING PROVISIONS IN THE CBD 1. 2. AND 8 ZONES

### 1. General

The provisions of this Section govern parking for uses in the CBD 1, 2, and 8 zones. To the extent that these provisions conflict with the provisions of Chapter 105, the provisions of this Section prevail. Where no conflict exists, the provisions of Chapter 105 apply to parking for uses in the CBD 1, 2, and 8 zones.

### 2. Number of Spaces

To the extent that paragraphs 3 and 4 of this Section require that uses in the CBD 1, 2, and 8 zones provide parking, the following establishes the number of spaces required:

- Residential uses must provide 1.7 parking spaces for each dwelling unit.
- Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area.
- All other uses must provide one parking space for each 350 square feet of gross floor area.

## 3. Certain Floor Area Exempt from Parking Requirements

The following paragraphs establish several situations under which properties that are both within Local Improvement District 119 and the CBD 1, 2, and 8 zones are exempt in whole or in part from providing parking spaces:

- a. The owner need not increase the number of parking spaces for any floor area that existed prior to September 18, 1978, unless it is converted to a use requiring more parking spaces under paragraph 2 of this Section. If floor area is converted to a more parking intensive use, the owner has a parking obligation equal to the difference between the parking required for the former use and the parking required for the new use. Existing off-street parking provided for any use may not be reduced below the number required for that use based on paragraph 2 of this Section.
- b. The parking obligation of the subject property is reduced as follows:
  - 1) If new floor area was created or existing floor area converted to a more parking intensive use between September 20, 1976, and October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by \$2,300.
  - 2) If new floor area is created or existing floor area is converted to a more parking intensive use after October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by \$6,000.

August 1987 (Ordinance 3031) February 1983 (Ordinance 2729) 3) If the subject property was vacant as of September 18, 1978, the number of parking stalls required for the subject property is reduced by 1 for each 350 sq. ft. of gross floor area created on the ground floor of the subject property.

## 4. Options for Meeting Parking Obligations

The applicant may meet his/her parking obligation, computed using paragraph 2 of this Section and after reductions under paragraph 3 of this Section, in either or a combination of the following ways:

- By providing the required number of parking stalls in or on the building containing the primary use conducted on the subject property.
- (b. Providing, or paying the total cost of providing, with the consent of the City, the additional parking spaces in an existing municipal parking facility within the CBD, Planned Areas 6 or 7 zones, or Park/Public Use zones located adjacent to the CBD.
  - c. By satisfying both subparagraphs herein:
- O-2729 ( (1) paying \$6,000 for each required parking stall or fraction of a stall into a special fund that will be used to provide and upgrade municipal off-street parking within the CBD, Planned ( Areas 6 or 7 zones, or Park/Public Use zones located adjacent to the CBD; and
  - (2)purchasing one annual parking permit for a municipal parking facility for each three parking spaces required for the use by this code. When this results in a fraction, the number shall be rounded up to the next whole number if the fraction is at least 0.66. The parking permit requirement shall be satisfied by obligating business occupants of the subject property to purchase such permits as part of the application for a business license or the annual renewal of a business license. A business owner may request that the number of annual permits required be reduced to no more than the number of workers at the business. The decision on a request for such reduction will be made in the same manner as provided in Sections 170.60 through 170.65 of this code. Any such reduction will be effective only for permits required for the future and only for the business for which the reduction was requested.

## 50.62 BUILDING HEIGHT PROVISIONS IN THE CBD (NEW SECTION)

- 1. In cases where the height of structures is specified in number of stories, the following heights per story are allowed:
  - a. Ground floor retail: ground floor restaurant and tavern: ground floor entertainment/cultural and/or recreational facility shall be a minimum of 13' in height and a maximum of 15' in height.
  - b. Office: private club or lodge; church; private club or lodge; school, daycare center; public utility, government facility, or community facility; public park; ground floor of hotel or motel; retail above the ground floor shall be a maximum of 13.
  - e. Residential; hotel or motel above the ground floor shall be a maximum of 10'.
- 2. To determine the allowed height of structure, determine the number of stories allowed in the use zone charts and apply the allowed height per story specified in Section 50.62.1. For example, if three stories are allowed and the proposed use is ground floor retail with two stories of residential above, the allowed height would be 35'.
- 3. Height shall be measured above the point of measurement (e.g. above average building elevation, or above right-of-way) as specified in the particular use zone charts. For purposes of measuring building height above the abutting right-of-way(s), alleys shall be excluded.
- 4. In addition to the height exceptions established by Section 115.60 of this Code, the following exceptions to height regulations in CBD zones are established:
  - a. Decorative parapets may exceed the height limit by a maximum of 4 feet, provided that the average height of the parapet around the perimeter of the structure shall not exceed 2 feet.
  - b. For structures with a peaked roof, the peak may extend 8' above the height limit if the slope of the roof is equal or greater than four feet vertical to 12 feet horizontal.

# 50.65 DESIGN REGULATIONS FOR THE CENTRAL BUSINESS DISTRICT

50.65,1.	Introduction
	a. General
	b. Applicability
	c. ADR Procedures
•	d. Landscaping
50.65.2.	Pedestrian-Oriented Elements
	a. Installation of Sidewalks
	b. Pedestrian Weather Protection
	c. Access to Buildings
	d. Pedestrian-Oriented Space and Plazas
	e. Blank Wall Treatment
	f. Treatment of Building Facades
	g. Screening of Certain Areas
	g. Octobring of Octant Areas
50.65.3.	Public Improvements and Site Features
50.00.0,	a. Pedestrian-Oriented Elements Provisions Supersede
	b. Required Major Pedestrian Pathways
	c. Public Improvement and Site Feature Standards and Masterplan
	for Public Property
	d. On-site Improvements
50.65.4.	Parking Area Location and Design
30.00.4.	a. Location of Parking Lots
	<b>▼</b>
	c. Pedestrian Access Within Parking Lots
	d. Internal Parking Lot Landscaping
	e. Perimeter Parking Lot Landscaping
	f. Perimeter Parking Lot Landscaping - Adjacent Properties
	g. Parking Garages
	h. Miscellaneous Parking Area Design Details
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50.65.5.	
	a. Achieving Human Scale
	-b. Techniques to Achieve Architectural Scale
50.65.6	Building Material, Color and Detail
30.03.0.	5 1 15
	c. Metal Siding
	d. Concrete Block
	e. Lighting of Awnings
	f. Certain Signs Prohibited
	g. Covering of Existing Facades
	h. Building Cornerstone or Plaque
	i. Building Corners
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## 50.65.1. Introduction

- a. <u>General</u> This Section 50.65 establishes the design regulations that apply to development in the CBD. The remainder of this subsection 50.65.1 provides general information regarding the design regulations and their applicability in specific instances or to certain types of development in the CBD.
- b. <u>Applicability</u> The provisions of this Section 50.65 apply to all new development within the CBD. The provisions of Chapter 142 and Chapter 162 of this Code regarding A.D.R. and Nonconformance establish which of the regulations of this Section 50.65 apply to developed sites within the CBD. Where provisions of this Section 50.65 conflict with provisions in any other section of the Code, this section prevails.
- c. A.D.R. Procedures The City will use Chapter 142 of this Code to apply the regulations of this Section 50.65 to development activities that require A.D.R. approval. The City will use the Design Principles in the Comprehensive Plan to interpret how the regulations of this Section 50.65 apply to particular properties. In addition, the City shall determine, on a case-by-case basis as part of the A.D.R., whether, particular regulations of this Section 50.65 apply in a particular instance, based on the policy basis for the regulation as stated in the Downtown Plan Chapter of the Comprehensive Plan.
- d. <u>Landscaping</u> Various places in this Section 50.65 require that landscaping be installed and maintained. The following provisions apply to the installation and maintenance of all landscaping installed under the provisions of this Section 50.65 unless otherwise specifically indicated:
  - 1) At the time of planting, deciduous trees must be 2° in diameter, as measured using the standard of the American Association of Nurserymen, and coniferous trees must be 5' in height at the time of planting.

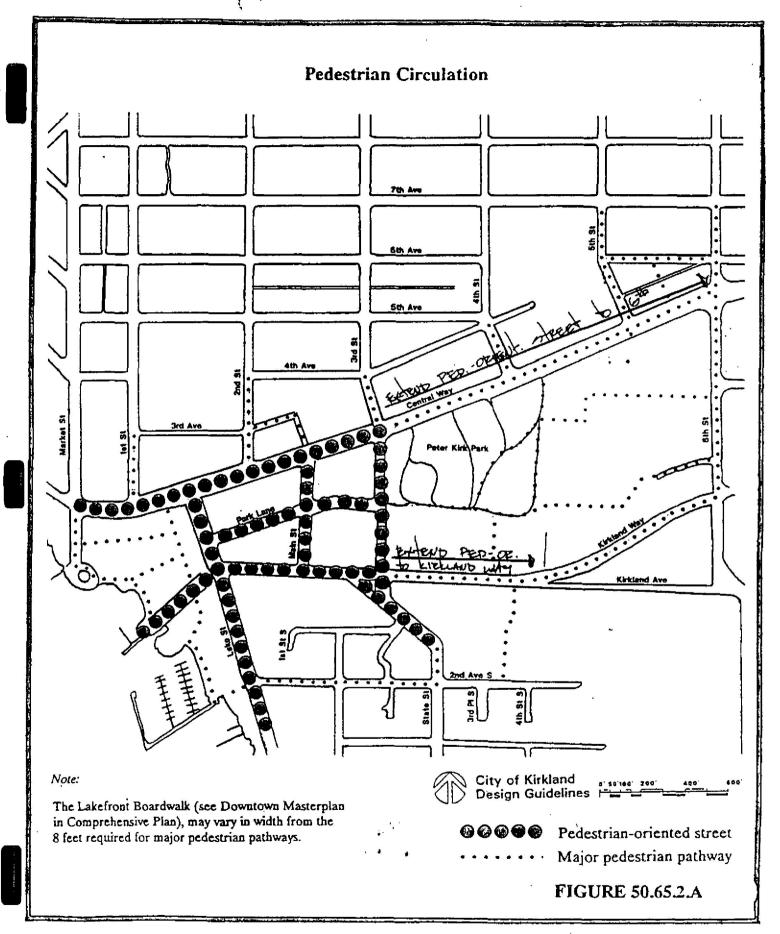
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  - 2) Shrubs must be 18" high at the time of planting.
  - 3) Drought-tolerant plants are encouraged.
  - 4) The City will review plant choice and specific plant location as part of the A.D.R. approval. Where appropriate, the City will apply the provisions of Section 95.20.2.c to require additional or more mature landscaping.

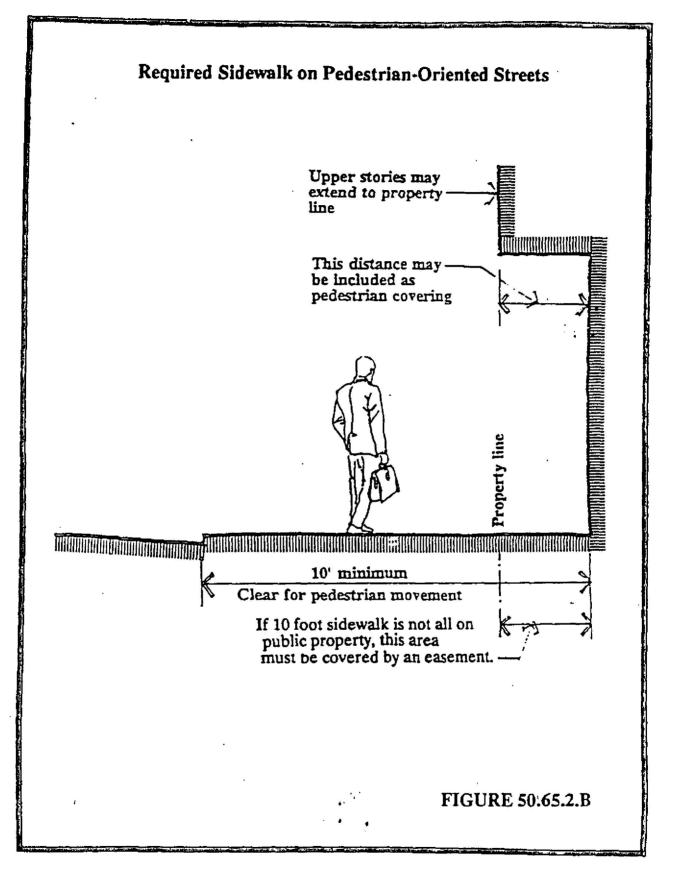
- 50.65.2. Pedestrian-Oriented Elements This subsection contains regulations which require various pedestrian-oriented elements on or adjacent to the subject property within the CBD. (or as specified in the Public Improvement and Site Feature
  - a. Installation of Sidewalks—The applicant shall install a sidewalk constructed of concrete or unit pavers, at least 10' in width, along the entire frontage of the subject property adjacent to each pedestrian-oriented street. If the existing sidewalk is less than 10', the difference may be made up with a public easement over private property. Buildings may cantilever over such easement areas, flush with the property line.

See Figure 50.65.2.a. and b.

- b. <u>Pedestrian Weather Protection</u> The applicant shall provide overhead weather protection, consistent with the following standards, along at least 80% of the frontage of the subject property on each *pedestrian-oriented street*:
  - 1) The overhead weather protection may be composed of awnings, marquis, canopies or building overhangs;
  - 2) It must cover at least 5 of the width of the sidewalk. The width may vary (not less than 3') to accompdate street trees, street lights, etc.;
  - 3) The lowest element of the overhead weather protection must be at least 8' above the ground immediately below it;
  - 4) The City will specifically review and approve the color, material and configuration of all overhead weather protection as part of the A.D.R. decision. See also Section 50.65.6.e., <u>Lighting of Awnings</u>.
- c. Access to Buildings All buildings on property abutting pedestrian-oriented streets must have direct access from the sidewalk of the pedestrian-oriented street to the main building entrance.
- d. <u>Pedestrian-Oriented Space and Plazas</u> If the subject property abuts a *pedestrian-oriented street* or public park, the space, if any, between the sidewalk and the building must be developed consistent with the following criteria:
  - 1) It must:
    - Enhance visual and pedestrian access, including handicapped access, onto the subject property from the sidewalk.
    - b) Contain paved walking surface of either concrete or approved unit pavers.
    - c) Contain on-site or building-mounted lighting which provides adequate illumination.
    - d) Contain two linear feet of seating area or one individual seat per 65 square feet of area between the sidewalk and the building.
    - e) Contain landscaping, such as trees, shrubs, trellises, or potted plants.

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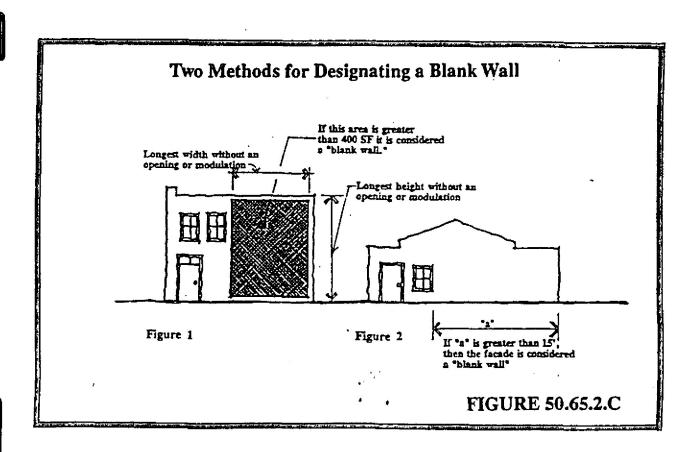


2) It may not include asphalt or gravel pavement or be adjacent to an unscreened parking area, a chain link fence or a blank wall which does not comply with the requirements of subsection 65.2.f. of this Chapter.

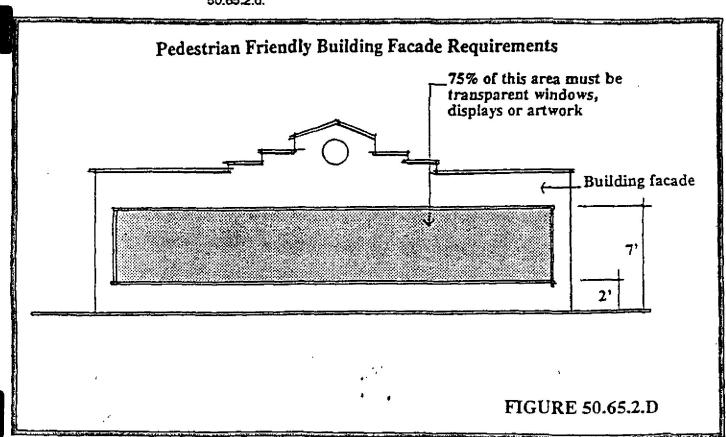
#### e. Blank Wall Treatment

- 1) Each wall or portion of a wall that is closer than 50' to any exterior property line of the subject property and is visible from any right-of-way must be screened or treated in at least one of the ways listed in subsection 65.2.e.3) of this Chapter if it meets the criteria for a blank wall under subsection 65.2.e.2) of this Chapter.
- 2) A blank wall is any wall or portion of a wall that meets either of the following criteria:
  - a) A wall or portion of a wall with a surface area of at least 400 square feet having both a length and a width of at least 10' without a window, door, building modulation at least 1' in depth or other architectural feature.
  - b) Any wall or portion of a wall between 4' and 13' above ground level with a horizontal dimension longer than 15' without a window, door, building modulation at least 1' in depth or other architectural feature.

See Figure 50.65.2.c.



- 3) At least one of the following techniques must be used to treat or screen blank walls:
  - a) By the installation of a vertical trellis with climbing vines or plant material in front of the blank wall.
  - b) By providing a landscaped planting bed at least 5' wide or a raised planter bed at least 2' high and 3' wide in front of the blank wall and planted with plant materials that will obscure or screen at least 50% of the blank wall within 2 years.
  - By providing artwork, such as mosaics, murals, sculptures or bas-relief on the blank wall.
- 4) The provisions of this subsection 65.2.e. of this Chapter may be modified or eliminated as part of the A.D.R. decision if they conflict with the Uniform Building Code.
- f. <u>Treatment of Building Facades</u> Each facade of a building facing a *pedestrian-oriented* street or public park must contain or be treated with at least one of the following elements:
  - It must contain transparent windows or window displays comprising at least 75% of the area of the facade between 2' and 7' above ground level. See Figure 50.65.2.d.



- 2) It must contain sculptural, mosaic or bas-relief artwork comprising at least 75% of the area of the facade between 2' and 7' above ground level. See Figure 50.65.2.d.
- 3) The area next to the facade must be developed such that for every 10 linear feet of the facade, at least 20 square feet of this area must be developed with landscaping consistent with subsection 65.2.e.3)a) or 65.2.e.3)b) of this Chapter, depending on the location, dimensions, and size of the area.
- g. <u>Screening of Certain Areas</u> All loading areas, service areas, outdoor storage areas of more than 100 square feet, areas containing waste storage and disposal facilities or containers and similar areas must be:
  - 1) Located on the subject property so that they are not visible from any street or public park. If the City determines that this is not physically possible, then these areas must be screened from public view using a compact evergreen hedge, a solid wall or fence, or in a manner approved by the City as part of the A.D.R. decision.
  - 2) Screened from on-site ground floor uses using a compact evergreen hedge, a solid wall or fence, or in a manner approved by the City as part of the A.D.R decision.

- 50.65.3. <u>Public Improvements and Site Features</u> This subsection establishes the requirements for the installation of various site features and public improvements on and adjacent to the subject property in the CBD.
  - a. <u>Pedestrian-Oriented Elements Provisions Supersede</u> If the provisions of subsections 65.3.b. and 65.2 of this Chapter both apply to improvements within and/or adjacent to a street, the provisions of subsection 65.2, and not subsection 65.3.b., must be followed.
  - b. <u>Required Major Pedestrian Pathways</u> If the subject property abuts a street designated to contain a major pedestrian pathway on Figure 50.65.2.a, the applicant shall install that pathway on and/or adjacent to the subject property consistent with the following standards:
    - 1) The major pedestrian pathways must be installed in the approximate location shown on Figure 50.65.2.a and make the connections shown on that figure.
    - 2) The major pedestrian pathways must be paved with concrete or unit pavers and have a minimum width of at least 8', unless otherwise noted in Figure 50.65.2.a. If the existing sidewalk is less than 8', the difference may be made up with a public easement over private property.
    - 3) The major pedestrian pathways must have adequate lighting with increased illumination around building entrances and transit stops.
    - If parcels are developed in aggregate, then alternative solutions may be proposed.
  - c. Public Improvement and Site Feature Standards and Masterplan for Public Property
    - The City Manager shall administratively adopt and publish public improvement and site feature standards for the placement, installation, construction and maintenance of the following features to be constructed on and adjacent to major pedestrian pathways, streets, alleys and public parks:
      - a) Street trees and street tree grates.
      - b) Landscape plant materials.
      - c) Paving materials.
      - d) Lighting fixtures for streets, pedestrian areas and special areas.
      - e) Public signs.
      - f) Benches and seating areas.
      - g) Trash receptacles.
      - b) Drinking fountains.
      - i) Sidewalk Widths and Details

- ) -if Bicycle racks.
- k. If Bollards.
- ( At) Crosswalks.

Until the public improvement and site feature standards are adopted and published, the City shall, as part of the A.D.R. decision, specifically review and approve the placement, installation, construction and maintenance of these features.

- 2) The City shall adopt a masterplan for public spaces downtown. The masterplan shall discuss the placement of the features noted in Section 50.65.3.c.1), present a long range and coordinated plan for public property, and further implement the Downtown Plan Chapter of the Comprehensive Plan.
- Once adopted and published, the City may allow departure from the public improvement and site feature standards or the masterplan as part of the A.D.R. approval where compliance with those standards or masterplan is not feasible or where major development warrants special design emphasis.

#### d. On-site Improvements

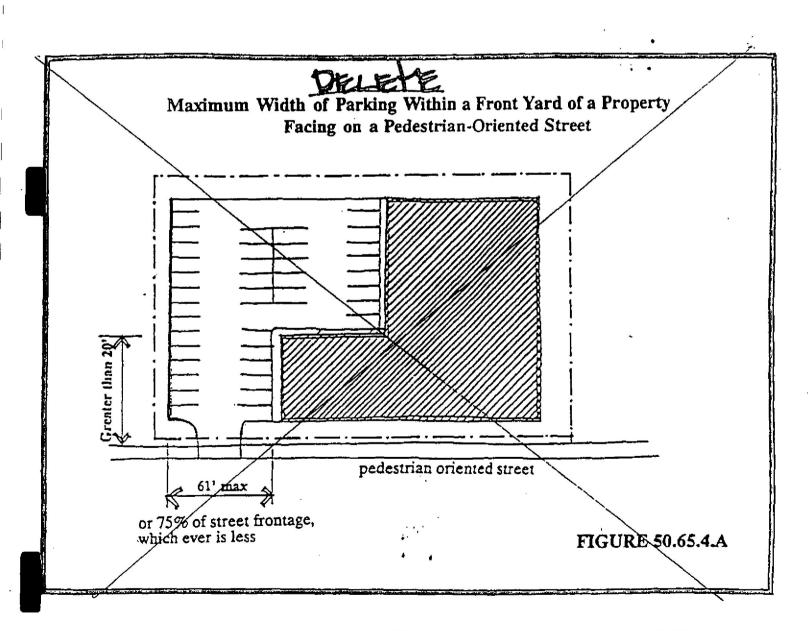
- Mixed use centers, residential projects and office buildings shall provide bicycle racks which are conveniently located for bicyclist use and provide secure storage for bicycles.
- Water spigots shall be provided on all building facades along sidewalks for cleaning and plant watering.

50.65.4. <u>Parking Area Location and Design</u> - This subsection regulates the location and design of, access for and other features of parking areas within the CBD.

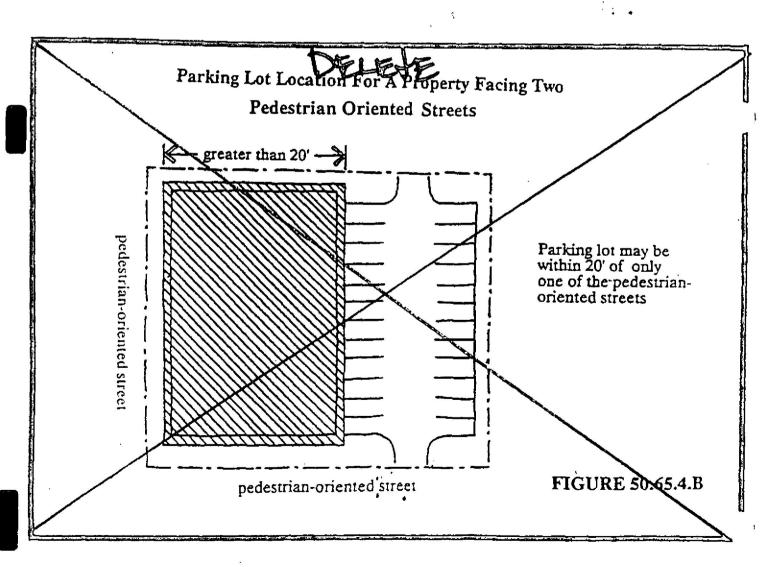
ature Masterplan, parking lots shall not be located between a pedestrian-oriented street and

- a building.

  7.4) 2 Parking lots shall not be located between the street and the building on the subject property unless no other feasible alternative exists.
  - 2) Parking lots within 20 of a pedestrian-oriented street or a public park must comply with the following standards:
    - a) If the subject property abuts one pedestrian-oriented street or public park,
      the maximum width of the parking lot within 20' of the pedestrian oriented—
      street or public park may not exceed the lesser of 61' or 75% of the
      frontage of the subject property. See Figure 50.65.4.a.



- b) If the subject property abuts two or more pedestrian-oriented streets and/or public parks, the following regulations apply:
  - i: The parking lot may be within 20' of only one of the pedestrian— -oriented streets or public parks as determined as part of the A.D.R.—
    -decision. See Figure 50.65.4.b.—
- b. Parking Lot Entrances and Driveways As part of A.D.R., the City may impose additional restrictions on the width, number and location of driveways to and from the subject property to improve vehicle circulation or public safety or to enhance pedestrian movement or desirable visual characteristics.

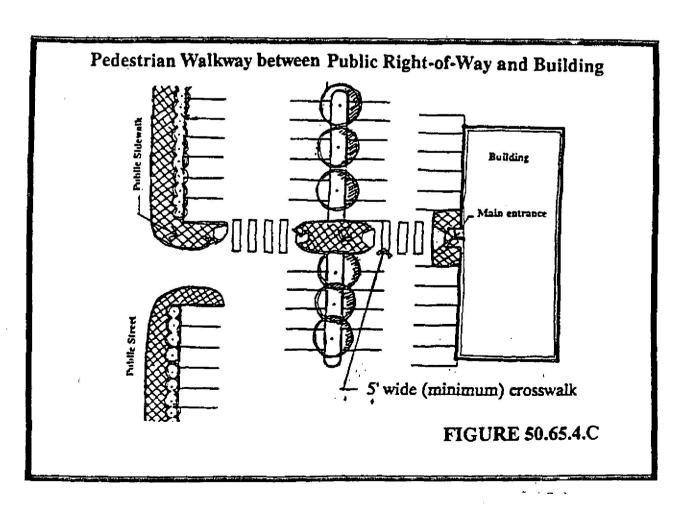


### c. Pedestrian Access Within Parking Lots

- Any property adjacent to a right-of-way or park must contain a pedestrian walkway from the right-of-way or park to the main entrance of the building, or to a central location if the building has multiple entrances, even if this pathway must cross a parking lot. The pathway should meet the following standards, as applicable, as determined through A.D.R.:
  - a) The walkway must be centrally located within the parking lot.
  - b) It must be delineated by painted markings, distinctive pavement, or by being raised 6° above the parking lot pavement.
  - c) It must be at least 5' wide.
  - d) The walkway must be handicapped accessible.

See Figure 50.65.4.c.

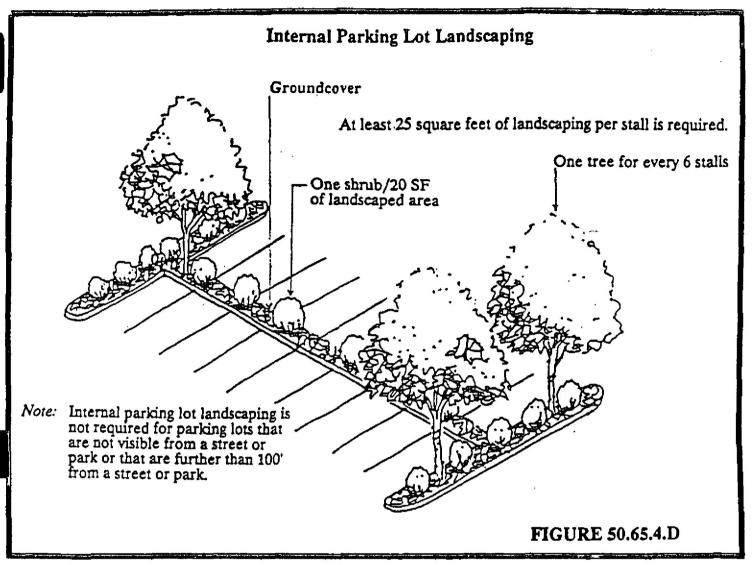
2) All parking lots which contain more than 25,000 square feet of paved area, including access tanes and driveways, must include clearly identified pedestrian routes from the parking stalls to the main building entrance or central location.



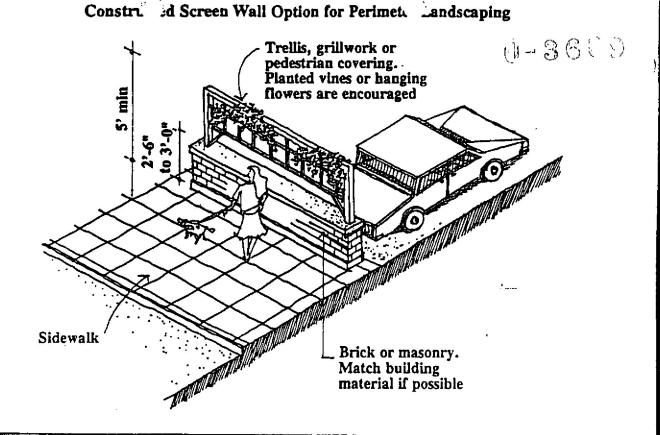
- 3) In addition to the walkways required under subsections 65.4.c.1) and 65.4.c.2), the applicant must provide a sidewalk, plaza or platform with an area of at least 175 square feet at the main building entrance or central location. This area must be raised at least 6" above the parking lot surface and must be paved with concrete or unit pavers.
- 4) Convenient pedestrian access must be provided on the subject property to adjacent properties. Impenetrable barriers which will limit future pedestrian access are not permitted.
- d. <u>Internal Parking Lot Landscaping</u> The following provisions apply to each parking lot or portion thereof containing more than 14 parking stalls within 100' of a street or public park. The provisions do not apply to parking lots that are not visible from a street or public park.
  - 1) The parking lot must contain 25 square feet of landscape area per parking stall planted as follows:
    - a) At least one tree for every 6 parking stalls.
    - At least 1 shrub for every 20 square feet of landscaped area. Up to 50% of the shrubs may be deciduous.
    - Ground cover shall be selected and planted to achieve 90% coverage within 2 years.
    - d) The location of the landscaping will be reviewed through A.D.R.
  - As part of the A.D.R., the City may require or permit a modification to the provision of subsection 65.4.d.1) of this Chapter to use existing vegetation for internal parking lot landscaping.

See Figure 50.65.4.d.

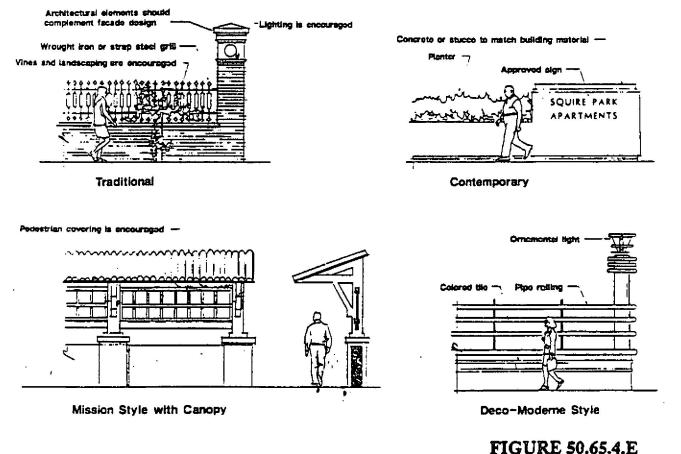
- e. <u>Perimeter Parking Lot Landscaping</u> Each side of a parking lot which abuts a street or public park must be screened from that street or public park using one or a combination of the following methods:
  - By installation of a compact evergreen hedge or wall consistent with the following standards (as applicable):
    - a) The hedge or wall must extend at least 2'6" and not more than 3' above the ground directly below it.
    - b) The wall may be constructed of masonry or concrete, if consistent with the provisions of subsection 65.6.7)a) of this Chapter, or of wood if the design and materials match the building on the subject property.



- e) If the street is a pedestrian oriented street, the wall may also include a continuous trellis or grillwork, at least 5' in height above the ground, placed on top of or in front of the wall and planted with climbing vines consistent with subsection 65.1,d, of this Chapter. The trellis or grillwork may be constructed of masonry, steel, cast iron and/or wood. See Figure 50.65.4.c.
- d) If the wall abuts a pedestrian-oriented street, the requirements of this paragraph may be fulfilled by providing pedestrian weather protection consistent with subsection 65.2.b. of this Chapter.
- 2) By providing a landscaped strip, consistent with subsection 65.1.d. of this Chapter, at least 5' wide planted as follows:
  - a) Trees planted 30° or closer on center.
  - b) At least one shrub for every 20 square feet of landscaped strip.



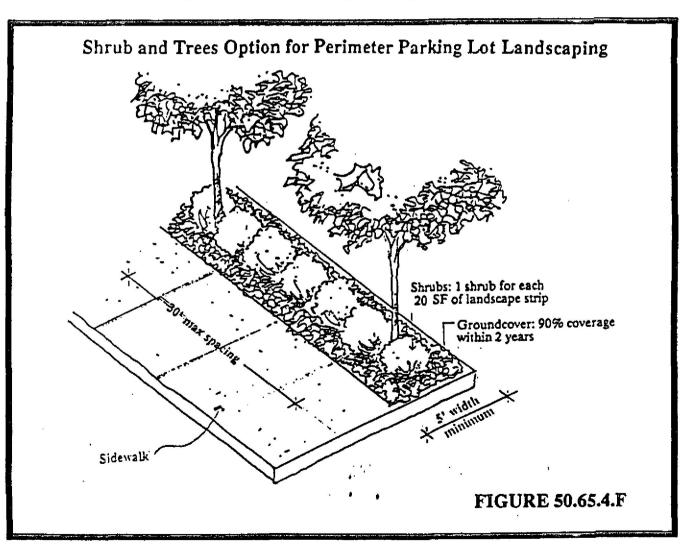




c) Ground cover selected and planted to achieve 90% coverage of the remaining landscaped strip within 2 years.

See Figure 50.65.4.f.

- 3) As part of A.D.R., the City may require or permit a modification to the provision of subsection 65.4.e)2) of this Chapter to use existing vegetation for perimeter parking lot landscaping.
- f. Perimeter Parking Lot Landscaping Adjacent Properties Each side of the perimeter of a parking lot which contains more than 14 parking stalls, which is within 10' of any adjacent property and which is not regulated under the provisions of subsection 65.4.e. of this Chapter, shall be screened using a combination of the following methods:
  - By installing a solid, continuous fence or wall at least 5' in height constructed of wood and/or masonry.
  - 2) By installing a compact evergreen hedge designed to reach at least 5' in height.

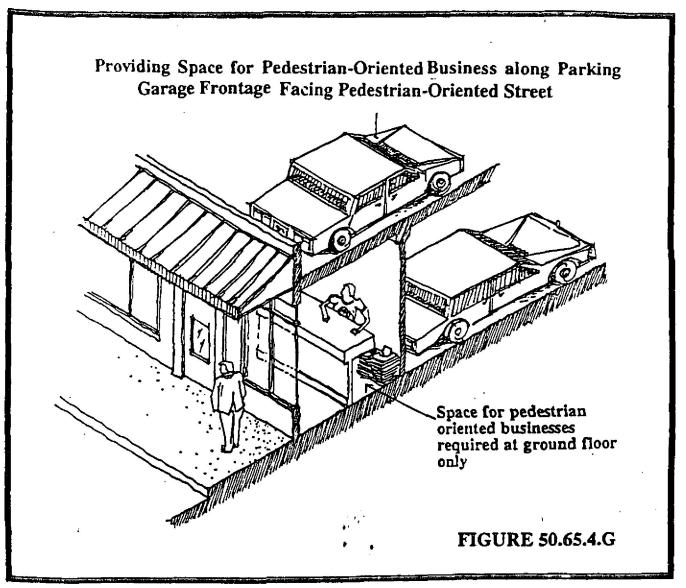


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As part of A.D.R., the City may require or permit a modification to the provision of this subsection 65.4.f. for any side of the parking lot which abuts or is connected to a parking lot on an adjacent property if the parking lots have internal vehicular connections.

#### g. Parking Garages

- 1) Each facade of a garage or a building containing ground floor parking that is within 10' of a pedestrian-oriented street or public park must be separated from the sidewalk or public park by one or a combination of the following methods:
  - a) By providing and maintaining a ground floor area of the garage or building extending along the entire facade of the garage or building (excluding vehicle access points) which is developed as and made available for pedestrian-oriented businesses. See Figure 50.65.4.g.



- b) By providing and maintaining a pedestrian-oriented space, consistent within the standards of subsection 65.2.d. of this Chapter, at least 10' in depth and extending along the entire facade of the garage or building (excluding vehicle access points).
- c) By treating the facade consistent with subsection 65.2.f.1), 2) or 3).
- 2) Each side of a garage or building containing ground-floor parking, other than as regulated in subsection 65.4.g.1) of this Chapter, must either:
  - a) Be screened with a landscaped strip 10' in depth along the entire facade of the garage or building (excluding vehicle access points), consistent with subsection 65.1.d of this Chapter, and planted as follows:
    - o Trees planted 15' on-center or closer.
    - o At least one shrub for each 20 square feet of landscaped strip.
    - Ground cover selected and planted to achieve 90% coverage within 2 years.

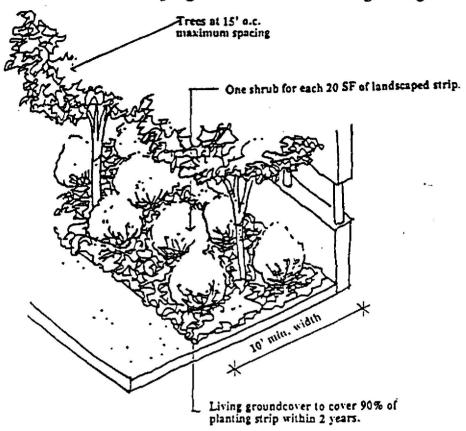
See Figure 50.65.4.h., or

- b) Be treated consistent with subsection 65.2.f.1), 2) or 3).
- There must be architectural screening or other treatment of openings above the ground level for the facades of parking garages along pedestrian-oriented streets.
- 4) All parking garages and parking within a structure must contain-
  - a) Designated pedestrian pathways, that do not use vehicle entrance or exit driveways, from the parking area to a public right-of-way; and
  - b) Designated pedestrian pathways from the parking spaces to the pedestrian entrance to the building served by the parking.

#### h. Miscellaneous Parking Area Design Details

- 1) All parking areas must have adequate lighting. Lights in parking lots must be non-glare and must be mounted no more than 20' above the ground.
- 2) All landscape and pedestrian areas shall be protected from encroachment by parked cars. At a minimum, the parking area must be designed and constructed so that car wheels are kept at least 2' from landscape and pedestrian areas.

# Minimum Landscaping Standards for Parking Garages



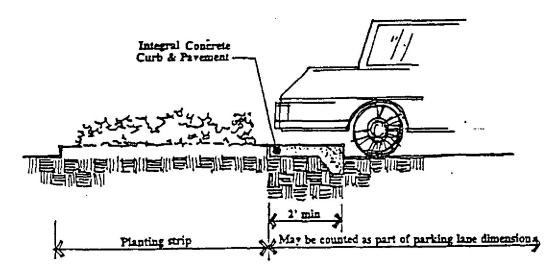
Note: Space for pedestrian-oriented business or open space, or facade treatment may be substituted for landscaping.

FIGURE 50.65.4.H

Freestanding wheel-stop bumpers must be replaced or repaired if cracked or broken. See Figure 50.65.4.i.

- No freestanding or wall-mounted signs for individual parking spaces are permitted to extend more than 3 above the ground. Provisions in the UBC for handicapped stalls supersede this requirement.
- 4) Moveable parking area equipment, such as barrels and sawhorses, may not be visible from a street when not in use. Parking areas and accessory components, areas and facilities must be well maintained and kept in a clean, neat and litter-free manner at all times.

# Extended Curb used to Protect Landscape Strip



Note: This method is preferable to freestanding wheel-stop bumpers because it will not catch debris and is more durable.

FIGURE 50.65.4.I

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50.65.5. <u>Scale</u>

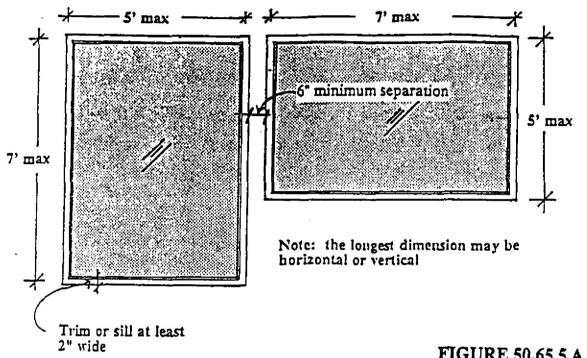
a. Techniques to Moderate Bulk and Mass (SEE ATTACHED TEXT)

b.-a- Achieving Human Scale

#### 1) General

- Except as provided in subsection 65.5.a.1)b) of this Chapter, the applicant shall use at least two of the elements or techniques listed in subsection 65.5.a.2) of this Chapter in the design and construction of each facade of a building facing a street or public park.
- b) The applicant shall use at least three of the elements or techniques listed in subsection 65.5.a.2) of this Chapter in the design and construction of any facade of a building facing a street or public park, if:
  - i. The facade has a height of 3 or more stories; or
  - ii. The facade is more than 100' long.
- 2) Techniques to Achieve Human Scale The techniques to be used in the design and construction of building facades under subsection 65.5.a.1) of this Chapter are listed below. As an alternative, the applicant may propose other techniques, elements or methods which provide human scale to the building and are consistent with the applicable design principles in the Downtown Plan Chapter of the Comprehensive Plan.
  - a) On each story above the ground floor, provide at least one balcony or deck, at least 6' wide and 6' deep.
  - b) On each story above the ground floor, provide at least one bay window that extends out at least 1', measured horizontally, from each facade of the building.
  - c) Provide at least 150 square feet of pedestrian-oriented space that meets the criteria of subsection 65.2.d. of this Chapter in front of each facade.
  - d) Provide at least 1/2 of the window area above the ground floor of each facade consistent with all of the following criteria:
    - The windows must have glazed areas with dimensions less than 5' by 7'. See Figure 50.65.5.a.
    - ii. The windows must be surrounded by trim, molding and/or sill at least 2° wide. See Figure 50.65.5.a.
    - Individual window units must be separated from adjacent window units by at least 6" of siding or other exterior finish material of the building.
  - e) Provide at least 1/2 of the window area above the ground floor of each facade facing a street or public park in panes with dimensions less than 2'

# Dimensions For the Individual Windows Option to Meet the Human Scale Requirement

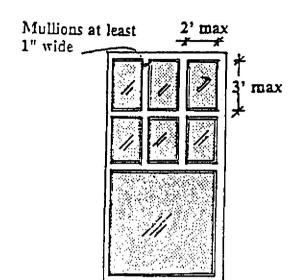


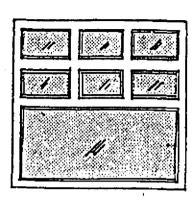
**FIGURE 50.65.5.A** 

by 3' and with individual panes separated by window mullions. See Figure 50.65.5.b.

- Provide a hipped or gable roof which covers at least 1/2 of the building f) footprint and has a slope equal to or greater than 3' vertical to 12' horizontal.
- If the main entrance of the building is on the facade of the building facing g) a street or public park, provide a covered porch or entry on the subject property at the building's main entrance. Pedestrian weather protection required under subsection 65.2.b. of this Chapter may not be used to meet this requirement unless the required pedestrian weather protection covers an area at least 15' long by 15' wide and is available for outdoor display or outdoor vendors or contains pedestrian-oriented improvements or amenities beyond what is otherwise required.
- Provide one or more stories above the ground floor setback at least 6' h) from the ground floor facade facing the street or public park.

# Multiple Paned Fenestration Option to Meet the Human Scale Requirement





Up to 50% of the glass area may be composed of larger panes

FIGURE 50.65.5.B

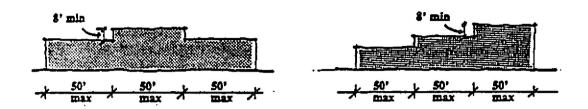
- Techniques to Achieve Architectural Scale The applicant shall use at least two of the following elements and features in the design and construction of all buildings in the CBD that are 3 or more stories or have a building footprint of more than 10,000 square feet. As an alternative, the applicant may propose slight variations from the required dimensions noted in the following techniques, or other methods to comply with the requirements of this subsection 5.b. The City may approve the proposal if it is consistent with the Downtown Plan Chapter of the Comprehensive Plan.
  - 1) All stories above the second story must be set back at least 10' from the ground floor facade along at least 2 facades of the building.
  - 2) On all building facades, which are visible from a street or public park, provide horizontal modulation consistent with all of the following standards: of the exterior wall
    - a) The maximum allowable horizontal dimension of the facade between modulations is 100°, 70°
    - b) The minimum depth of each modulation, except balconies, is 10'; and
    - c) The minimum width of each modulation, except balconies, is 15'.

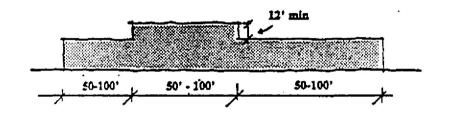
- On all building facades which are visible from a street or public park, provide balconies which are consistent with the following standards:
  - Balconies must be placed on at least every other floor above the ground floor.
  - b) The maximum distance between balconies, measured horizontally, is 100':
  - The minimum amount of floor area for each balcony is 100 square feet;
- 4) Provide vertical modulation of the roof line of all facades of the building adjoining a street or public park. For buildings with flat, gabled, hipped or similar roofs, the maximum length of any continuous roof line, with a slope of less than 3' vertical to 12' horizontal, is 50' without being modulated. If modulation is necessary, at least one of the following methods must be used:
  - a) The height of the visible roof line must change at least 8' if the adjacent roof segments are less than 50' in length.
  - b) The height of the visible roof line must change at least 12' if the adjacent roof segments are greater than 50' in length.
  - c) The length of a sloped or gabled roof line segment must be at least 20'. The minimum slope of the roof segment is 3' vertical to 12' horizontal.

See Figure 50.65.5.d.

5) Buildings with other roof forms, such as arched, gabled, vaulted, dormered or sawtooth must have a significant change in slope or significant change in roof line at least every 100'.

# Flat Roof Modulation Options





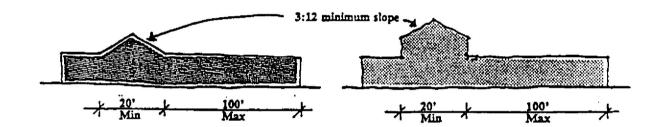


FIGURE 50.65.5.D

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#### 50.65.6. Building Material, Color and Detail

- a. Required Elements The applicant shall incorporate at least three of the following elements on each facade of a building that faces a street or public park. As an alternative, the applicant may propose other mechanisms for providing interesting visual detail to buildings, consistent with the Building Detail Principles in the CBD portion of the Comprehensive Plan.
  - Decorative roof lines, including ornamental molding, frieze or other roof line devices visible from the ground. Linear features must be at least 8" wide, measured vertically.
  - Decorative molding or framing details around all ground floor doors and windows. The molding or trim may have a traditional, contemporary, geometric or sculptural design.
  - 3) Decorative glazing on all ground floor doors and windows, including stained glass, crystal cut glass, etched glass or similar individualized and permanent treatment, but excluding single colored glass, opaque glass or plastic. On all ground floor windows, this decorative glazing must have a surface area of at least 30 square feet.
  - 4) Railings, grill work, landscape guards or other similar elements which include materials, design, configuration, embellishment or workmanship that exceeds the normal functional requirements for the element.
  - 5) Trellises or arbors having an area of at least 100 square feet and planted, consistent with the requirements of subsection 65.1.d. of this Chapter, to achieve at least 30% coverage of the trellis or arbor with plant material within three years.
  - 6) Decorative light fixture or fixtures, either one if one-of-a-kind or custom built or one every 30' along the facade of the building if not one-of-a-kind or custom built, that meet either of the following criteria:
    - a) Includes a diffuse, visible light source, such as a globe.
    - b) Contains a shade or mounting that includes some use of material, configuration, shape, embellishment or detail that exceeds the normal functional requirement for the shade or mounting.
  - 7) Use of any of the following decorative materials:
    - a) Any of the following decorative masonry elements:
      - Decorative masonry patterns, other than running bond pattern.
      - ii. Bricks, tile, stone, cast stone or other masonry units of at least two colors installed in layers or tiers to form a geometric pattern.
      - Decorative bands of masonry, such as a soldier course of brick or multi-colored ceramic tile band, in conjunction with another exterior surface material.

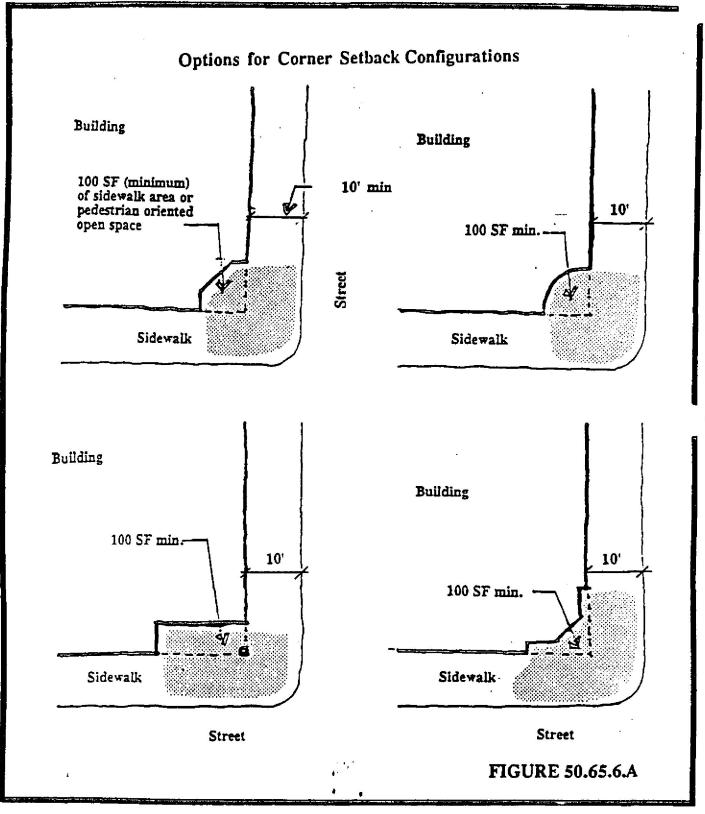
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- Individualized wood patterns or continuous wood details, such as fancy butt shingles in a geometric pattern, decorative moldings, brackets, eave trim or lattice work.
- c) Ceramic tile, stone, glass blocks, camera glass or other similar materials incorporated into other compatible surface materials and used to form or create, or in conjunction with, a geometric pattern, distinctive shape, unusual surface treatment, special lighting or other decorative or textural element.
- d) Other materials with decorative or textural qualities, as demonstrated by architectural drawings and material samples, approved by the City as part of A.D.R.
- 8) Decorative unit paving, including at least 50 square feet of multi-colored tile, paver blocks, brick or other paving material in a decorative pattern, installed in a pedestrian-circulation area adjacent to the facade.
- 9) Artwork in the form of a mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, free-standing sculpture, art in pavement, murals, graphics or other forms, either free standing in front of the facade or attached to the facade.
- b. <u>Prohibited Materials</u> The following materials may not be used on any exterior surface which is visible from any area beyond the subject property:
  - 1) Mirrored glass.
  - 2) Corrugated fiberglass.
  - Chain link fencing, except for temporary purposes, such as during construction.
- Metal Siding Comer and edge trim must be used to cover exposed edges of metal siding. If metal siding covers more than 25% of a building's facade, the following regulations apply;
  - The siding must have a matted finish.
  - 2) The siding must be in a neutral, earth tone or dulled color such as buff, grey, beige, tan, creme, white, barn-red, blue-grey, burgundy or other.
  - 3) The facade must have visible window and door trim painted or finished in a color which is complementary to the siding color.
- d. <u>Concrete Block</u> Any concrete block, masonry unit or cinder block wall which is visible from a street or public park must contain one or more of the following features or elements:

yl or plastic awnings and awnings used predo antly for advertising are discouraged
 Steel and glass, fabric, and other materials of a more permanent nature are encouraged.
 The design of awnings should complement the architecture of the building.

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- 1) Use of textured blocks with surfaces such as split faced or grooved.
- 2) Use of colored mortar complementary to the color of the blocks.
- Use of other surface material such as bricks, glass blocks or tile as a significant feature of the wall.
- e. <u>Lighting of Awnings</u> Translucent awnings shall not be back-lift. Lights directed downward mounted from internal awning frames are permitted. Lights mounted above awnings and directed downward are permitted.
- f. <u>Certain Signs Prohibited</u> Signs with an internal light source and a sign face constructed of plastic or similar material are prohibited.
- g. <u>Covering of Existing Facades</u> Existing brick or cast stone masonry facades may not be covered with metal siding, metal screening, plastic siding, fiberglass siding, plywood siding, or wood siding materials. Other existing facades may be covered if consistent with the provisions of this Subsection 50.65.6. As part of A.D.R.-for remodels, the City may require the removal of coverings.
- h. <u>Building Cornerstone or Plaque</u> All commercial buildings designed for use by more than one tenant must have a building cornerstone or plaque, placed in a prominent location, consistent with the following standards:
  - 1) Building cornerstones must be constructed in carved stone, cast stone, carved masonry, terra cotta or other vandal-resistant material.
  - 2) Building plaques must be mounted no lower than 2' and no higher than 10' above ground and must be made of bronze, brass, anodized aluminum, porcelain enamel covered steel or aluminum or other corrosion resistant material.
  - Building cornerstones and plaques must indicate the name of the building and, if known, the date of construction and architect.
  - 4) Building cornerstones and plaques may include the owner's name and other historical information.
- i. <u>Building Corners</u> If the subject property is adjacent to the intersection of two streets, at least one of which is a *pedestrian-oriented* street, the applicant shall use one or more of the following elements or treatments in the design and construction of the corner of the building facing the intersection of the streets which includes the *pedestrian-oriented* street. As an alternative, the applicant may propose other techniques, elements or treatments in the design of the corner which are consistent with the applicable design principles in the Downtown Plan chapter of the Comprehensive Plan.
  - 1) Provide at least 100 square feet of sidewalk area or pedestrian-oriented open space, in addition to the area required to produce a 10' wide sidewalk as required under subsection 65.2.a of this Chapter. See Figure 50.65.6.a.

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- 2) Provide an entrance way to a store, building atrium or lobby, exterior courtyard or pedestrian-oriented open space. See Figure 50.65.6.b.
- 3) Provide a pedestrian pathway, at least 8' in width, that connects to another street, public feature or building. See Figure 50.65.6.b.
- 4) Provide one or more of the elements listed below on both sides of an axis running diagonally through the corner of the building and bisecting the angle formed by the two building facades:
  - a) A bay window or turret.
  - b) A roof deck.
  - c) Balconies above the ground floor.
  - d) A building corner setback notch or curved facade surface.
  - e) Sculpture or artwork, either bas-relief or figurative.
  - f) Distinctive use of facade materials.

See Figure 50.65.6.c.

5) Provide special or unique treatment, other than the use of fabric or vinyl awnings, for pedestrian weather protection at the corner of the building.

# **Options for Corner Entry Elements** Building & Covered atrium or interior court exterior court Sklewalk Sidewalk Building Street Street Building Building Sidewalk Dally and at least & wide Sidewalk Lobby Street Street FIGURE 50.65.6.B

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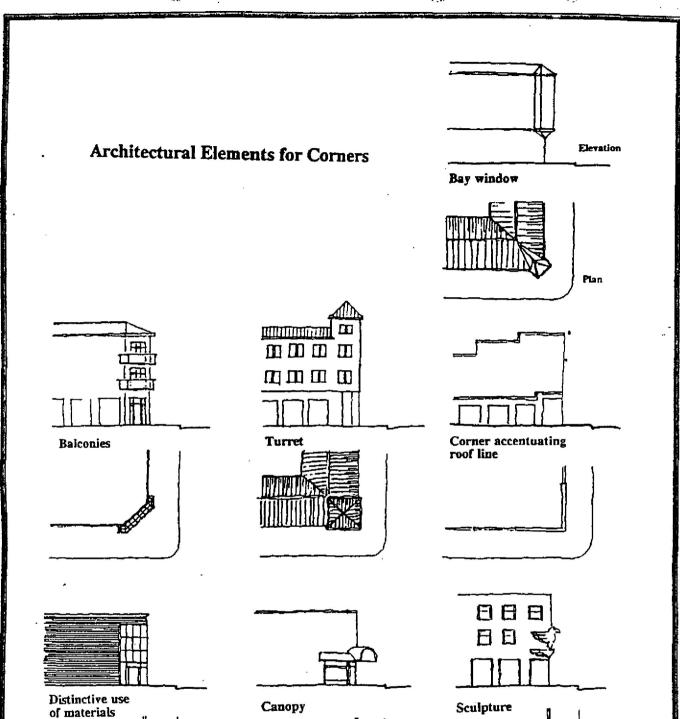


FIGURE 50.65.6.C

50.65.5. Scale (AMENDED)

## a. Techniques to Moderate Bulk and Mass

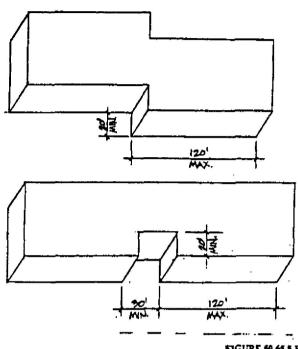
- in the design and construction of building facades in specific areas of the CBD. The applicant shall comply with the techniques listed below in order to reduce the perceived bulk and mass of large structures by dividing the building mass into smaller-scale components. As an alternative, the applicant may propose and the City may approve other techniques, elements, or methods if consistent with the following criteria:
  - a. The alternative is generally consistent with the Downtown Plan and design principles in Appendix G of the Comprehensive Plan; and
  - b. The alternative clearly provides superior moderation of the architectural bulk and mass than would result from strict application of the required techniques.
- 2) Vertical Definition The applicant shall comply with the following requirements to moderate the horizontal scale of buildings:
  - a) All Zones: The maximum length of any facade facing a street is 70' vertical definition. Vertical definition may be in the form of changes in color and materials, modulations of sufficient width and depth to define the vertical element, or some combination of these techniques. This vertical definition should carry through all floors of the building.
  - b) CBD 4. CBD 6. CBD 8: Along First Street. Second Street South. First Avenue South, and Fifth Street, the maximum length of a facade is 120 feet. Any facade that exceeds 120 feet along the right-of-way shall comply with the following requirements:
    - i. Shall be divided by a 30 foot wide modulation of the exterior wall so the maximum length the facade is 120 feet without this modulation.
    - ii. The modulation shall be 20 feet in depth and shall start at finished grade and extend through all floors.

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Decks and roof overhangs may encroach up to three iii. feet (per side) into the modulation.

# See Figure 50.65.5.B

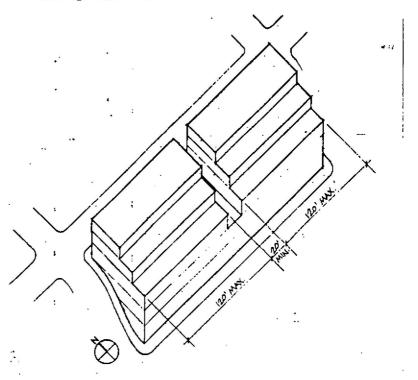
Horizontal Articulation: Large Modulation Options



- FIGURE 50.65.5.B
- CBD 6, CBD 8: Along the axis of all buildings which is <u>c)</u> predominantly east-west and/or most closely parallel to Central Way, Third Avenue, Fourth Avenue, or Sixth Avenue, the maximum length of a building is 120 feet. The following exceptions apply:
  - Portions of buildings which are below the elevation i. of Third Avenue. Fourth Avenue. or Sixth Avenue. as measured at the midpoint of the frontage of the subject property on the applicable right-of-way. may exceed the 120 feet limitation.
  - Portions of the building above Third Avenue. ii. Fourth Avenue, of Sixth Avenue shall be divided into two or more distinct building masses with a maximum length of 120 feet separated by at least 20 feet in width.

iii. Decks, bay windows, roof overhangs, and chimneys may encroach up to three feet (per side) into the separation.

# See Figure 50.65.5.C



Vertical Definition: Upper level separation

- 3) Horizontal Definition The applicant shall comply with the following requirements to moderate the vertical scale of buildings. All buildings in the CBD shall include design techniques which clearly define the building's top. middle, and bottom (see Figure

  \_\_\_\_\_\_). The following techniques are suggested methods of achieving vertical articulation:
  - a) Top: Sloped roofs, strong eave lines, cornice treatments, horizontal trellises or sunshades, etc.
  - b) Middle: Windows, balconies, material changes, railings, and similar treatments that unify the building design.
  - c) Bottom: Pedestrian-oriented storefronts, pedestrian scale building details, awnings., arcades, "earth" materials such as concrete, stone, stucco, etc.

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Where appropriate, the applicant should coordinate the horizontal elements (i.e. - cornices, window lines, arcades, etc.) in a pattern and height to reflect similar elements on neighboring buildings.

See Figure 50.65.5.D

# Vertical Articulation of Buildings' Top, Middle and Bottom



TOP: Sloped roofs, strong cave lines, cornice and/or parapet treatments, horizontal trellises or sunshades, material changes on "penthouse" level, etc.

MIDDLE: Window details, balconies, railings, material changes and similar treatments that help unify the building and define its use and character.

BOTTOM: Pedestrian scale details and/or pedestrian-oriented storefronts, awnings, arcades, "earth" materials such as concrete stone, masonry, stucco, etc.

FIGURE 50.65.5.D

The term "CBD Continued Use" means an existing structure in a CBD zone which became nonconforming solely as a result of the adoption of Ordinance 3609.

A CBD Continued Use shall be permitted to exist as a lawful use subject only to the following conditions:

- 1. Ordinary repairs and maintenance may be carried out consistent with the provisions of this Chapter, provided that there shall be no limitation on the amount or cost of such repairs and maintenance.
- 2. In the event a CBD Continued Use is destroyed to any extent by fire or other casualty, the structure may be rebuilt provided, however, that the gross floor area of the structure and major exterior dimensions of the structure shall not exceed the same gross floor area or major exterior dimensions of the previous structure. This provision shall not reduce any requirements of the building or fire codes in effect when such structure may be rebuilt.

The provisions of this section shall only be available if any application for a building permit is filed within twelve (12) months of such fire or other casualty and construction is commenced and completed in conformance with the provisions of the building code then in effect.

- 3. Except as would be in conflict with this Section, rebuilding shall conform to then current codes or regulations.
- 4. The owner of a CBD Continued Use may request the issuance of a "Certificate of CBD Continued Use" which shall identify the property, existing use, building dimensions, and site characteristics for which the certificate is issued and which shall include the provisions of this Section.

## PUBLICATION SUMMARY OF ORDINANCE NO. 3609

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-96-70.)

SECTION 1 Amends Section 50 of the Kirkland Zoning Code (CBD Zones 1-8 and Design Regulations for the Central Business District) including provisions related to building mass and height and Section 162 related to nonconformances.

SECTION 2 Establishes continuation of Ordinance 3595 and 3596 until they expire or are repealed and the effect of this ordinance while Ordinances 3595 and 3596 are in force or effect.

<u>SECTION 3</u> Provides a severability clause for the ordinance.

SECTION 4 Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as January 23, 1998

<u>SECTION 5</u> Establishes certification by City Clerk and notification of King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the <a href="#">18th</a> day of <a href="#">December</a>, 1997.

I certify that the foregoing is a summary of Ordinance 3609 approved by the Kirkland City Council for summary publication.

Deputy City Clerk