

**AMENDMENT 2005-T-4 – COMMERCIAL BUSINESS DISTRICTS
Text and map amendments to the Commercial Corridor
Comprehensive Plan Designation. Changes to Title IV regarding
Business Districts and Residential Uses.**

DESCRIPTION:

Staff has been working on a code amendment to allow limited types of residential uses in the Commercial Arterial zone. This code amendment complies with the Comprehensive Plan objectives and policies for Commercial Corridors. However, in the process of producing the necessary code changes, it became apparent that corrections needed to be made to the Comprehensive Plan to clarify the terminology used to refer to the specific “Business District” portions of the Commercial Corridor. In addition to a change in nomenclature, the associated maps defining the Business Districts need to be corrected. These corrections should simplify the application of the development regulations in the Business Districts, which in turn ensures

greater compliance with the Comprehensive Plan. The issue analysis below describes the full range of proposed Title IV and Comprehensive Plan changes related to the issue of residential uses in Business Districts.

ISSUE:

1. What is the purpose of residential development in the Commercial Arterial (CA) zone and should residential uses be given the same priority as commercial uses in these districts?
2. Should the City allow stand alone residential uses within the CA zone in the NE 3rd/4th Corridor, Sunset Corridor, and Puget Corridor?
3. If the City allows residential uses in the CA zone, what types of uses are desired: single-family residential, townhouses, cottages, garden style apartments, mixed use (residential and commercial in one building)?
4. Should there be simplified language relating to the Commercial Corridor designations?

POLICY DIRECTION

The City Council Planning and Development Committee reviewed this issue at the Committee level and gave the following direction:

- 1) Consider platted stand-alone townhouse development to support an ownership housing product.

- 2) Eliminate stacked flat residential uses unless they are part of a mixed use (in one structure development).
- 3) Consider protection of commercial uses and treat residential uses with a conditional use permit requirement.
- 4) Require commercial and residential uses to be connected to promote an integrated walkable community.

RECOMMENDATION:

Approve the proposed code changes to allow, and set standards for, platted town home development in the NE 4th Street Commercial Arterial zone:

- Amend the purpose of the CA zone under 4-2-020 to acknowledge that limited residential use is appropriate when it is well integrated with surrounding commercial development.
- Amend the use tables at 4-2-060 and 4-2-070 to allow attached and semi-attached housing in the CA zone as an administrative conditional use subject to condition number 18.
- Amend note 18 of the Conditions Associated with Zoning Use Tables under 4-2-080 to prohibit Garden Style Apartments and set the conditions that must be met to be eligible for residential development in the CA zone.
- Amend 4-2-080 to eliminate maps duplicated in 4-3-040.
- Amend the development standards for the CA zone at 4-3-120 to allow a 1200 ft minimum lot size for attached residential plats and change all corridor references to “Business District”.
- Amend section 4-3-040 to create a Sunset, NE 4th, and Puget Business District overlay, including development standards for commercial and residential uses.
- Amend maps in section 4-3-040 to show the corrected Business Districts.
- Insert Special Designation Criteria for residential uses in the NE 4th, Sunset, and Puget Business Districts in 4-9-030.
- Amend the Commercial Corridor section of the Comprehensive Plan to correct the “Business District” references and maps, and to add objectives and policies for the Puget Corridor.

ANALYSIS:

The heart of this issue has to do with the City’s vision for its commercial districts and specifically those in the Commercial Arterial (CA) zone. Renton’s Comprehensive Plan envisions Commercial Corridors as urban districts with pedestrian-oriented amenities that will evolve from the former strip-oriented commercial sites scattered along major arterials throughout the City. Residential use is mentioned as part of a mixed-use development, but the Plan concentrates the goals and policies on traditional commercial uses. The vision focuses on creating opportunities for employment, business growth, providing public amenities, and supplying a wide range of goods and services. If this is the true purpose of the Commercial Corridor,

then Renton's current land use regulations are not effectively implementing the intent of the Comprehensive Plan. Development regulations allow stand-alone residential uses, such as garden-style apartments, to compete with commercial uses for prime land in some parts of the CA zone. This has been especially apparent near NE 4th Street where several residential developments have been built in the commercial area.

Prior to the 2004 Comprehensive Plan Update, the NE 3rd/4th, Sunset, and Puget Corridors were mapped as Community and Neighborhood Centers and zoned either Center Suburban or Center Neighborhood. Residential use was allowed along NE 4th Street and in two places along Sunset Boulevard as part of a Bonus Residential Overlay. The overlay provided an incentive for residential development in the centers by providing a density bonus for residential development that met specific site review requirements. Mixed-use residential development was allowed in the area adjacent to the arterial and stand alone residential uses (including apartments, townhouses, and single family detached homes) were allowed in areas more than 150 feet back. Site review was supposed to ensure quality development, but the guidance provided in the development regulations did not provide a solid standard that could be effectively implemented.

While the Bonus Residential Overlay provided an option for residential development, once built the residential uses did not produce the walkable, well connected, and vibrant commercial district envisioned by the Comprehensive Plan. The commercial areas developed into small, strip shopping areas with surface parking in front of the stores. Residential development included freestanding apartments, townhouse, and small lot single-family uses. No mixed-use residential/commercial projects were built. As a result, during the 2004 update, the Centers designation was eliminated and the strips were designated Commercial Corridors in the Comprehensive Plan and zoned CA.

In attempt to improve the vitality in commercial areas, the Commercial Corridor concept provides for attractive districts through additional land use and site planning requirements. As the regulations now stand, residential development is allowed as a part of mixed-use developments in the CA zone. Stand-alone residential development is allowed in the NE 3rd/4th Street, Sunset Boulevard, and Puget Drive Business Districts in the form of attached residential units on lots greater than 5,000 square feet. In other words, rental or condominium uses are allowed, at a maximum density of 20 dwelling units per acre (du/acre), but fee simple town houses, cottages, and single-family homes are prohibited.

Of the three districts, the NE 3rd/4th Business District has had the most pressure for residential development. Development of that area slowed during the sewer moratorium instituted in 1989 due to physical capacity limitations. When the moratorium was lifted three and a half years later, landowners were eager to pursue their development options. With the combination of strip-oriented commercial uses and deep lots along NE 4th Street, property owners considered the back portions of their property infeasible for commercial use. Several residential developments were built in the NE 3rd/4th District under the Bonus Residential Overlay, and more are proposed under the current regulations. There is less immediate pressure to develop residential uses in the Puget and

Sunset Business Districts because they were never subject to development moratorium. Growth in these Corridors proceeded according to market conditions because land was never withheld from development. Commercial uses predominate but the potential for stand-alone residential use in these Business Districts is the same.

Given the boom in the housing market, there is the potential that allowing residential uses could fill up the small Commercial Arterial sites that have been specifically set aside to provide commercial activity in growing areas. The Comprehensive Plan states in Policy LU-335 that increased demand for commercial use should be accommodated through the intensification of the existing area and not expansion. If the Commercial Corridors are not to be expanded, it is especially important to preserve the land within them for commercial growth. Additionally, with the removal of the Bonus Residential Overlay, the design guidelines for residential development were also removed. There were never standards in place to address the integration of residential and commercial uses or to create pedestrian connections between uses. Without adequate development standards and limiting conditions, residential development in the CA zone undermines the goal of transforming strip commercial into a vibrant Commercial Corridor.

Careful consideration should also be given to the type and amount of housing allowed in the Commercial Corridor. Given the size of the Business District, detached single-family homes would require too much land unless placed on very small lots. Garden style apartment development, while limited to 20 du/acre, may be too large in size and scale to effectively blend into a commercial area or transition to single-family neighborhoods. Medium density attached town house development could provide an ideal transition between busy commercial areas and residential zones. This housing type is conducive to either owned or rented dwelling units and the proximity to the arterial is ideal for transit access.

If townhouse development was allowed in the Business Districts, several code changes must be implemented. Allowing stand-alone residential projects as an administrative conditional use ensures that commercial uses are given a higher priority in the zone than residential use. Under the proposed conditional use language, specific requirements must be met for townhouse projects approval. These include locating the project in parts of the District that are less desirable for commercial development, and being able to meet strict design standards. Specific design standards implemented under the Business Districts Overlay improve the quality of both commercial and residential developments and ensure compliance with the Comprehensive Plan. Instead of loose guidelines, development standards must be explicitly enumerated for walkways, landscaping, and connections between commercial and residential areas, fencing, building design, parking, and street layout. Carefully crafted standards offer developers flexibility in site planning, but hold them to the commitment of building the Commercial Corridor as envisioned.

These standards would need to include measures to ensure creation of a lively, well-connected Business District. Site plans should be required to connect residential development with commercial uses through a series of pedestrian pathways, internal streets, and public plazas to provide convenient ways for residents to access goods and services. Attractively landscaped, well-designed, pedestrian scale development could

make the commercial area more inviting and attractive. Pedestrian accessibility and walkability would create a more vibrant commercial district. The mix of residential and commercial uses itself could provide a buffer between walled-off residential development and isolated commercial strips. The greater the number of physical connections between the residential and commercial areas, the stronger the community connections will be between the two areas. If developed according to well-crafted regulations, the pedestrian connections could become a community amenity.

As a side note, the areas along NE 4th, Sunset, and Puget are called by a variety of different names throughout the Comprehensive Plan and the Development Regulations. In order to reduce the confusion, changes have been made so that the term “Corridor” applies to the lands designated for Commercial Corridor land use by the Comprehensive Plan. “Business District” is a specific area subject to a special overlay zone with additional development regulations and enhanced standards. Business Districts are the way in which the Commercial Corridor land use designation is implemented in the specific areas along NE 4th Street, Sunset Boulevard, Puget Drive, and Rainier Avenue.

COMPREHENSIVE PLAN COMPLIANCE:

This proposal meets the first three review criteria for Comprehensive Plan Amendments found in Title IV 4-9-020 (at least one must be met):

- 1. The request supports the vision embodied in the Comprehensive Plan, or*
- 2. The request supports the adopted business plan goals established by the City Council, or*
- 3. The request eliminates conflicts with existing elements or policies, or*
- 4. The request amends the Comprehensive Plan to accommodate new policy directives of the City Council*

CONCLUSION:

The requirement for residential development opportunities in the Commercial Corridor areas is met by allowing mixed-use developments. Allowing limited townhouse uses with strict development regulations balances the need to reserve room for future commercial development with the desire of property owners to build residential units in the NE 4th, Sunset, and Puget Business Districts. Adopting standards for both commercial and residential development ensures compliance with the Comprehensive Plan. Clarifying the use of terms in referring to these areas makes the regulations easier to use and apply.

Comprehensive Plan Corridor Commercial Policies Proposed Text Amendments

NE Sunset Boulevard Corridor

***Discussion:** The NE Sunset Boulevard Corridor is unique in the City due to the highly eclectic mix of commercial and residential uses along its length. These integrated uses, located at a “gateway” to the City, are an appropriate signal to those entering Renton that the community is diverse in many ways. Height limitations in the Development Standards have kept buildings along the NE Sunset Boulevard Corridor at two stories or below, a scale that is generally consistent with the various forms of residential along the corridor.*

Objective LU-000: A special district should be designated along NE Sunset Boulevard. The purpose of this area would be to make the commercial environment more attractive to local and sub-regional shoppers so that local businesses will be more economically viable and the City’s tax base will increase. Implementing code will be put in place within three years of the adoption date for the GMA update.

Policy LU-382. Within the NE Sunset Boulevard Corridor, a “Business District” should include the commercial properties along NE Sunset Blvd. from east of Duvall Ave. N.E. to west of Union Ave. N.E.

Policy LU-383. The NE Sunset Boulevard Corridor, due to its location on the east boundary of the City, should include City gateway features.

Policy LU-384. The NE Sunset Boulevard Corridor, due to its location abutting Highlands Neighborhood Center, should be considered a gateway to that district and feature design elements that are coordinated with, and reflect the nature of the Highlands Neighborhood Center.

Policy LU-385. The policies of the Commercial Corridor designation and the NE Sunset Boulevard Corridor should be implemented by Commercial Arterial (CA) zoning.

Policy LU-386. Vehicle sales businesses existing in the NE Sunset Boulevard Business Corridor should be encouraged to relocate to the Renton Auto Mall District.

Northeast Fourth Corridor

***Discussion:** The Northeast Fourth Corridor is an active commercial area located at a gateway to the City. It features a wide variety of retail and service uses and several different structural forms from small professional offices to large-scale strip malls with major grocery anchors.*

Annexations of land into the City to the east of this commercial area and subsequent development of large single family housing projects has increased the market area for the Northeast Fourth Corridor considerably in recent years.

Objective LU-PPP: A special commercial area should be designated along Northeast Fourth Street. The purpose of this area would be to enhance the commercial environment to increase revenue of local businesses and the City's tax base.

Policy LU-387. Within the Northeast Fourth Corridor, the "Business District" should be bounded by ~~Queen Avenue NE (on the west)~~ and extend from west of Monroe Ave NE to Field Ave N.E. (on the east).

Policy LU-388. The policies of the Commercial Corridor designation and the Northeast Fourth Corridor Business District should be implemented by Commercial Arterial (CA) zoning.

Objective LU-QQQ: The Northeast Fourth Corridor Business District should be enhanced to improve efficiency, safety and attractiveness to both potential shoppers and pass-through traffic.

Policy LU-389. Due to its location at a key entrance to the City from the east, the Northeast Fourth Corridor Business District should include gateway features.

Policy LU-390. The Northeast Fourth Business District should be enhanced with boulevard design features such as landscaped center of road medians for the purpose of improving safety through traffic control and slowing traffic for pedestrian safety and improved conditions for vehicles leaving and entering the principal arterial.

Policy LU-391. To the extent possible, undeveloped parcels and pads and/or redevelopment in the Northeast Fourth Corridor Business District should feature street-facing building facades located a maximum of fifteen (15) feet set back from the non-curb edge of sidewalks abutting the principal arterial.

Policy LU-392. In the Northeast Fourth Business Corridor Business District, where buildings are set back more than fifteen (15) feet from the principal arterial, new development or redevelopment should:

1. Contribute a furnished public gathering space, abutting the sidewalk along the principal arterial, of no less than 1,000 square feet with a minimum dimension of twenty (20) feet on one side. Such space should have landscaping, including street trees, decorative paving, pedestrian-scaled lighting and seating, at a minimum.
2. Designate appropriate site(s) for future pad development for additional commercial structures located to conform to maximum setback requirements.

Puget Corridor

Discussion: *The Puget Corridor is a commercial area along a busy arterial, bordered by multifamily development. It features a mix of retail, office, and service uses.*

Objective LU-VVV: A special commercial area should be designated along South Puget Drive. The purpose of this area would be to enhance the commercial environment to increase revenue of local businesses and the City's tax base.

Policy LU-406. Within the Puget Corridor, the “Business District” should and extend from the intersection of Puget Drive and Benson Road S to the I-405 overpass.

Policy LU-407. The policies of the Commercial Corridor designation and the Puget Business District should be implemented by Commercial Arterial (CA) zoning.

Policy LU-408. Due to its location at a key entrance to the City from the south, the Puget Business District should include gateway features.

Automall

(map)

NE Sunset Blvd Business District

(revised map)

NE 4th Business District

(revised map)

Rainier Business District

(map)

Puget Business District

(map)

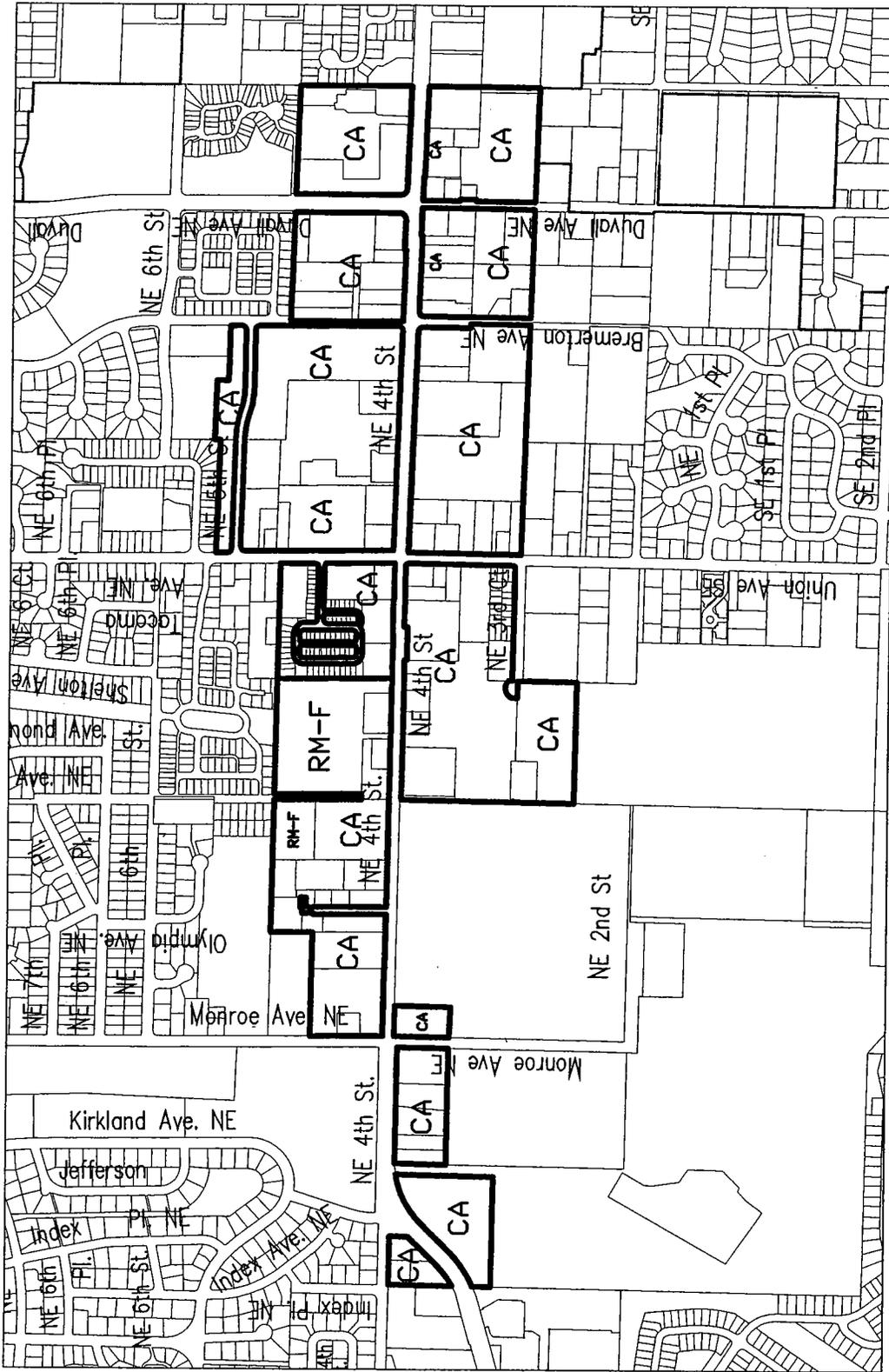
COMMERCIAL/OFFICE/RESIDENTIAL LAND USE DESIGNATION

Purpose Statement: The Commercial/Office/Residential (COR) designation provides opportunities for large-scale office, commercial retail and multi-family projects developed through a master plan and site plan process incorporation significant site amenities and/or gateway features. COR sites are typically transitions from an industrial use to a more intensive land use. The sites offer redevelopment opportunities on Lake Washington and/or the Cedar River.

Objective LU-~~VVV~~WWW: Development at Commercial/Office/Residential designations should be cohesive, high quality, landmark developments that are integrated with natural amenities. The intention is to create a compact, urban development with high amenity values that creates a prominent identity.

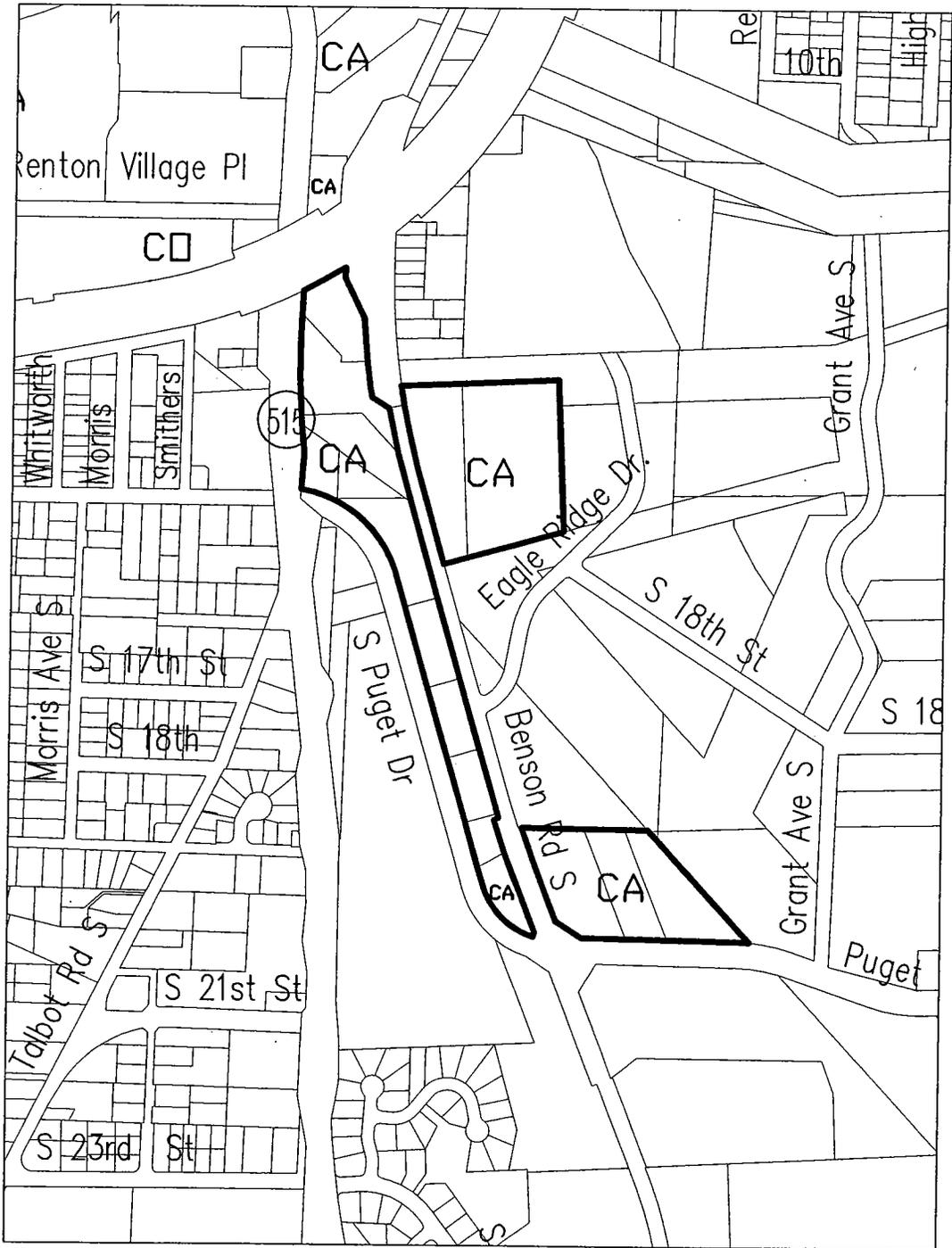
Policy LU-406407. Designate Commercial/Office/Residential in locations meeting the following criteria:

- 1) There is the potential for redevelopment, or a sufficient amount of vacant land to encourage significant concentration of development;
- 2) The COR site could function as a gateway to the City;
- 3) COR sites should be located on major transit and transportation routes; and
- 4) The COR location has significant amenity value, such as water access, that can support landmark development.



NE 4th Street Business District


 Economic Development, Neighborhoods & Strategic Planning
 Planning/Marketing/Public Works
 City of Phoenix
 1 September 2008



Puget Business District



Economic Development, Neighborhoods & Strategic Planning
 Planning/Building/Public Works
 C. Del Rosario
 1 September 2006



Policy LU-407408. Consistent with the locational criteria, Commercial/Office/Residential designations may be placed on property adjacent to, or abutting, residential, commercial industrial designations or publicly owned properties. COR designations next to higher intensity zones such as industrial, or next to public uses, may provide a transition to less intense designations in the vicinity. Site design of COR should consider the long-term retention of adjacent or abutting industrial or public uses.

Policy LU-408409. Uses in Commercial/Office/Residential designations should include mixed-use complexes consisting of office, and/or residential uses, cultural facilities, hotel and convention center type development, technology research and development facilities; and corporate headquarters.

Policy LU-409410. Commercial uses such as retail and services should support the primary uses of the site and be architecturally and functionally integrated into the development.

Policy LU-410411. Commercial development, excluding big-box, may be a primary use in a Commercial/Office/Residential designation, if:

- 1) It provides significant economic value to the City;
- 2) It is sited in conjunction with small-scale, multiple businesses in a “business district;”
- 3) It is designed with the scale and intensity envisioned for the COR; and
- 4) It is part of a proposed master plan development.

Policy LU-411412. Individual properties may have a single use if they can be developed at the scale and intensity envisioned for the designation Commercial/Office/Residential project, or if proposed as part of a phased development and multi-parcel proposal that includes a mix of uses.

Policy LU-412413. Structured parking should be required. If lack of financial feasibility can be demonstrated at the time of the COR development, phased structured parking should be accommodated in the proposed master plan.

Policy LU-413414. Sites that have significant limitations on redevelopment due to environmental, access, and/or land assembly constraints should be granted flexibility of use combinations and development standards through the master plan process.

Policy LU-414415. Private/public partnerships should be encouraged to provide infrastructure development, transportation facilities, public uses, and amenities.

Policy LU-415416. Adjacent properties within a designated COR should be combined for master planning purposes and public review regardless of ownership.

Policy LU-416417. Master plans should coordinate the mix and compatibility of uses, residential density, conceptual building, site and landscape design, identification of

gateway features, signs, circulation, transit opportunities, and phasing regardless of ownership of individual parcels.

Policy LU-417418. Maximum residential density at COR designated sites should range between 30 to 50 dwelling units per acre. The same area used for commercial and office development may also be used to calculate residential density.

Policy LU-418419. Commercial/Office/Residential master plans should be guided by design criteria specific to the location, context, and scale of the designated COR. COR Design Guidelines should fully integrate signage, building height, bulk, setbacks, landscaping, and parking considerations for the various components of each proposed project within the COR development.

Policy LU-419420. Internally, Commercial/Office/Residential developments should be primarily pedestrian-oriented. Internal site circulation of vehicles should be separated from pedestrians wherever feasible by dedicated walkways.

Policy LU-420421. Primary vehicular access to COR development should be from principal arterials. Internal streets should be sized hierarchically. Curb cuts should not conflict with pedestrian routes, if possible.

Policy LU-421422. Commercial/Office/Residential developments should have a combination of internal and external site design features, such as:

- 1) Public plazas;
- 2) Prominent architectural features;
- 3) Public access to natural features or views;
- 4) Distinctive focal features;
- 5) Indication of the function as a gateway, if appropriate;
- 6) Structured parking; and
- 7) Other features meeting the spirit and intent of the COR designation.

COMMERCIAL NEIGHBORHOOD LAND USE DESIGNATION

Purpose Statement: *The purpose of Commercial Neighborhood designation is to provide small scale, low-intensity commercial areas located within neighborhoods primarily for the convenience of residents who live nearby. Uses should be those that provide goods and services. In addition, a limited amount of residential opportunities should be provided.*

Objective LU-~~WWW~~XXX: Commercial Neighborhood designated areas are intended to reduce traffic volumes, permit small-scale business uses, such as commercial/retail, professional office, and services that serve the personal needs of the immediate population in surrounding neighborhoods.

Policy LU-422423. The Commercial Neighborhood designation should be implemented by Commercial Neighborhood zoning.

Policy LU-423424. Commercial Neighborhood designated areas should be located:

- 1) Within one-quarter mile of existing and planned residential areas;
- 2) To the extent possible, outside of the trade areas of other small-scale commercial uses offering comparable goods and services; and
- 3) Contiguous to a street no smaller than those classified at the collector level.

Policy LU-424425. Commercial Neighborhood designated areas should not increase in scale or size to the point of changing the character of the nearby residential neighborhood.

Policy LU-425426. The small-scale uses of Commercial Neighborhood designated areas should not increase in intensity so that the character of the commercial area or that of the nearby residential area is changed.

Policy LU-426427. A mix of uses (e.g. convenience retail, consumer services, offices, residential) should be encouraged in small-scale commercial developments within Commercial Neighborhood designated areas.

Policy LU-427428. Commercial Neighborhood designated areas should consist primarily of retail and/or service uses.

Policy LU-428429. Products and services related to large-scale motorized machinery, vehicles, or equipment should not be allowed in Commercial Neighborhood designated areas. Nor should uses that result in emissions, noise, or other potential nuisance conditions be allowed in such areas.

Policy LU-429430. Residential uses should be located above the ground floor, limited to no more than four units per structure and should be secondary to retail and services uses.

Policy LU-430431. Commercial structures in Commercial Neighborhood designated areas should be compatible with nearby residential areas in height, frontyard setbacks, lot coverage, building design, and use.

XI. EMPLOYMENT AREAS

Goal: Achieve a mix of land uses including industrial, high technology, office, and commercial activities in Employment Areas that lead to economic growth and a strengthening of Renton's employment base.

Discussion: These policies are designed to ensure that Renton will have adequate reserves of land and appropriate use designations to further its economic development

efforts. Adequate land is necessary to attract new businesses in an effort to expand and diversify, and stabilize the employment base. There are two Employment Area Land Use Designations:

- 1) *Employment Area – Industrial*
- 2) *Employment Area – Valley*

Flexibility is encouraged in the Employment Areas by allowing a range of uses and multiple users on sites. Research and development businesses may need to evolve into production and distribution facilities as products are developed and receive approval for marketing. A flexible approach can facilitate business development and stimulate creation of nodes of employment activity supported by commercial and service uses.

Objective LU-~~XXXXYY~~: Encourage economic growth resulting in greater diversity and stability in the employment and tax bases by providing adequate land capacity through zoning amounts of land to meet the needs of future employers.

Policy LU-431432. The City should endeavor to expand its present economic base, emphasizing new technologies, research and development facilities, science parks, and high-technology centers, and supporting commercial and office land uses.

Policy LU-432433. In each employment designation, an appropriate mix of commercial, office, light industrial, and industrial uses should be supported. The mix will vary depending on the employment area emphasis.

Policy LU-433434. Encourage flexibility in use and reuse of existing, conforming structures to allow business to evolve in response to market and production requirements.

Policy LU-434435. Support location of commercial and service uses in proximity to office or industrial uses to develop nodes of employment supported by services.

Objective LU-~~YYYZZZ~~: Promote the development of low impact, light industrial uses, particularly those within the high-technology category, in Employment Area-Valley and Employment Area-Industrial designations where potentially adverse impacts can be mitigated.

Policy LU-435436. Site planning review should ensure that light industrial uses are neither intrusive nor adversely affected by other uses nearby.

EMPLOYMENT AREA-INDUSTRIAL LAND USE DESIGNATION

Purpose Statement: *The Employment Area-Industrial designation is intended to provide continued opportunity for manufacturing and industrial uses that create a strong employment base in the City.*

Discussion: *Although location is an important factor for all types of development, it is especially critical for industrial development. Industries need good access in areas with low traffic volumes. As the City becomes more urban, they need assurance that*

incompatible uses will not be allowed that could eventually force them to relocate. Other uses, especially residential, also want to ensure that industries do not impact their neighborhoods with noise, traffic, and other nuisances and hazards. For these reasons, although commercial areas may see more diversity and mixing of uses, industrial areas will remain somewhat isolated from other uses.

Objective LU-~~ZZZ~~AAAA: Sustain industrial areas that function as integrated employment activity areas and include a core of industrial uses and other related businesses and services, transit facilities, and amenities.

Policy LU-436437. The primary use in the Employment Area - Industrial designation should be industrial.

Policy LU-437438. A mix of offices, light industrial, warehousing, and manufacturing should be encouraged in the Employment Area-Industrial classification, with conditions as appropriate.

Policy LU-438439. Industrial uses with a synergistic relationship should be encouraged to locate in close proximity to one another.

Policy LU-439440. Industrial parks that provide space for several related or unrelated, but compatible users should be encouraged to:

- 1) Include more than one industrial use organized into a single development;
- 2) Share facilities such as parking, transit facilities, recreation facilities, and amenities;
- 3) Include properties in more than one ownership;
- 4) Locate in areas with adequate regional access to minimize their impacts on the local street network; and
- 5) Organize the site plan to place building fronts to the street with service and parking screened from the front.

Policy LU-440441. Existing industrial activities may create noise, chemicals, odors, or other potentially noxious off-site impacts. Within the Employment Area-Industrial designation existing industrial activities should be protected. Although the designation allows a wide range and mix of uses, new businesses that would be impacted by pre-existing industrial activities should be discouraged.

Policy LU-441442. When more intensive new uses are proposed for locations in close proximity to less intensive existing uses, the responsibility for mitigating any adverse impacts should be the responsibility of the new use.

Policy LU-442443. Off-site impacts from industrial development such as noise, odors, light and glare, surface and ground water pollution, and air quality should be controlled through setbacks, landscaping, screening and/or fencing, drainage controls, environmental mitigation, and other techniques.

Policy LU-443444. Light industrial uses that result in noise or odors, should be located in the Employment Area-Industrial designation.

EMPLOYMENT AREA-VALLEY LAND USE DESIGNATION

Purpose Statement: *The purpose of the Employment Area-Valley designation is to allow the gradual transition of the Valley from traditional industrial and warehousing uses to more intensive retail service and office activities. The intent is to allow these new activities without making industrial uses non-conforming and without restricting the ability of existing businesses to expand.*

Objective LU-~~AAA~~BBBB: Provide for a mix of employment-based uses, including commercial, office, and industrial development to support the economic development of the City of Renton.

Policy LU-444445. Develop the Green River Valley (“The Valley”) and the Black River Valley (located between Sunset Blvd and SW Grady Way) areas as places for a range and variety of commercial, office, and industrial.

Policy LU-445446. Non-employment-based uses, such as residential, are prohibited in the Employment Area Valley.

Policy LU-446447. Multi-story office uses should be located in areas most likely to be served by future multi-modal transportation opportunities. A greater emphasis on public amenities is appropriate for this type of use.

Policy LU-447448. Developments should be encouraged to achieve greater efficiency in site utilization and result in benefits to users with techniques including:

- 1) Shared facilities such as parking and site access, recreation facilities and amenities;
- 2) An improved ability to serve development with transit by centralizing transit stops; and
- 3) An opportunity to provide support services (e.g. copy center, coffee shop or lunch facilities, express mail services) for nearby development that otherwise might not exist.

Policy LU-448449. Uses such as research, design, and development facilities should be allowed in office designations and industrial designations when potential adverse impacts to surrounding uses can be mitigated.

Policy LU-449450. Recognize viable existing and allow new industrial uses in the Valley, while promoting the gradual transition of uses on sites with good access and visibility to more intensive commercial and office use.

Objective LU-~~BBB~~CCCC: Provide flexibility in the regulatory processes by allowing a variety of zoning designations in the Employment Area-Valley designation.

Policy LU-450451. Changes from one zone to another should be considered to achieve a balance of uses that substantially improves the City’s economic / employment base. Factors such as increasing the City’s tax base, improving efficiency in the use of the land, and the ability of a proposed land use to mitigate potential adverse land use impacts should be considered.

- | **Policy LU-451452.** Commercial Arterial (CA) should be supported only when the proposed commercial use has access to SW 43rd Street, and/or East Valley Road south of SW 27th Street or is located north of I-405 and south of 10th Avenue SW and the area under consideration is part of a designation totaling over 5 acres (acreage may be in separate ownerships).
- | **Policy LU-452453.** Zoning supporting industrial uses should be established when a mix or wider range of uses is not yet appropriate for a site.
- | **Policy LU-453454.** Properties lying between SR-167 and East Valley Road from SW 22nd Street to SW 41st Street should not be granted an industrial zone classification that is more intensive than Light Industrial in order to avoid the potential for degradation of the high visibility SR 167 corridor.
- | **Policy LU-454455.** Commercial Office zoning should be supported where a site has high visibility, particularly in those portions of the Valley that are gateways and/or along the I-405 and SR 167 corridors, where larger sites can accommodate more intensive uses, and where sites can take advantage of existing and/or future multi-modal transportation opportunities.
- | **Objective LU-~~CCCC~~DDDD:** Ensure quality development in Employment Area-Valley
- | **Policy LU-455456.** Street trees and landscaping should be required for new development within the Valley to provide an attractive streetscape in areas subjected to a transition of land uses (Refer to the Community Design Element).
- | **Policy LU-456457.** Vehicular connections between adjacent parking areas are encouraged. Incentives should be offered to encourage shared parking.
- | **Policy LU-457458.** Site design for office uses and commercial, and mixed-use developments should consider ways of improving transit ridership through siting, locating of pedestrian amenities, walkways, parking, etc.
- | **Policy LU-458459.** Site plan review should be required for all new projects in the Employment Area-Valley pursuant to thresholds established in the City's development regulations.
- | **Policy LU-459460.** New development, or site redevelopment, should conform to development standards that include scale of building, building façade treatment to reduce perception of bulk, relationship between buildings, and landscaping.

Proposed Title IV Zoning Code Amendments

4-2-020 PURPOSE AND INTENT OF ZONING DISTRICTS
to be amended by the following revisions

4-2-020 PURPOSE AND INTENT OF ZONING DISTRICTS:

L. COMMERCIAL ARTERIAL ZONE (CA):

The purpose of the Commercial Arterial Zone (CA) is to evolve from “strip commercial” linear business districts to business areas characterized by enhanced site planning, incorporating efficient parking lot design coordinated access, amenities and boulevard treatment. The CA Zone provides for a wide variety of indoor and outdoor retail sales and services along high-volume traffic corridors. Limited residential uses may be integrated into the zone if there are permanent physical connections to commercial uses. The zone includes four designated business districts along mapped corridors with development standards designed to encourage concentrated commercial activity, a focal point of pedestrian activity along the corridor, and visual interest. Designated business districts include: Automall, Sunset Boulevard-Corridor, Northeast Fourth Corridor, and the Rainier Avenue Corridor. The CA zone is intended to implement the Commercial Corridor Comprehensive Plan designation.

Interpretation of uses and project review in this zone shall be based on the objectives and policy direction established in the Commercial Corridor land use designation, Objectives LU-DDD through LU-UUU, Policies LU-333 through LU-405 or the Employment Area-Valley land use designation, Objectives LU-ZZZ through LU-BBBB, Policies LU-445 through LU-460, and the Community Design Element of the Comprehensive Plan.

4-2-070 I COMMERCIAL NEIGHBORHOOD (CN)

Uses allowed in the CN Zone are as follows:

USES:	TYPE:
AGRICULTURE AND NATURAL RESOURCES	
Natural resource extraction/recovery	H
ANIMALS AND RELATED USES	
Kennels, hobby	AC #37
Pets, common household, up to 3 per dwelling unit or business establishment	AC
RESIDENTIAL	
Detached dwelling (existing legal)	P
Attached dwelling	P #198
OTHER RESIDENTIAL, LODGING AND HOME OCCUPATIONS	
Home occupations	AC #6
SCHOOLS	
K-12 educational institution (public or private)	H
K-12 educational institution (public or private), existing	P #9
PARKS	
Parks, neighborhood	P
Parks, regional/community, existing	P
Parks, regional/community, new	AD
OTHER COMMUNITY AND PUBLIC FACILITIES	
<i>Community Facilities</i>	
Cemetery	H
Religious institutions	H
Service and social organizations	H
<i>Public Facilities</i>	
City government offices	AD
City government facilities	H
USES:	TYPE:
OFFICE AND CONFERENCE	

4-2-070L COMMERCIAL ARTERIAL (CA)

Uses allowed in the CA Zone are as follows:

USES:	TYPE:
AGRICULTURE AND NATURAL RESOURCES	
Natural resource extraction/recovery	H
ANIMALS AND RELATED USES	
Kennels, hobby	AC #37
Pets, common household, up to 3 per dwelling unit or business establishment	AC
RESIDENTIAL	
Semi-attached dwelling	AD #18
Attached dwelling	P-AD #18
Flats or townhouses (existing legal)	
OTHER RESIDENTIAL, LODGING AND HOME OCCUPATIONS	
Group homes I	H
Group homes II for 7 or more	H
Home occupations	AC #6
SCHOOLS	
K-12 educational institution (public or private)	H #9
K-12 educational institution (public or private), existing	P #9
Other higher education institution	P
Schools/studios, arts and crafts	P
Trade or vocational school	H
PARKS	
Parks, neighborhood	P
Parks, regional/community, existing	P
Parks, regional/community, new	AD
OTHER COMMUNITY AND PUBLIC FACILITIES	
<i>Community Facilities</i>	
Cemetery	H
Religious institutions	H
Service and social organizations	H
<i>Public Facilities</i>	
USES:	TYPE:
City government offices	AD
City government facilities	H
Other government offices and facilities	H

to be amended by the following revisions

4-2-080 CONDITIONS ASSOCIATED WITH ZONING USE TABLES:**A. SUBJECT TO THE FOLLOWING CONDITIONS:**

14. Except that when operations are predominantly conducted out-of-doors rather than completely enclosed within an enclosed structure, an administrative conditional use permit is required ~~within 1,200 feet of Sunset Blvd. in the Sunset Corridor Business District, within 1,200 feet of NE 4th within the NE 4th Business District Corridor, and within the Center Village designation.~~
18. **a. General Requirements:** Subject to the density limits of the development standards for this zone. ~~Only and only permitted within a structure containing retail and/or on-site service uses on the ground floor; except in locations 1,200 ft. of 3rd/4th Streets, Sunset Blvd., S. Puget Drive, within the NE 4th Sunset, and Puget Drive Corridors; except in the Employment Area Valley or Commercial Business Districts, as described below.~~
- b. CA Zone—Additional Employment Area Valley:** Residential uses are not permitted in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC 4-2-080B.
- c. Commercial Business Districts:** Townhouse units are allowed without ground floor retail within the building if located more than 150 ft. from an arterial in the NE 4th Business District, Sunset Business District, and Puget Business District with an administrative conditional use permit, subject to the criteria in 4-9-030K. Residential units developed as part of a same building mixed-use project are allowed at a maximum of 60 du/acre.
19. Subject to the density limitations located in the development standards for this zone. CN zone- Additional: only permitted within a structure containing retail and/or on-site service uses on the ground floor.
20. Not allowed in locations with 1,200 feet of NE Sunset Blvd. ~~within the Sunset Business District Corridor, within 1,200 feet of NE 3rd/4th within the NE 4th Business District corridor, and within 1,200 feet of S. Puget Drive in the Puget Business District Corridor.~~
44. Within 1,200 feet of NE 4th ~~in the NE 4th Street Business District Corridor and within 1,200 feet of Rainier Blvd. within the Rainier Avenue Business District Corridor,~~ permitted provided that the facility has a minimum setback of one hundred feet (100') from any adjacent residentially zoned parcel, otherwise an administrative conditional use permit is required.
46. Within 1,200 feet of Sunset Blvd. ~~within the Sunset Boulevard Business District Corridor,~~ eligible for an administrative conditional use permit provided that the facility has a minimum setback of one hundred feet (100') from any adjacent residentially zoned parcel, otherwise a Hearing Examiner conditional use permit is required.
47. Within 1,200 feet of Rainier Blvd. ~~within the Rainier Avenue Business District Corridor,~~ may be allowed by an administrative conditional use permit if the monopole II facility is to be constructed on property where wireless communication support structures presently operate, and the new

to be amended by the following revisions

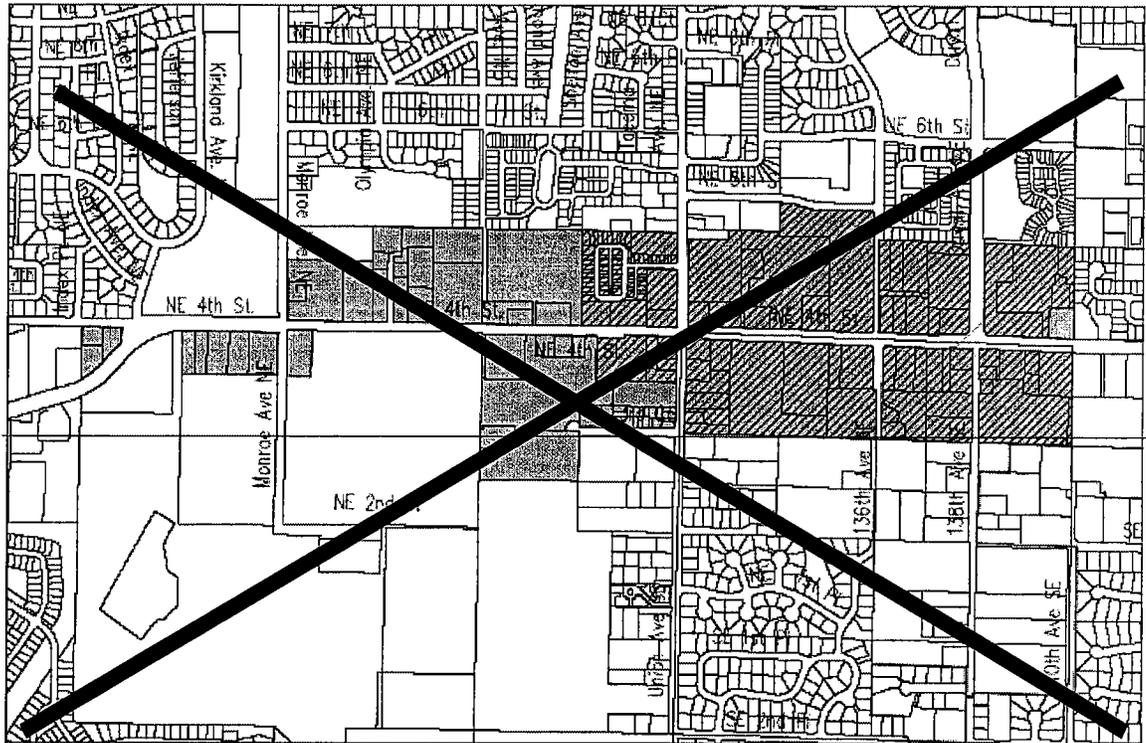
monopole II facility will not exceed the height of the existing support structures. Prohibited if located within three hundred feet (300') of an RC, R-1, R-5, R-8, R-10, or R-14 Zone unless the Development Services Division determines that all residentially zoned property within three hundred feet (300') of the proposed facility is undevelopable due to critical areas regulations (RMC 4-3-050), then the new wireless support structure can be reviewed as an administrative conditional use.

48. Within 1,200 feet of NE 4th in the NE 4th Business District Corridor and within 1,200 feet of Sunset Blvd. within the Sunset Boulevard Business District Corridor, prohibited if located within three hundred feet (300') of an RC, R-1, R-5, R-8, R-10, or R-14 Zone, otherwise may be allowed with a Hearing Examiner conditional use permit.
68. Within 1,200 feet of NE 3rd/4th within the NE 4th Business District Corridor, 1,200 feet of Sunset Blvd. within the Sunset Business District Corridor and within 1,200 feet of S. Puget Drive within the Puget Drive Business District Corridor,
- a. uses are subject to the size restrictions of RMC 4-2-120A., and
 - b. within Puget and Sunset Business District Corridors, department stores are not permitted.
69. Within 1,200 feet of NE 3rd/4th Street within the NE 4th Business District Corridor, 1,200 feet of Sunset Blvd. within the Sunset Business District Corridor and within 1,200 feet of S. Puget Drive within the Puget Drive Business District Corridor, uses are subject to the size restrictions of RMC 4-2-120A:
- a. Within Sunset and Puget Business District Corridors,
Only the following on-site services are permitted:

Entertainment media rental, financial and real estate services; repair services(excluding auto repair).b. Rental services require an administrative

F. NE 4th CORRIDOR:

to be amended by the following revisions

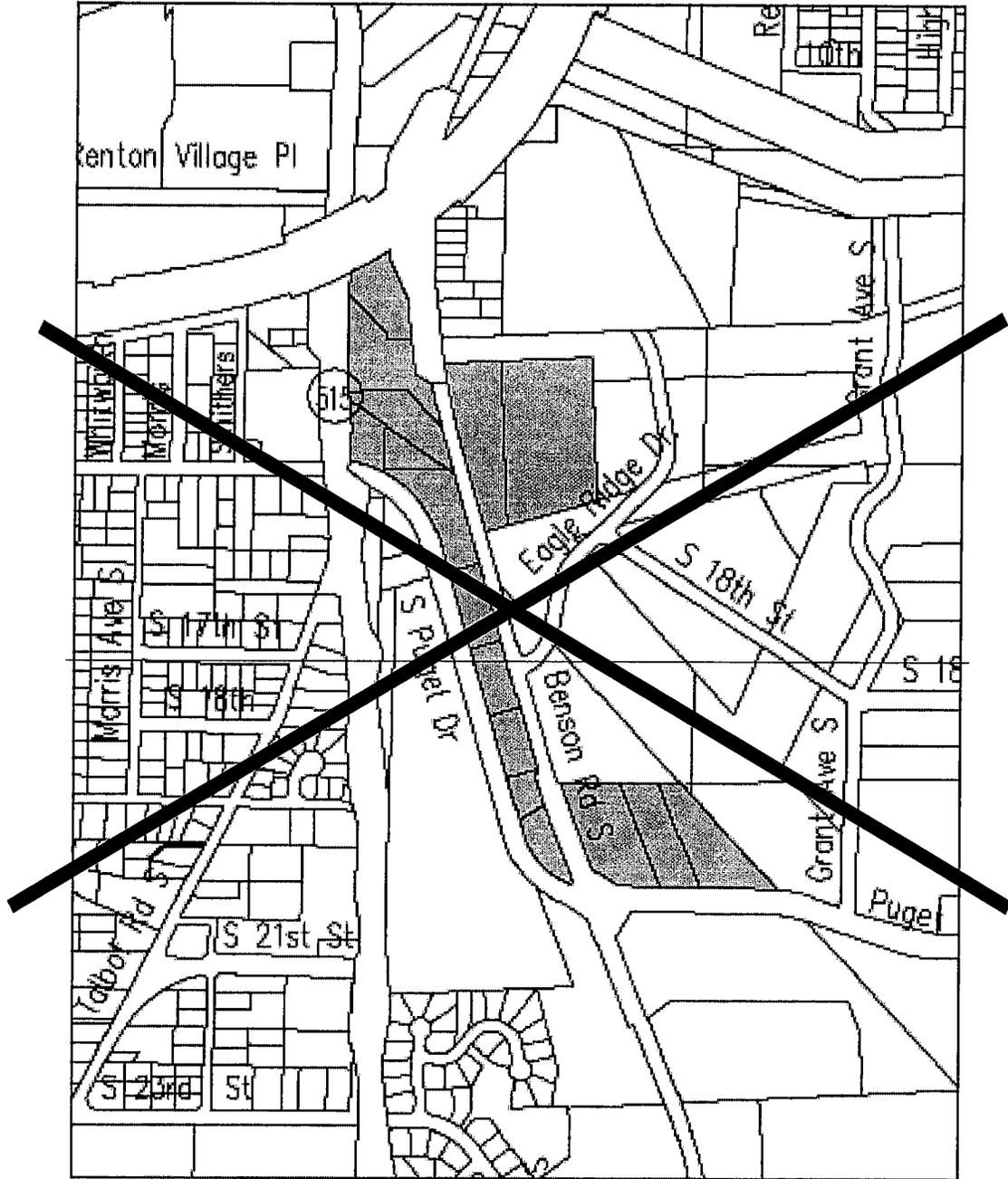


NE 4th Street Corridor

-  NE 4th Street Commercial Corridor
-  NE 4th Street Commercial Corridor Business District



G. PUGET CORRIDOR:

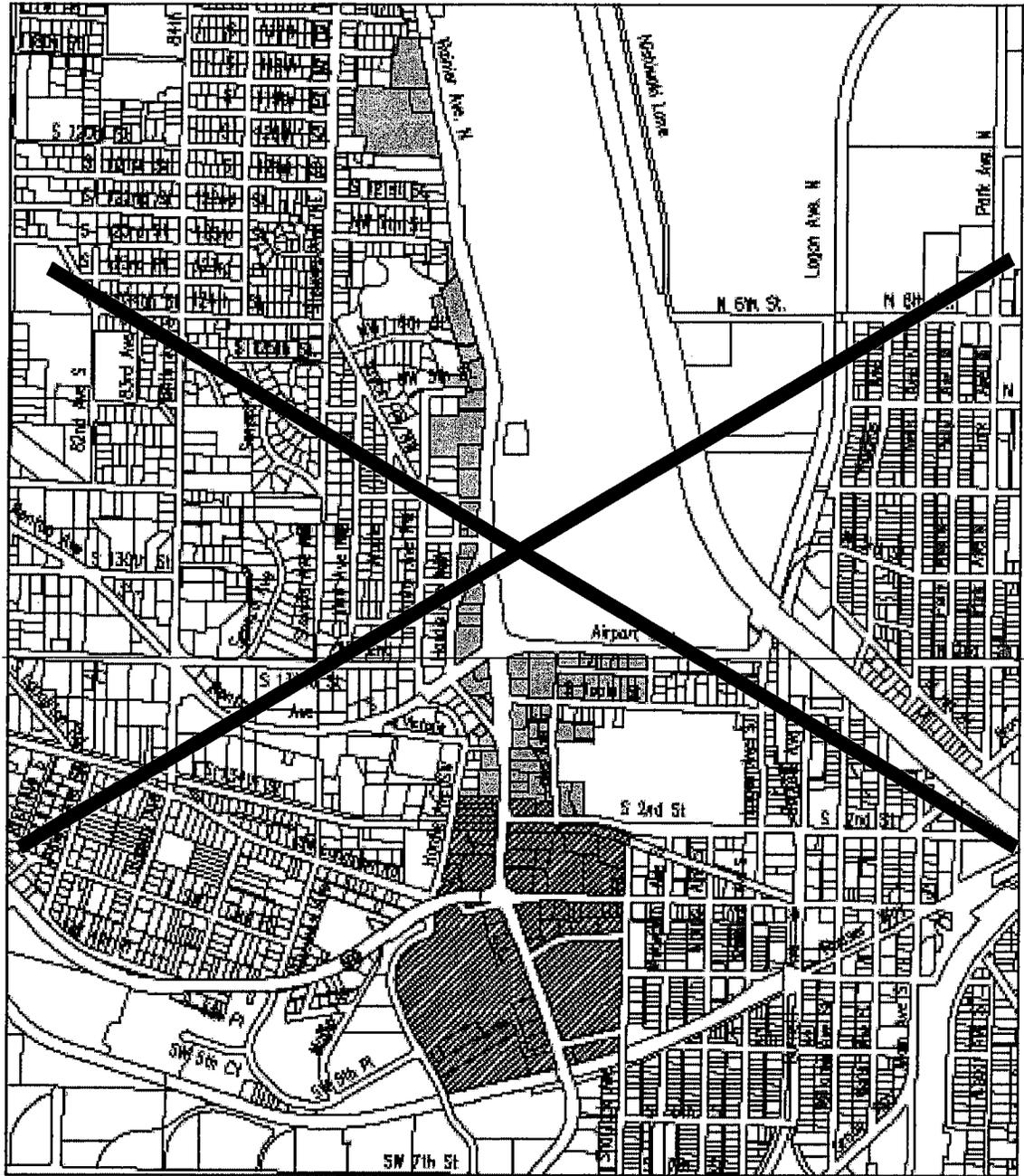


Puget Corridor

 Puget Commercial Corridor

to be amended by the following revisions

H. RAINIER-CORRIDOR:



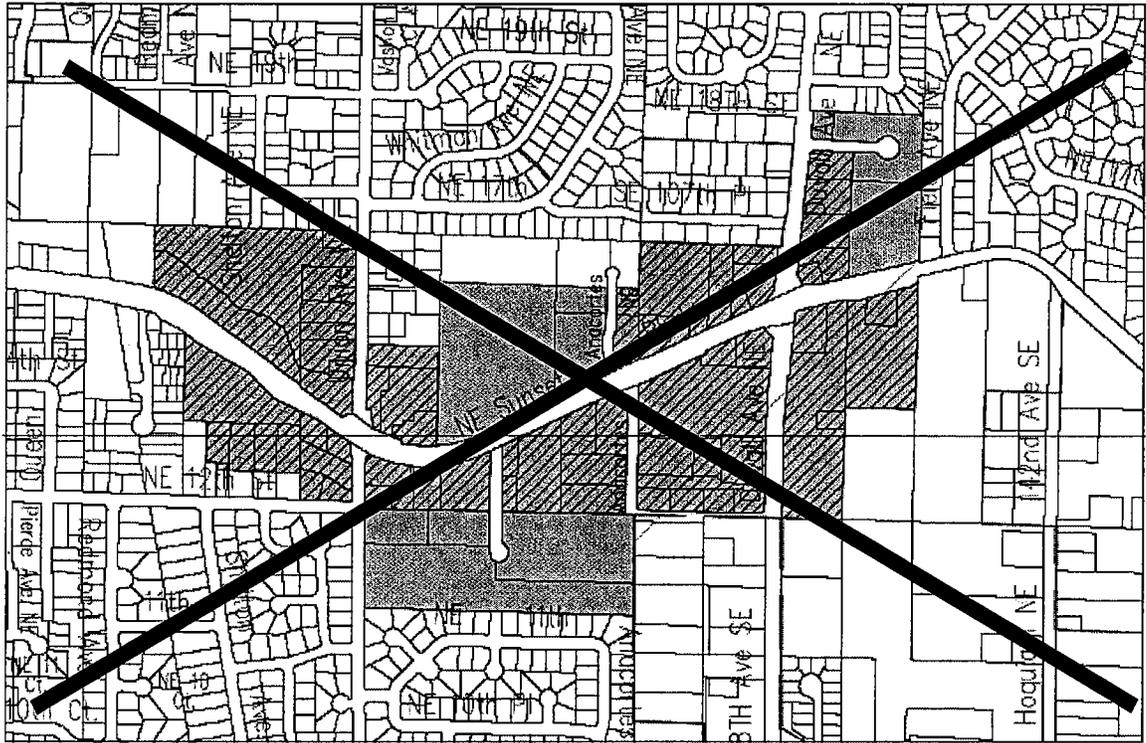
Rainier Corridor

-  Rainier Commercial Corridor
-  Rainier Commercial Corridor Business District



to be amended by the following revisions

I. SUNSET CORRIDOR:



Sunset Corridor

-  Sunset Commercial Corridor
-  Sunset Commercial Corridor Business District

4-2-120A & C to be amended by the following revisions:

4-2-120A

DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DESIGNATIONS			
	CN	CV	CA
LOT DIMENSIONS			
Minimum Lot Size for lots created after Nov. 10, 2004	5,000 sq. ft.	25,000 sq. ft.	None, except: <u>1,200 sq. ft. in the Sunset, NE Fourth, and Puget Business Districts. See maps in RMC 4-3-040</u> a. Within 1,200 ft. of NE 3rd/4th in the NE 4th Corridor, 5,000 sq. ft. b. Within 1,200 feet of NE Sunset Blvd. and S. Puget Drive in the Sunset and Puget Corridors, 5,000 sq. ft. (see maps in RMC 4-2-080F through J).
Minimum Lot Width/Depth for lots created after Nov. 10, 2004	None	None	None
LOT COVERAGE			
Maximum Lot Coverage for Buildings	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.
DENSITY (Net Density in Dwelling Units per Net Acre)			
Minimum Net Residential Density⁹	None	10 dwelling units per net acre.	None, except <u>in the Sunset, NE Fourth, and Puget Business Districts. See maps in RMC 4-3-040</u> within 1,200 feet of NE 3rd/4th St. in the NE 4th Corridor, Sunset Blvd. and S. Puget Drive in the Sunset and Puget Corridors (see maps in RMC 4-2-080F through J): 10 dwelling units per

4-2-120A & C to be amended by the following revisions:

			net acre.
DENSITY (Net Density in Dwelling Units per Net Acre) (Continued)			
Maximum Net Residential Density⁹	4 dwelling units per structure.	<p>20 dwelling units per net acre.</p> <p>Center Village Residential Bonus District</p> <p>Pursuant to RMC <u>4-3-095</u>, up to 80 dwelling units per net acre may be granted for provision of:</p> <p>a. A minimum depth of 30 ft. and a minimum length of 60 ft. of commercial use on the first floor of the primary structure, and</p> <p>b. Parking enclosed under or enclosed within the first floor of the primary structure.</p>	<p>20 dwelling units per net acre, <u>except within the Sunset, NE Fourth, and Puget Business Districts</u>, it shall be 60 dwelling units per acre for development with mixed commercial and residential use in the same building. See maps in RMC 4-3-040</p>
SETBACKS			
Minimum Front Yard¹⁸	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.
Maximum Front Yard¹⁸	15 ft. ¹⁵	15 ft. ¹⁵	None, except <u>15 ft.</u> see <u>Corridor District Overlay in the Rainier Avenue, Sunset, NE Fourth, and Puget Business Districts</u> . See <u>maps and standards in</u> <u>in</u> , RMC 4-3-040, for properties in the overlay.
Minimum Side Yard Along a Street¹⁸	10 ft. The minimum setback may be reduced to 0 ft.	10 ft. The minimum setback may be reduced to 0 ft.	10 ft. The minimum setback may be reduced to 0 ft. through the site

4-2-120A & C to be amended by the following revisions:

	through the site plan development review process provided blank walls are not located within the reduced setback.	through the site plan development review process provided blank walls are not located within the reduced setback.	plan development review process provided blank walls are not located within the reduced setback.
Minimum Freeway Frontage Setback	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.
SETBACKS (Continued)			
Minimum Rear Yard¹⁸	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.
Minimum Side Yard¹⁸	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <u>4-11-030</u> .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <u>4-11-030</u> .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <u>4-11-030</u> .
BUILDING LIMITATIONS			
Maximum Gross Floor Area of Any Single Commercial Use on a Site	5,000 gross sq. ft. The maximum size shall not be exceeded except by conditional use permit. ^{2,9} These restrictions do not apply to residential uses subject to net density limitations.	None	None, except: a. Within 1,200 ft. of NE 4th St. within NE 4th Corridor/within 1,200 feet of Sunset Blvd., In the NE Fourth Business District: 65,000 gross sq. ft. b. S. Puget Dr. within Sunset and Puget Corridor In the Puget Sunset and Business Districts: 35,000 sq. ft. Restrictions do not apply to uses subject to net density limitations and grocery stores (see maps in RMC <u>4-2-080F</u>)

4-2-120A & C to be amended by the following revisions:

			through J).4-3-040).
Maximum Gross Floor Area of Any Single Office Use on a Site^{2, 9}	3,000 gross sq. ft. ²¹ The maximum size shall not be exceeded except by conditional use permit. ^{2,9} These restrictions do not apply to residential uses, which are subject to net density limitations.	None	None, except: a. <u>In the NE Fourth Business District: 65,000 gross sq. ft.</u> b. <u>In the Puget Sunset and Business Districts: 35,000 sq. ft.</u> Within 1,200 feet of NE 3rd/4th within the NE 4th Corridor, 65,000 gross sq. ft. b. Within 1,200 feet of S. Puget Dr. and NE Sunset Blvd. 35,000 sq. ft. The total gross square footage of these uses shall not exceed 50% of the gross square footage of the site. ^{2,9} These restrictions do not apply to residential uses, which are subject to net density limitations. (See maps in <u>RMC 4-3-0404-2-080G</u> through J.)
Building Orientation	All commercial uses shall have their primary entrance and shop display window oriented toward the street frontage.	NA	<u>See RMC 4-3-040 for standards for the Puget, Sunset and NE Fourth Business Districts.</u> NA
LANDSCAPING			
Minimum On-site Landscape Width Required Along the Street Frontage	10 ft., except where reduced through the site plan development review process.	10 ft., except where reduced through the site plan development review process.	10 ft., except where reduced through the site plan development review process. <u>There are additional landscaping standards for pedestrian connections in the Puget, Sunset, and NE Fourth Business Districts. See maps and standards at RMC</u>

4-2-120A & C to be amended by the following revisions:

			4-3-040..
Minimum On-site Landscape Width Along the Street Frontage Required When a Commercial Lot is Adjacent⁸ to Property Zoned Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM	15 ft. wide sight-obscuring landscape strip. ^{3,5} If the street is a designated principal arterial, 1 non-sight-obscuring landscaping shall be provided unless otherwise determined by the Reviewing Official through the site plan development review process.	15 ft. wide landscape buffer is required ³ unless otherwise determined by the Reviewing Official through the site plan development review process.	15 ft. wide sight-obscuring landscape strip. ^{3,5} If the street is a designated principal arterial, 1 non-sight-obscuring landscaping shall be provided unless otherwise determined by the Reviewing Official through the site plan development review process. <u>There are additional landscaping standards for pedestrian connections in the Puget, Sunset, and NE Fourth Business Districts. See maps and standards at RMC 4-3-040..</u>
LANDSCAPING (Continued)			
Minimum Landscape Width Required When a Commercial Lot is Abutting⁷ to Property Zoned Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM	15 ft. wide landscaped visual barrier consistent with the definition in RMC 4-11-120. A 10 ft. sight-obscuring landscape strip may be allowed through the site plan development review process. ^{3,4}	15 ft. wide landscaped visual barrier consistent with the definition in RMC 4-11-120. A 10 ft. sight-obscuring landscape strip may be allowed through the site plan development review process. ^{3,4}	15 ft. wide landscaped visual barrier consistent with the definitions in RMC 4-11-120. A 10 ft. sight-obscuring landscape strip may be allowed through the site plan development review process. <u>There are additional landscaping standards for pedestrian connections in the Puget, Sunset, and NE Fourth Business Districts. See maps and standards at RMC 4-3-040..</u> ^{3,4}
Special Requirements for Properties Located within the Green River Valley Planning Area	NA	NA	In the Green River Valley, an additional 2% of natural landscaping shall be required per the Soil Conservation Service Environmental Mitigation Agreement. These areas should not

4-2-120A & C to be amended by the following revisions:

			<p>be dispersed throughout a site, but should be aggregated in one portion of the property. Where possible, the required 2% landscaping for adjacent properties should be contiguous. A drainage swale, planted with vegetation suitable for habitat, may be counted toward the 2% additional landscape requirement if the Reviewing Official determines that the proposed planting plan and swale design will function to meet the intent of these regulations, including but not limited to, that the facility slope and fencing design would not inhibit wildlife use. See RMC 4-4-070D6, Green River Valley Landscaping Requirements.</p>
HEIGHT			
<p>Maximum Building Height, 14, 16 except for Public uses with a "Public Suffix" (P) designation²⁰</p>	<p>35 ft. In no case shall height exceed the limits specified in RMC <u>4-3-020</u>.</p>	<p>50 ft. except when abutting lots zoned R-8, RMH, R-10, R-14, or RM-F, then 45 ft.</p>	<p>50 ft., <u>except 35 ft. in the Sunset and NE Fourth Business Districts. See maps in RMC 4-3-040.</u></p> <p>Heights may exceed the maximum height with a Conditional Use Permit.¹⁶</p> <p>In no case shall height exceed the limits specified in RMC <u>4-3-020</u>.</p> <p>35 ft. in the NE Sunset Blvd. Corridor and NE 4th Corridor (see maps in RMC <u>4-2-080F</u> through J).</p>
Maximum Height for	See RMC <u>4-4-140G</u> .	See RMC <u>4-4-140G</u> .	See RMC <u>4-4-140G</u> .

4-2-120A & C to be amended by the following revisions:

Wireless Communication Facilities			
SCREENING			
Outdoor, Loading, Repair, Maintenance, Work, or Storage Areas; Surface-Mounted Utility and Mechanical Equipment; Roof Top Equipment (Except for Telecommunication Equipment)	See RMC <u>4-4-095</u> .	See RMC <u>4-4-095</u> .	See RMC <u>4-4-095</u> .
Refuse or Recyclables	See RMC <u>4-4-090</u> .	See RMC <u>4-4-090</u> .	See RMC <u>4-4-090</u> .
PARKING			
General	See RMC <u>10-10-13</u> and RMC <u>4-4-080</u> .	See RMC <u>10-10-13</u> and RMC <u>4-4-080</u> .	See RMC <u>10-10-13</u> and RMC <u>4-4-080</u> . For the <u>NE Fourth, Sunset, Puget, and Rainier Avenue Business Districts</u> , see RMC <u>4-3-040</u> .
PEDESTRIAN ACCESS			
General	A pedestrian connection shall be provided from a public entrance to the street, in order to provide direct, clear and separate pedestrian walks from sidewalks to building entries and internally from buildings to abutting retail properties, unless the Reviewing Official determines that the requirement would unduly endanger the pedestrian.	A pedestrian connection shall be provided from a public entrance to the street, in order to provide direct, clear and separate pedestrian walks from sidewalks to building entries and internally from buildings to abutting retail properties, unless the Reviewing Official determines that the requirement would unduly endanger the pedestrian.	A pedestrian connection shall be provided from a public entrance to the street, in order to provide direct, clear and separate pedestrian walks from sidewalks to building entries and internally from buildings to abutting retail properties, unless the Reviewing Official determines that the requirement would unduly endanger the pedestrian. There are additional standards for the <u>Rainier Avenue, NE Fourth, Sunset, and Puget Business Districts</u> . See RMC <u>4-3-040</u> for maps and standards.
SIGNS			
General	See RMC <u>4-4-100</u> .	See RMC <u>4-4-100</u> .	See RMC <u>4-4-100</u> . There are additional

4-2-120A & C to be amended by the following revisions:

			standards for the Rainier Avenue Business District at RMC 4-3-040.
LOADING DOCKS			
Location within Site	See RMC 4-4-080. Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM.3	See RMC 4-4-080. Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM.3	See RMC 4-4-080. Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM.3
DUMPSTER/RECYCLING COLLECTION AREA			
Size and Location of Refuse or Recycling Areas	See RMC 4-4-090.	See RMC 4-4-090.	See RMC 4-4-090.
CRITICAL AREAS			
General	See RMC 4-3-050.	See RMC 4-3-050.	See RMC 4-3-050.

(Ord. 4773, 3-22-1999; Ord. 4777, 4-19-1999; Ord. 4803, 10-25-1999; Ord. 4851, 8-7-2000; Ord. 4917, 9-17-2001; Amd. Ord. 4963, 5-13-2002; Ord. 5018, 9-22-2003; Ord. 5028, 11-24-2003; Ord. 5100, 11-1-2004)

4-2-120C

**CONDITIONS ASSOCIATED WITH
DEVELOPMENT STANDARDS TABLES FOR
COMMERCIAL ZONING DESIGNATIONS**

2. The following table indicates the maximum requested size/standard change that may be allowed by conditional use permit. Increases above these levels may not be achieved by a variance or the conditional use permit process.

APPLICABLE ZONE	STANDARD CHANGE REQUEST	CONDITIONAL USE PERMIT TYPE
CN	Uses restricted to 3,000 gross s.f. – increases: Between 3,000 – 5,000 s.f. max.	H
CN	Uses restricted to 5,000 gross s.f. – increases up to: 10% or 500 gross s.f.	AD
	20% or 1,000 gross s.f.	H
Puget Corridor and Sunset Corridor and Sunset Business Districts in the CA Zone	Uses restricted to 35,000 gross s.f. – increases up to: 20% or 7,000 gross s.f.	AD
	40% or 14,000 gross s.f.	H

4-2-120A & C to be amended by the following revisions:

NE 4th Corridor <u>Business District</u> in CA and CV Zone	Uses restricted to 65,000 gross s.f. – increases up to: 20% or 13,000 gross s.f.	AD
	40% or 26,000 gross s.f.	H
H = Hearing Examiner Conditional Use AD = Administrative Conditional Use		

16. The following height requests may be made:

APPLICABLE ZONE	HEIGHT CHANGE REQUEST	CONDITIONAL USE PERMIT TYPE
Puget Corridor and Sunset Corridor <u>Business Districts</u> in the CA Zone	Exceed height by less than 20 feet	AD
CV and NE 4th Corridor <u>Business District</u> in CA Zone	Exceed height of 50 feet	AD
	Exceed height of 45 feet when abutting R-8 or R-10 Zone	H
CA	Exceed height of 50 feet	H
H = Hearing Examiner AD = Administrative Conditional Use		

In consideration of a request for conditional use permit for additional building height the Reviewing Official shall consider the following factors in addition to the criteria in RMC 4-9-030, Conditional Use Permits, among all other relevant information.

- a. **Location Criteria:** Proximity of arterial streets which have sufficient capacity to accommodate traffic generated by the development. Developments are encouraged to locate in areas served by transit.
- b. **Comprehensive Plan:** The proposed use shall be compatible with the general purpose, goals, objectives and standards of the Comprehensive Plan, the zoning regulations and any other plan, program, map or regulation of the City.
- c. **Effect on Adjacent Properties:** Building heights shall not result in substantial or undue adverse effects on adjacent property. When a building in excess of the maximum height is proposed adjacent to or abuts a lot designated R-1, R-4, R-8, R-10, R-14 or RM-F, then the setbacks shall be equivalent to the requirements of the adjacent residential zone if the setback standards exceed the requirements of the Commercial Zone.

Amend the following sections:

4-3-040 COMMERCIAL CORRIDOR BUSINESS DISTRICT DESIGNATIONS:**A. PURPOSE:**

These regulations establish development standards to implement ~~are intended to establish "business districts" within the Commercial Corridor Comprehensive Plan designation and establish "business districts".~~ These regulations guide the redevelopment of strip commercial urban forms into more concentrated urban forms, provide for design guidelines for residential development within the district, enhance the pedestrian environment, ~~where additional land use and site planning requirements will make the commercial environment more attractive,~~ improve the City's tax base, and result in a more successful business district.

B. APPLICABILITY:

3. **Northeast Fourth Business District:** That area (RMC 4-3-040I) along NE 3rd Street and west of Monroe Ave NE on the west and NE 4th Street east of Duval extending to Field Ave NE on the east.
5. **Puget Business District:** The area (RMC 4-3-040K) south of the 405 overpass between South Puget Drive and Benson Road South, and an area east of Benson Road South near Eagle Ridge Drive, and an area east of Benson Road South and north of Puget Drive.

F. DEVELOPMENT STANDARDS FOR USES LOCATED WITHIN THE SUNSET BOULEVARD, NORTHEAST FOURTH STREET, PUGET, AND RAINIER AVENUE BUSINESS DISTRICTS.

~~1. **Sunset Boulevard Business District:** Reserved.~~

21. Northeast Fourth, Sunset, and Puget Avenue Business Districts:

- a. **Maximum Front Yard Setback:** Maximum front setback of 15 feet from the property line. In the NE Fourth Business District, the 15 ft. setback may be modified to accommodate the boulevard Boulevard improvement Improvement Plan. When the 15 foot setback is modified, a 15 foot landscaped buffer shall be required within the enlarged setback. Required parking shall not be located within a modified setback.
- b. **Public Plazas:** Provision of a public plaza of no less than 1,000 sq. ft. with a minimum dimension of 20 feet on one side, abutting the sidewalk at all arterial intersections in the business district. In the NE 4th Business District this includes any intersection with of NE 4th. In the Sunset Business District this includes any intersection with Sunset Boulevard. In the Puget Business District this includes the intersection of Benson Rd and Puget Drive, and Union, Duval and NE 4th, and NE 4th and Bremerton along the arterial, of no less than 1,000 sq. ft. with a minimum dimension of 20 feet on one side. A landscape plan shall be

Amend the following sections:

required for the public plaza, showing at a minimum, street trees, decorative paving, pedestrian scaled lighting, and seating.

- c. Future Commercial Development Pads: For parcels that are not fully developed, designate appropriate areas, for future pad development to occur in later phases.
- d. Parking: The maximum number of parking spaces provided for uses within the corridor designation is limited to the minimum requirement in section 4-4-080F 10 Number of Required Parking Spaces. Garage structures shall not open directly onto a principal arterial or street. Parking lots shall be oriented to minimize their visual impact on the site. No more than 6 stalls may be consecutively clustered without an intervening landscaped area a minimum of 5 ft. in width and the length of the stall.

- e. Pedestrian Connections:

- i. Location of Pedestrian Connections

- 1. A minimum of one pedestrian connection shall be provided to connect the entry or entries of each detached building to the street in addition to sidewalks required in Section 4-6-060F.
 - 2. A minimum of one pedestrian connection shall be provided from each parking field located on the back and/or side of a building to the entry or entries.
 - 3. A minimum of one pedestrian connection shall be provided from each side of a property or development abutting or adjacent to commercial and/or residential uses.
 - 4. Space for the minimum required pedestrian connections above shall be reserved for future pad development and when the proposed development is abutting or adjacent to an unused parcel.

- ii. Design Standard for Internal Pedestrian Connections

- 1. A minimum of 5 ft. in width
 - 2. At least one of the following materials shall be used to define the walkway: pavers, changes in texture, or changes in the composition of the paving.
 - 3. The entry and exit of the walkway shall be defined with a trellis, special railing, bollards, or other architectural features as approved by the Reviewing Official.
 - 4. Planting strips required in 4-6-060F shall be located between the road and the required sidewalk. Trees, shrubs,

Amend the following sections:

groundcovers, and perennial planting are required components of landscaping.

5. Bollards or other decorative features may be provided at the pedestrian access points between commercial and residential uses. Chains across vehicular or pedestrian access points are prohibited.

f. Standards for Residential Uses: Site design shall include design elements that support a quality mixed use business district. The following minimum standards shall be met, however, the Reviewing Official may require additional elements consistent with site plan review criteria when determined necessary to integrate commercial and residential uses within this district.

i. Street Grid: The project shall use a modified street grid system where residential buildings are oriented to a street. A public or private street grid system within the project shall be provided. No cul-de sacs allowed. Hammerhead turnarounds may only be used if the ends are able to accommodate future connection as part of the modified street grid system. Emergency fire access shall be provided through public streets or private easements connecting to the adjacent commercial or residential area.

ii. Site design: Each unit shall address the public street, private street or court with a private residential entry on the front façade of the structure designed to provide individual ground floor connection to the outside.

iii. Residential Building Size: A maximum of 4 consecutively attached units shall be allowed.

iv. Minimum Land Area: A minimum of 1,200 sq.ft. of land area per dwelling unit is required. Each dwelling shall have a ground related private useable outdoor space of at least 200 sq. ft. with a minimum dimension of 10 ft.

v. Building Design Standards: Urban Center Design Guidelines District B standards shall be required. Distinctive building design shall be provided with a superior level of quality for materials, details, and window placement. A consistent visual identity shall be applied to all sides of building that can be seen by the general public. Buildings should integrate pitched roofs, dormer windows, etc. to illustrate residential massing. Variation of modulation of vertical and horizontal facades of a minimum of 6 ft. depth and 20 ft. length is required at a minimum of a 40 ft., interval to reduce overall bulk and add interest and quality. Facades may be articulated with bays, terraces, balconies, awnings, stoops, recessed openings, etc. Large "boxes" without articulation are not allowed. No parapet or roofline shall exceed ½ the length of the building façade without a change in elevation. Building entries should be the most prominent feature of the façade, emphasized through the use of materials and

Amend the following sections:

architectural detail such as tower, projections, varied roofs, trellis work, pergolas, or covered entryways.

vi. Walling and Fencing: Any walling or fencing shall use materials used in the architectural treatment of the dwellings. In addition, where fencing occurs between residential and commercial uses, a minimum of one pedestrian access point shall be required consistent with the standards above.

vii. Additional Residential Parking Standards: parking must be within an enclosed structure located to the rear of the primary structure or in a detached garage with rear access. If this absolutely cannot be accomplished due to physical constraints of the site, then garages shall be designed to have minimum impact on streetscape appearance and function through the use of shared drives, architectural detailing, or façade design. The required guest spaces for attached residential uses may be surface parking.

3.2. Rainier Avenue Business District**H. ~~NE SUNSET BOULEVARD CORRIDOR BUSINESS DISTRICT~~**

~~(map)~~new map

I. ~~NE 4TH STREET CORRIDOR BUSINESS DISTRICT~~

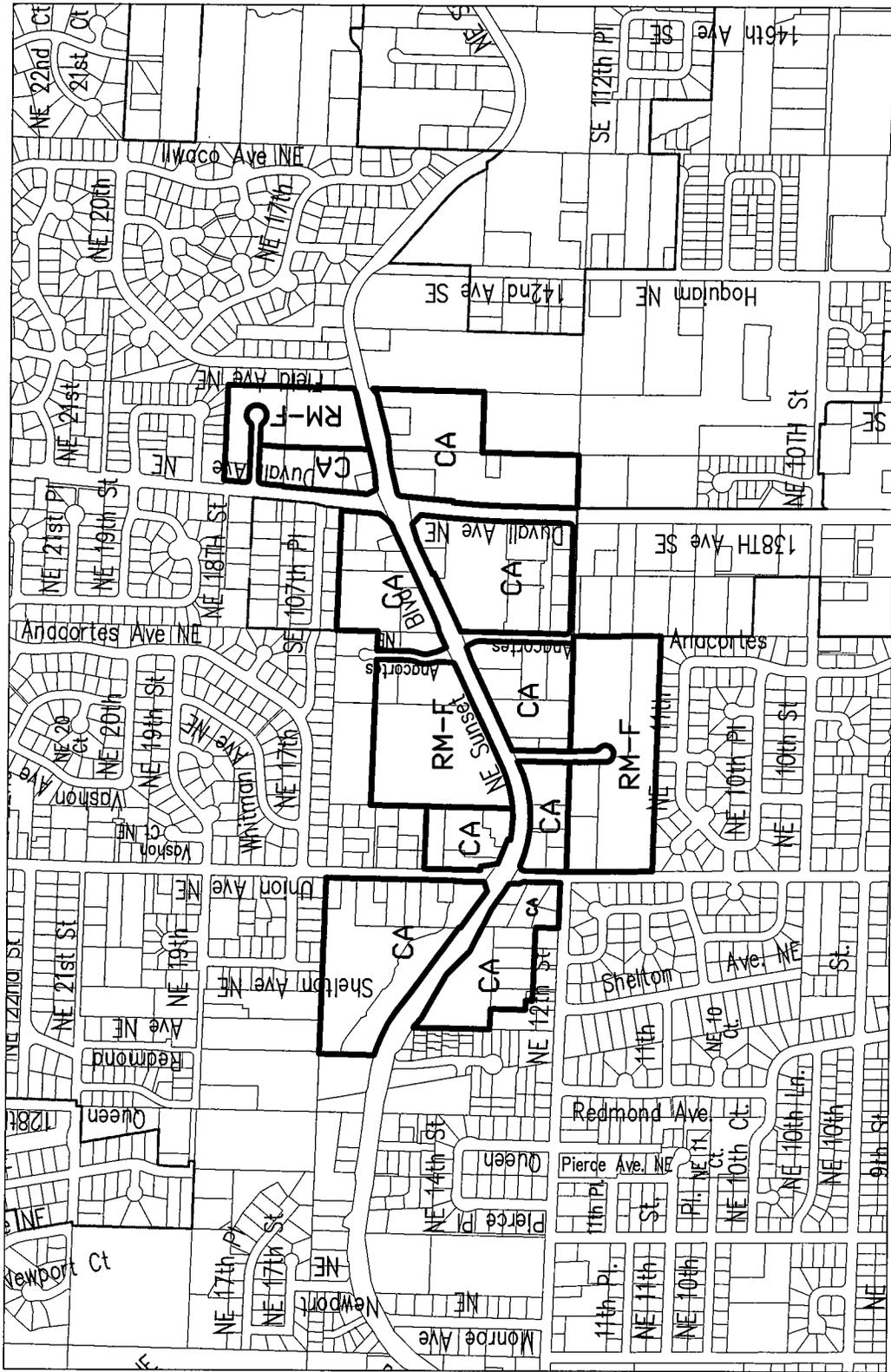
~~(map)~~new map

J. ~~RAINIER CORRIDOR BUSINESS DISTRICT~~

~~(map)~~

K. PUGET BUSINESS DISTRICT

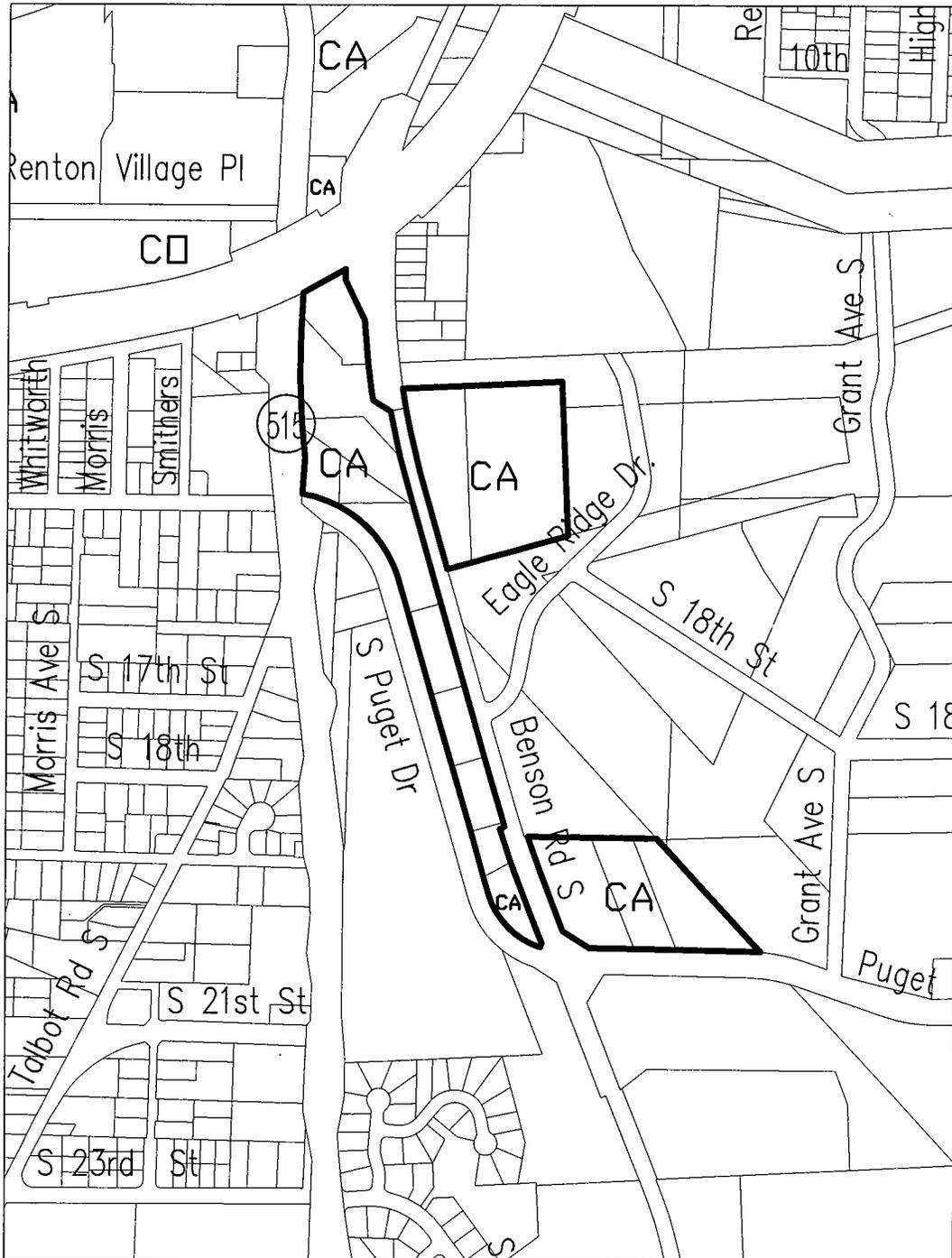
(map)



NE Sunset Blvd Business District

Economic Development, Neighborhoods & Strategic Planning
 Planning/Building/Public Works
 1 September 2005





Puget Business District



Economic Development, Neighborhoods & Strategic Planning
 Planning/Building/Public Works
 G. Del Rosario
 1 September 2005

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Amend section 4-9-030 with the following changes:

4-9-030 CONDITIONAL USE PERMITS:

K. SPECIAL DECISION CRITERIA FOR STAND ALONE RESIDENTIAL USES IN THE NE 4TH, SUNSET, OR PUGET BUSINESS DISTRICTS

1. Residential use must be located more than 150 ft. away from Sunset Boulevard, Duval Avenue, Anacortes Avenue, or Union Avenue in the Sunset Business District; more than 150 ft away from NE 4th Street, Union Avenue, or Duvall in the NE 4th Street Business District; and more than 150 ft. away from Puget Drive or South Benson Road in the Puget Drive Business District- as shown on the Business District Maps in Section 4-30-040.
2. A mix of commercial, service, and residential uses exist within a 150 ft. radius of the proposed residential use.
3. Commercial use of the property is not feasible for reasons including, but not limited to: lack of commercial frontage, lack of access, critical areas and/or critical area buffers, or property configuration.
4. Residential use will augment the primary purpose of the commercial arterial zone by adding a pedestrian oriented land use that provides a physical connection between residential and commercial uses.
5. The use provides a transition between commercial and lower density Residential-10 and Residential-9 zoned areas and provides a visual, pedestrian, and vehicular connection from the residential zoned areas to the Commercial Arterial zoned areas.
6. Development standards from section 4-3-040F are met. Pedestrian connection standards from this section must be met without modification.

L. DECISION AND CONDITIONS:

The governing authority may grant, with or without conditions, or deny the requested conditional use permit. The Zoning Administrator or Hearing Examiner shall have authority to grant the conditional use permit upon making a determination, in writing, that the use is consistent with subsection G of this Section, Decision Criteria. (Ord. 4404, 6-7-1993) The Zoning Administrator or Hearing Examiner may limit the term and duration of the conditional use permit. Conditions imposed by the Zoning Administrator or Hearing Examiner shall reasonably assure that nuisance or hazard to life or property will not develop. (Ord. 4584, 2-12-1996)

LM. CONDITIONAL USE PERMIT TO BE COMBINED WITH SITE PLAN REVIEW:

Where a use or development requires review under RMC 4-9-200, Site Plan Review, the site plan review and administrative conditional use permit shall be combined. (Ord. 4404, 6-7-1993)

MN. FINALIZATION: (Reserved)

NO. EXPIRATION AND EXTENSION:

See RMC 4-8-100H and I.

OP. MODIFICATIONS TO APPROVED PLAN: (Reserved)