

BOWEN SCARFF FORD TO BECOME ZONED "GC"

DRAFT 5/25/10

CITY OF COVINGTON

DOWNTOWN DEVELOPMENT AND DESIGN STANDARDS COVINGTON MUNICIPAL CODE CHAPTER 18.31

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18.31.010 General

1. Applicability. This chapter establishes development and design standards for the Covington Downtown Zone, the location and boundaries of which are set forth in CMC 18.15.140 and in the Downtown Zoning Map adopted as part of this Chapter. All standards contained in other Chapters of the Covington Municipal Code shall apply unless specifically modified by the standards contained in this Chapter.
2. Purpose and Intent. The purpose of these regulations is to promote a Downtown with a diverse mix of retail, housing, office and civic land uses and a genuine sense of place. The intent is to promote development that is pedestrian oriented and human in scale and an aesthetically attractive, energy efficient, easily accessible and economically healthy environment. The Downtown should include a central public gathering place at its heart, diverse retail and service uses, higher density residential housing, a network of pedestrian oriented streets and a high degree of connectivity for all modes of travel.
3. Interpretation. The development and design standards contained and referenced in this chapter include both specific requirements and a limited number of general guidelines. Where a standard is prefaced by the word "shall", compliance with that standard is mandatory. Where the word "should" is used, the applicant, Director and Hearing Examiner are directed to give strong consideration to that guideline.
4. Authority. Unless otherwise specified by the requirements of this Chapter or by the Administration and review authority provisions of CMC 18.10.080, the Director of Community Development, hereafter referred to as The Director, shall be responsible for the review of all standards and decisions specified by this Chapter.
5. Variance from Development Standards. All proposals must comply with the standards of this Chapter. Relief from certain development standards may be granted, pursuant to the requirements of CMC Section 18.125.030, Variance.

18.31.020 Design Review

1. Adoption of Design Standards by Reference. *The City of Covington Downtown Design Guidelines and Standards*, as hereafter may be amended, is hereby adopted. Compliance with all standards contained in the *Design Guidelines and Standards* is required for all development in the Downtown unless specifically noted as wholly or partially exempt under this Chapter.
2. Administrative Approval. Design review for projects or portions of projects which conform to the design standards of this Chapter may be approved administratively by The Director. In many cases, specific requirements may be met by choosing from a list of options stated under the general guidelines. This provides for a reasonable degree of flexibility while minimizing review time.
3. Design Departure. Modification of the design standards contained in the *City of Covington Downtown Design Guidelines and Standards* may be granted pursuant to a design departure process, a Type 2 decision (Chapter 14.30).
 - a. A permit applicant wishing to modify any of the standards of this section may apply for a design departure pursuant to a Type 2 land use decision and subject to the following criteria:
 - i. The proposed modification meets the design intent as stated in the standard equally well or better than would compliance with the standard; and
 - ii. In evaluating whether a proposed modification is an equal or superior solution to the prescribed standard, the City may consider the goals and policies set forth in the City of Covington Comprehensive Plan Downtown Element.
 - b. A permit applicant wishing to waive any of the standards in this section due to a hardship created by the unique physical circumstances and not a financial hardship relating to the specific property may apply for a variance pursuant to a Type 3 land use decision and subject to the criteria of CMC [18.125.030](#).
 - c. Applications for design departures and variances under this section shall require payment of an application fee to cover the costs of review. Such fees shall be set forth in the current fee resolution.

18.31.030 Nonconforming Development

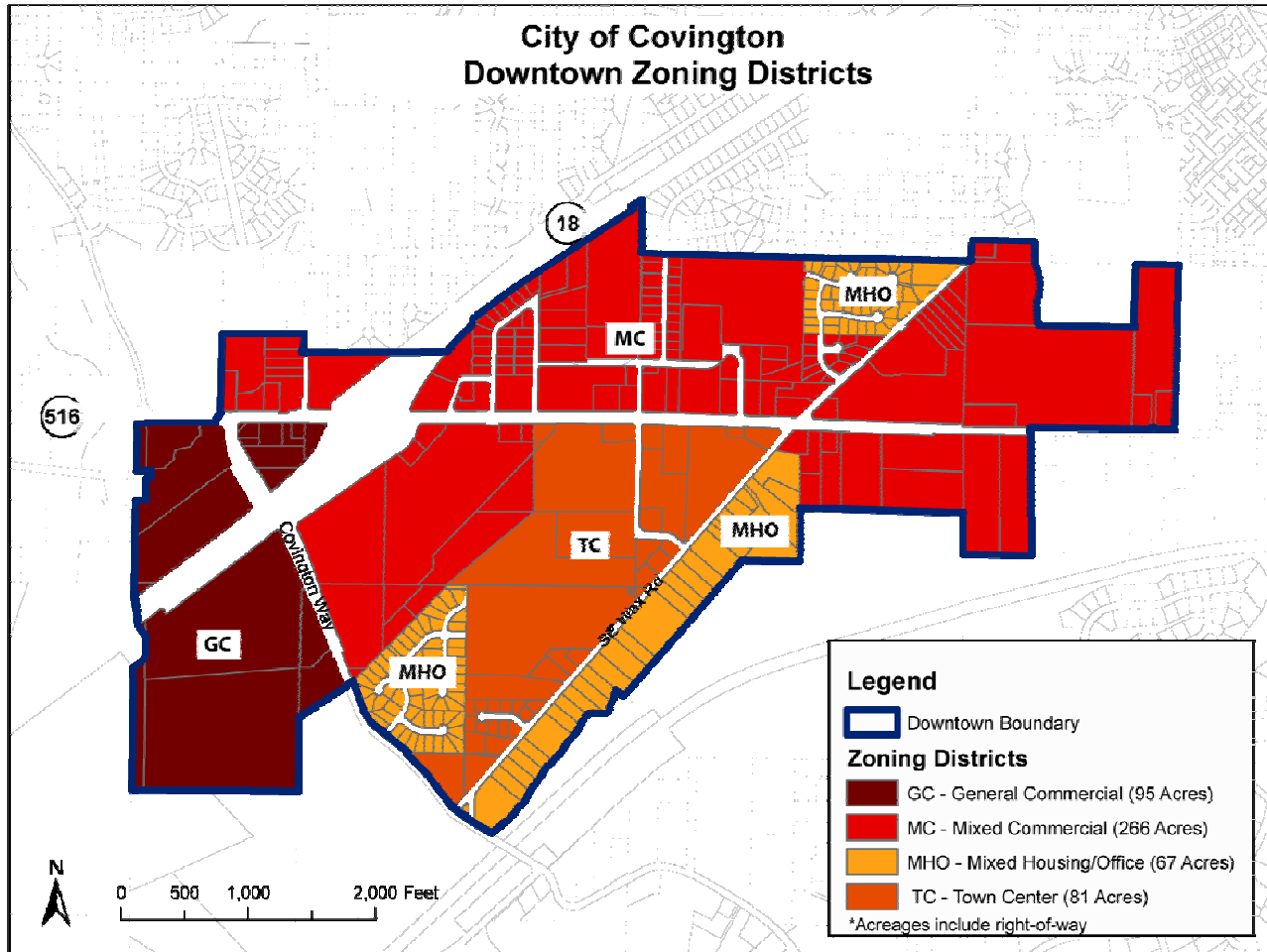
1. Legal Nonconforming. Any lot, structure or use located in the Downtown that was constructed in compliance with all applicable codes in place at the time the structure was constructed, that became nonconforming as a result of the passage of this chapter or subsequent amendments, shall be considered a legal nonconforming structure.
2. Reconstruction, Alteration or Enlargement. All new development, additions and remodels within the Downtown Districts are subject to the standards and/or guidelines contained in this Chapter, provided the following shall be partially or wholly exempt from certain standards contained in this chapter as noted below. Reconstruction, structural alteration or enlargement of a legally nonconforming structure or expansion of a nonconforming use shall be allowed as provided in CMC Chapter 18.85, except as otherwise provided in this subsection.
 - a. If intentional reconstruction, alteration or enlargement of a legally nonconforming structure exceeds 75% of the replacement cost, the proposal shall comply with all standards contained in this chapter.
 - b. In the event of a catastrophic loss, where the replacement cost exceeds 75%, a legally nonconforming structure may be placed in the same location and footprint as previously existed prior to the loss. With the exception of those standards that would involve repositioning the building or reconfiguring the site, the proposal shall meet all other standards contained in this chapter.

- c. All modifications whose value exceeds 50% of the value of the existing structure, as determined by the City of Covington shall be designated as "major modifications". All requirements which do not involve repositioning the building or reconfiguring site development shall apply to major exterior modifications, providing any addition shall in no way expand the nonconformance and to the extent feasible be sited and designed in a manner to increase conformance with these standards.
- d. All modifications with a value less than 50% of the building valuation shall be considered "minor modifications". Minor modifications are only required to meet those standards determined by the Director to be reasonable related to or impacted by the proposed improvement.
- e. The design standards do not apply to modifications that do not change the exterior appearance of the building or site. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements, and design standards shall apply.

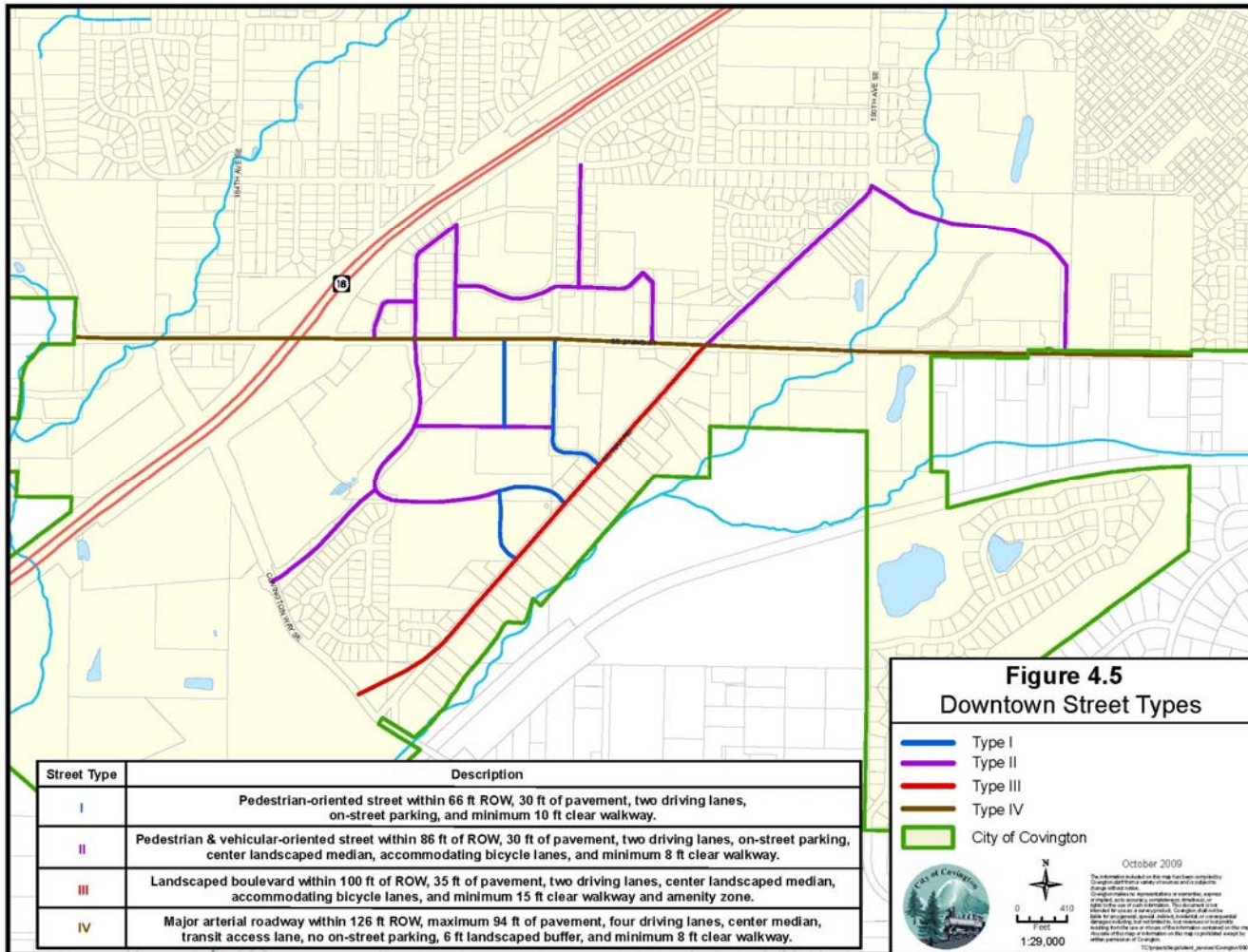
18.31.040 Commercial Site Development Permit – Supplemental Town Center Criteria

1. Purpose. The purpose of this section is to establish a review process under which an applicant may pursue development in the Town Center District. The intent is to ensure that development in the Town Center proceeds in an orderly fashion with coordinated infrastructure and public amenities, appropriate intensities and mutually compatible development in accordance with the vision established in the Covington Comprehensive Plan Downtown Element. The process shall include a site development plan, clear description and depiction of the maximum development intensity, conceptual building elevations and description and depiction of the general mix of use and public amenities included in the project and their location.
2. When Required. Compliance with the Supplemental Town Center Criteria shall be required for all development in the Town Center, other than the reuse, modification or expansion of an existing structure.
3. Decision Type and Authority. The Director shall make the decision on the Commercial Site Development Permit (CDP) as Type II Decision (Chapter 14.30) using the Decision Criteria in Subsection (5) below.
4. Public Meeting – When Required. A Public Meeting may be required based on the scope, scale and location of a project. Such a meeting shall occur after an application has been submitted and prior to the Director’s decision on the CDP.
5. Decision Criteria. In addition to complying with all requirements articulated in Chapter 18.110, the decision to approve, condition or deny a Commercial Site Development Permit in the Town Center shall be based on the following criteria:
 - a. The proposal is consistent with the Goals and Policies of the Comprehensive Plan.
 - b. The proposal will substantially implement the Town Center vision, including a development pattern, street grid and central public plaza that is similar to or meets the design intent of that shown in Figure 4.2 of the Downtown Element and the mix of uses and pedestrian development character articulated in Section 4.5.2 of the Downtown Element.
 - c. The proposed development can be achieved without compromising options for circulation, infrastructure and open space improvements on surrounding properties.
 - d. Infrastructure and circulation can be constructed to serve other properties in the area in a manner consistent with the Downtown Element of the Comprehensive Plan.
6. Required Application Materials. The required application materials for the Commercial Site Development Permit are noted in CMC Section 18.110.030. Additional materials may be required to demonstrate compliance with the decision criteria.

18.31.050 Zoning Map



18.31.060 Map of Street Types



18.31.070 Districts Established

1. Town Center. The Town Center District is the pedestrian-oriented core of Downtown and allows the most intensive level of development in Downtown. The emphasis of this District is on mixed-use development that includes pedestrian-oriented retail, high density residential development, and civic uses. The development of a walkable street grid and a central public gather space are key objectives of this District. In order to meet goals for a pedestrian-oriented Town Center, only limited large-format retail uses are allowed, and such uses will be subject to and conditional use permit and special design standards.
2. Mixed Commercial. The Mixed Commercial District is applied to the majority of the Covington Downtown Area. The District encourages a mix of commercial and multi-story residential uses, public uses, and allows for large-format and auto-oriented retail provided they meet pedestrian-oriented design standards that are more flexible than those applied to the Town Center District. Achieving a high level of connectivity with new and improved streets and trails is a major goal in this District.
3. General Commercial. The General Commercial District is applied to a limited area of the Downtown and is intended to allow the widest range of uses, coupled with more limited design standards than other areas of Downtown. Allowed uses include all commercial and some light industrial uses, as well as offices, major transportation and utility facilities, and residential uses that are appropriately buffered to ensure compatibility. Development and design standards are less prescriptive and provide greater flexibility to accommodate the intended uses. Key transportation goals include providing pedestrian and trail connections to Big Soos Creek and a future peel off ramp onto Covington Way.
4. Mixed Housing/Office District. The Mixed Housing/Office District is applied to areas where infill development and redevelopment of low intensity areas with multi-family housing and office is encouraged. Residential uses that are encouraged in this District include townhouses, cottages, and low-rise multi-family. Office development and limited neighborhood retail is also allowed. Development and design standards applied to this District require buffers, lower height limits and building scale that is appropriate to the size of the lot. Trail connections are also emphasized in this District.

18.31.080 Permitted Uses

1. Establishment of Uses. The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding 60 days. A use which will operate for less than 60 days is considered a temporary use, and subject to the requirements of Chapter [18.85](#) CMC.
2. Explanation of Land Use Table.
 - a. The land use tables in this chapter determine whether a use is allowed in a District. The name of the District is located on the vertical column and the use is located on the horizontal row of these tables.
 - b. If the letters NP appear in the box at the intersection of the column and the row, the use is not permitted in that district, except for certain temporary uses.
 - c. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in Chapters [14.30](#) CMC and the general requirements of the code.
 - d. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures

specified in Chapters [14.30](#) CMC and conditional use fees as set forth in the current fee resolution, and the general requirements of the code.

- e. If a number appears next to a specific use or in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number in the code subsection immediately following the land use table.
- f. All applicable requirements shall govern a use whether or not they are cross-referenced in a section.

3. Permitted Use Table

	TC	MC	GC	MHO
Use Categories				
Residential				
Dwelling unit, multifamily	P	P	P	P
Senior citizen assisted housing	P	P	P	P
Dwelling unit, single family attached	NP	NP	NP	P
Dwelling unit, single family detached or cottage housing	NP	NP	NP	P (1)
Dwelling unit, accessory	NP	NP	NP	P (1)
Commercial (2)				
Retail Trade – less than 100,000 sq. ft. for all structures	P	P	P	P (3)
Retail Trade – over 100,000 sq. ft. for all structures	C	P	P	NP
Retail Services	P (4)	P	P	P (3) (4)
Gambling and Card Rooms	NP	P	P	NP
Personal Services	P	P	P	P
Outdoor Commercial (5)	NP	NP	P	NP
Temporary Lodging, Hotel, Motel and Bed and Breakfast	P	P	P	C
Professional Office/Business Services	P	P	P	P
Storage/ Self storage	NP	P (4)	P	NP
Home Occupation (including live/work)	P	P	P	P
Drive Through Use	NP	P	P	NP
Recreation/Cultural				
Performing arts and museums	P	P	P	NP
Group Assembly/Religious	P	P	P	C
Recreation, Indoor	C	P	P	P
Recreation, Outdoor	C	P	P	P
Health Services				
Hospital	C (6)	C	NP	NP
Nursing and Personal Care Facility	P	P	NP	P
Medical Office/Outpatient Clinic	P	P	NP	P
Emergency Care Facility	C (6)	C	NP	NP

	TC	MC	GC	MHO
Industrial/Manufacturing (7)				
Light Industrial and Light Manufacturing	NP	NP	P (8)	NP
Government/Institutional (9)				
Government Services	P	P	P	P (10)
School	P	P	NP	P
Major Utility Facility	NP	C	P	C
Essential Public Facilities	NP	NP	C	NP
Communication Facilities (11)				
Antenna	P	P	P	P
Transmission Support Structure	NP	C	P	NP

4. Permit Use Conditions.

- a. (1) No new subdivision of land is permitted for single family homes except for townhouses and cottage developments. New single family homes are allowed on existing lots. Accessory unit is only allowed in association with a single family detached unit.
- b. (2) Adult Entertainment Uses are prohibited within certain locations pursuant to Note 6 in Section 18.25.040. Private parking facilities as a primary use are prohibited in the Downtown.
- c. (3) This use is further restricted to a maximum of 5,000 gross square feet within the MHO District.
- d. (4) Services and operations other than customer parking must be fully contained within a structure.
- e. (5) Farmers' and public markets are permitted. If such a market is temporary, then it requires a temporary use permit.
- f. (6) In addition to demonstrating compliance with the standard CUP criteria identified in CMC 18.125.040, hospitals and/or emergency care centers shall be located west of 171st Ave. SE and shall occupy no more than a total of 10 acres in the Town Center to allow achievement of the mixed-use, pedestrian-oriented vision for this key area of the Downtown.
- g. (7) The Director shall determine whether a use is classified as Light Industrial or Light Manufacturing based on the industrial classification and its potential to cause negative impacts on residential, civic and commercial uses in the Downtown. Asphalt and Concrete Batch Plants shall be considered Heavy Manufacturing uses and are not permitted in the Covington Downtown.
- h. (8) All structures for light industrial uses must meet the required setbacks, landscaping and all other standards contained in this chapter. Equipment storage and manufacturing activities shall be enclosed in a structure or fully screened with Type I landscaping from Covington Way (see CMC 18.40.040(1)).
- i. (9) Maintenance yards, substations and solid waste transfer stations are not permitted outside of the GC District.
- j. (10) Transit stations and facilities other than bus stops require a CUP in the MHO District.

- k. (11) Please see CMC Chapter 18.70, Development Standards – Communication Facilities, for additional requirements. In the event of a conflict between the requirements of CMC Chapter 18.70 and the requirements of this Chapter, the later shall apply.
5. Use Determination Process. An administrative use determination process shall be applied to any proposed use that does not clearly fit within the uses listed in CMC 18.31.080(3) or contains multiple uses, e.g., retail and light manufacturing, processing, or assembling, or an accessory use that is more than 25% of the floor area of the primary use. In those cases where the Director determines that a use determination process is necessary, the request for a use determination shall be submitted and acted on prior to submittal of any underlying permit or if a permit has already been submitted, prior to a determination of completeness on the underlying permit. The Director shall require information describing the use or uses on the site, their location and operational characteristics. A use shall be permitted within any of the Downtown Districts if it meets the following criteria:
 - a. The primary use is determined by the Director to be reasonably similar and related to one of the permitted use categories for each Downtown District and all of the below criteria are met,
 - b. The use is consistent with the District’s purpose statement and the comprehensive plan policies,
 - c. The use or uses can be accommodated in the existing structure in which it is proposed without requiring substantial modification to the form of the structure,
 - d. The use does not have noxious impacts (excessive noise, odor, vibration, dust, etc.) on other nearby properties and uses, and
 - e. The use will not result in significant transportation impacts that would not be addressed by the required development standards.
 6. Decision Authority. A use determination made by the Director may be appealed to the Hearing Examiner following a Type 2 decision process as set forth in Chapter 14.30.

18.31.090 Basic Development Standards

Downtown Zoning Districts					
	Town Center (TC)	Mixed Commercial (MC)	General Commercial (GC)	Mixed Housing Office (MHO)	
Standards					Exceptions and Notes
Maximum Building Height	75 Feet	65 Feet	55 feet	45 feet	Maximum height shall be 35 feet within 50 feet of any zone outside of the Downtown Zone. In the MHO District, the 35 feet max height shall also apply within 50 feet of another MHO property.
Maximum Residential Density (stand alone)	Unlimited	60 D.U./ Acre	48 D.U./ Acre	24 D.U./ acre	For cottage housing, CMC 18.37.040 shall control.

	Town Center (TC)	Mixed Commercial (MC)	General Commercial (GC)	Mixed Housing Office (MHO)	
Standards					Exceptions and Notes
Maximum Residential Density (if ground floor is commercial)	Unlimited	Unlimited	Unlimited	24 D.U./acre	
Minimum Residential Density	32 D.U./Acre	24 D.U./Acre	24 D.U./Acre	12 D.U./Acre	Residential use is not required in the Downtown. For residential projects, minimum density shall be 8 D.U./Acre on sites in the MHO District of less than one acre. For cottage housing, CMC 18.37.040 shall control.
Maximum Floor Area Ratio (FAR) with Bonus Features	4:1	3:1	3:1	2:1, 1.25:1 east of Wax Road	See Table of Bonus Features necessary to achieve Maximum FAR.
Maximum Floor Area Ratio (FAR) without Bonus Features	1.5:1	1:1	1:1	1:1, .75:1 east of Wax Road	No minimum FAR. All development within the Jenkins Creek Corridor shall utilize Low Impact Development (LID) techniques as detailed in the <i>LID Technical Guidance Manual for Puget Sound</i> to the maximum extent practical with the goal of no net increase in surface discharge quantity or duration.
Maximum Impervious Surface Coverage	80%	90%	80%	70%	For developments east of Wax Rd and all cottage housing developments no more than 50% of the gross lot area may be covered with impervious surface.

	Town Center (TC)	Mixed Commercial (MC)	General Commercial (GC)	Mixed Housing Office (MHO)	
Standards					Exceptions and Notes
Minimum Lot Frontage Occupied by a Building	Type I Street - 80% Type II Street - 50% Type IV Street - 40%	Type II Street - 50% Type IV Street - 40%	Type IV Street - 40%	None	Within the minimum lot frontage area, a building must be located within 5 feet of the back of sidewalk or on a public plaza. Where utility easements greater than 5 feet occur, the building may be setback to the extent of the easement and this area shall be designed as an extension of the sidewalk and/or may be included as part of the public space requirement. Ground Floor Retail, Restaurant or Personal Services is required along 60% of the building façade in the TC.
Minimum Setbacks within District	None	None	20 feet	10 feet	Except in the TC and MC Districts a minimum of 5 feet setback shall be provided from any public property other than a street.
Minimum Setbacks to Adjoining Downtown District	10 feet setback where adjoining the MHO District only	10 feet	N/A	10 feet	In all Districts other than the MHO, no setback shall be required for mixed use development or commercial building less than 50,000 square feet, with no significant outside storage or sales.
Minimum Setbacks to Zones Outside the Downtown Zone	0	20 feet	20 feet	20 feet	See Design Standards Section B(1)(g) – Buffers and Transitions. No setback is required where a zone is separated from another zone by a street.

2. References to other applicable Development Standards
- a. 18.30.050 – 18.30.090 for measurement and calculation methods
 - b. 18.30.130 – 18.30.200 for measurement of setbacks

18.31.100 Public Amenities Need to Achieve Maximum Floor Area Ratio (FAR)

Bonus Feature	FAR Bonus	Description, Additional Requirements and Limitations
Significant Public Plaza or Public Green Space	2.0	Available in the Town Center District only, and at the discretion of the Director. Location and design shall be consistent with Downtown Plan and if possible complimentary to any planned public plaza or development. Must be a minimum of 4% of the interior floor area of the development and no less than 1,000 square feet. This bonus must be in addition to the minimum public space requirement in Section 18.31.120. See also Section B(1)(i) of the Downtown Design Guidelines and Standards.
LEED Platinum Certification	1.0	As certified by the USGBC. Applicant is responsible for providing LEED pre-certification submittal documentation and annotated checklist to the City. City will review documentation at the applicant's expense. If accepted, the City will make this a condition of approval of the subsequent building permit.
Structure Parking, below grade	1.0	At least 80% of the parking shall be contained within a structure that is below grade.
Other Public Plaza or Public Green Space	1.0	Location and design shall be consistent with Downtown Plan and any planned public plaza or development. Must be a minimum of 2% of the interior Floor Area of the Development and no less than 500 square feet. This bonus must be in addition to the minimum public space requirement in Section 18.31.120.
Structured Parking, at grade or above grade	.75	At least 80% of the parking shall be contained within a structure. The structure may be part of the building or a separate structure. The structure shall be designed so that no parked cars are visible from the street and shall be a commercial, employment or residential use shall occupy the street level.
Through Block Connection or Alley Enhancement	.75	A pedestrian walkway and accompanying landscaping that shall be at least 15 feet wide and extend along a property line or through a site to allow the public to pass from one street to another street or an alley. The surface shall consist of stone, unit pavers or textured concrete, with pedestrian scale lighting at least every 50 feet.
Affordable Housing	1.0	For all new development within the Downtown, total square footage may be increased by 2.0 square feet for every 1.0 square foot of affordable housing (for a maximum of 1.0 FAR) provided an affordable housing plan is developed and submitted to the Director for review and approval. The developer shall commit to implementing the AHP as a part of a signed comprehensive development agreement with the city. This agreement shall be reviewed by ARCH with recommendations made to the director prior to any city commitment to that agreement.
Multi-Modal Pathway	.5	A pathway for the movement of pedestrians and bicyclists that is consistent with the Downtown Plan, the City's Parks and Recreation Plan and approved by City Staff.
Public Meeting Room	.5	Available in the Town Center District only. A room available to the community for meetings and events. The size shall be a minimum of 300 square feet, with windows on at least one side and shall be directly accessible from the outside or by a controlled lobby that allows public access. There shall be no fees imposed on user groups.

LEED Gold Certification	.5	As certified by the USGBC. Applicant is responsible for providing LEED pre-certification submittal documentation and annotated checklist to the City. City will review documentation at the applicant's expense. If accepted, the City will make this a condition of approval of the subsequent building permit.
Water Feature	.5	A decorative water feature shall be equivalent to at least 1% of the project's construction cost and shall be directly accessible and visible to the public by being adjacent to a plaza, sidewalk, pathway or through-block connection. Documentation shall be provided of construction value and the cost of the water feature.
Exterior Art Element	.5	Exterior art element shall be equivalent to at least 1% of the total value of the project's construction cost. Such elements include but are not limited to sculptures, bas-reliefs, metalwork and murals. Documentation shall be provided of the construction value and the value of the art as appraised by an art appraiser. Art elements shall be visible to the public at all times and will be reviewed and approved by an arts body designated by the City.

Note: Floor Area Ratio (FAR) is a ratio of the area of interior square footage of a structure to the site area. For example a two story building occupying half of a site would have an FAR of 1:1, or expressed more simply as 1. A four story building occupying half a site would have an FAR of 2. Please see definitions contained in CMC Chapter 18.20.

18.31.110 Parking, Access and Circulation Standards

1. Surface Parking Location and Structured Parking Requirements

	Town Center (TC)	Mixed Commercial (MC)	General Commercial (GC)	Mixed Housing/ Office (MHO)
Surface Parking Location				
Rear of principal building	Permitted	Permitted	Permitted	Permitted
Side of principal building	Permitted, but lot frontage requirements apply by Street Type.	Permitted, but lot frontage requirements apply by Street Type.	Permitted, but lot frontage requirements apply by Street Type.	Permitted
Between principal building and street	Not Permitted	Not Permitted	Permitted, but lot frontage requirements apply on Type IV Streets.	Permitted
Street corner	Not Permitted	Not Permitted	Permitted	Permitted
Adjacent to park or open space	Not Permitted	Not Permitted	Permitted	Permitted
At street terminus	Not Permitted	Permitted	Permitted	Permitted

	Town Center (TC)	Mixed Commercial (MC)	General Commercial (GC)	Mixed Housing/ Office (MHO)
Structured Parking Location and Design				
All Locations	Permitted, Ground-level retail required if fronting a Type I or Type II street	Permitted, Ground-level retail required if fronting a Type I or Type II street	Permitted	Permitted

Note: Please see *Downtown Design Guidelines and Standards* Sections B(1)(b), C(2)(d)(iii), and C(3)(d)(iii) for applicable parking design standards.

2. Minimum Parking Requirements

Land Use	Minimum Parking Spaces Required
Residential	
Dwelling unit, multifamily:	
Studio and one-bedroom units	1.0 per dwelling unit*
Two-bedroom units	1.5 per dwelling unit*
Three-bedroom units	2.0 per dwelling unit*
Dwelling unit, single family attached	2.0 per dwelling unit (tandem spaces allowed)
Dwelling unit, single family detached	2.0 per dwelling unit
Dwelling unit, accessory or cottage housing	1.0 per dwelling unit
*Plus one extra space for every 10 dwelling units rounded upward to the nearest multiple of 10.	
Commercial	
Retail trade and services (non-food)	3 per 1,000 square feet
Nonfood retail in mixed-use development, less than 5,000 square feet and less than 40% of the gross floor area of the development	No off-street parking required**
Food stores, in mixed-use development, less than 15,000 square feet and less than 40% of the gross floor area of the development	3 per 1,000 square feet**
Food stores, other than above	4 per 1,000 square feet, plus additional parking as provided below for eating establishment
Eating and drinking establishment, other than above	1 per 100 square feet in dining, lounge and customer ordering area
Professional office	2 per 1,000 square feet
Gasoline service stations	3 per facility plus 1 per 300 square feet of store
Temporary lodging	1.1 per bedroom
Business Services	3 per 1,000 square feet
Home occupation including live/work	1 stall addition to requirement for primary use
** The applicant may demonstrate through a traffic study that on-street parking is adequate to wholly or partially fulfill this parking requirement.	
Industrial/Manufacturing	
Light Industrial/Manufacturing	1 per 1,000 square feet, plus additional parking for office or retail areas as noted

	elsewhere in this table
Recreation/Culture	
Theater	1 per 3 fixed seats, plus 2 spaces for every 3 employees
Group assembly	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Park/playfield/plaza	(Director)
Health Club	(Director)
Health Services	
Hospital	1 per bed
Medical Office	5 per 1,000 square feet
Nursing and personal care facility	1 per 4 beds
Emergency care facility	5 per 1, 000 square feet
Other	
Utility	(Director)
Government office	3 per 1,000 square feet
All other	(Director)
Bicycle Parking	
Within the Downtown one bicycle parking space shall be provided for every 12 vehicle parking spaces. Bicycle parking shall be located within 50 feet of the principal building and directly adjacent to a sidewalk or pedestrian walkway that connects directly to building entrance(s).	
Car Share Parking	
Within the Downtown the total number of parking spaces provided within residential developments containing more than 30 units may be reduced by three spaces for each one dedicated car share space. A signed agreement between the property owner and car share provider must be submitted for approval of parking reduction.	
Reduction for Joint-use Parking	
Developments which submit an approved parking management plan as noted in (d) below may receive a reduction in required parking of between 0% and 20%. In extra ordinary cases, the Director may increase the reduction where compelling evidence is provided in a traffic report submitted by the applicant that the proposed reduction is warranted. See criteria Section 18.31.110(4) below.	

3. Maximum Parking Requirements. Parking for a specific use shall be limited to no more than 50% greater than the minimum parking requirement required by CMC 18.31.110(2) above. Exceptions to this parking maximum include:
 - a. Parking spaces are provided above/below grade.
 - b. If the Director determines additional off-street parking spaces are warranted based on a traffic study. In making such a decision, the Director shall also consider whether the proposal is consistent with the stated purposes, objectives, goals or policies established in the Downtown Element. The Director shall also have the authority to restrict parking for a specific use to an amount that is less than the maximum amount allowed in this section if the proposal would substantially conflict with the stated purposes, objectives, goals or policies contained in the Downtown Element.
4. Parking Management Plan Required. Major developments that contain more than 20,000 square feet of commercial area and/or more than 100 units of housing are required to submit a parking plan that responds to the vision in the Downtown Element. A parking management plan shall address the following:

- a. Integration and connection with adjacent parking areas associated with other developments,
 - b. A joint-use parking strategy or documentation that demonstrates why such a strategy is not feasible.
 - c. A joint-use parking strategy is generally appropriate when the following criteria are met:
 - i. The total parking area exceeds 5,000 square feet,
 - ii. The uses sharing parking facilities are of different use categories or have different hours of operation,
 - iii. The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no building or use is more than 800 feet from the most remote joint-use facility,
 - d. The amount of reduction shall not exceed 20% for each use, unless:
 - i. The normal hours of operation of each use are separated by at least two hours, or
 - ii. A parking demand study is prepared by a professional traffic engineer and submitted by the applicant documenting that the hours of actual parking demand for the proposed uses will not conflict and that uses will be served by adequate parking if shared parking reductions are authorized,
 - iii. The Director will determine the amount of reduction, which shall not be less than the minimum required spaces for any single use,
 - iv. A covenant or other contract for shared parking between the cooperating property owners is approved by the Director. This covenant or contract must be recorded with the county records and elections division as a deed restriction on all properties and cannot be modified or revoked without the consent of the Director, and
 - v. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the Director or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter.
5. Reference to Development Standards
- a. See 18.50.050 – 18.50.150 for other applicable standards.
6. References to Design Standards
- a. See *Downtown Design Guidelines and Standards* Section B(1)(b) for parking lot screening and landscaping design standards.
 - b. See *Downtown Design Guidelines and Standards* Sections C(2)(b), C(3)(b) and C(4)(b) for standards addressing curb cut spacing.

18.31.120 Public Space Requirements

- 1. Applicability. New development within the Town Center (TC) and Mixed Commercial (MC) Districts shall be required to meet the public space requirement.
- 2. Numeric Standards. All new development shall provide accessible public space equivalent to one and one half percent (1.5%) of the gross floor area of all structures. The design and location of public spaces shall consider the design and location of

public spaces on adjacent properties and if feasible shall be oriented and connected to those spaces.

3. If it can be demonstrated by the applicant to the satisfaction of the Director that a required public space is adjacent to, integrated with and can be accessed from a public space on an adjoining property, this requirement may be reduced to one percent (1%) of gross floor area.
4. All required public spaces shall be oriented towards, and have direct connections (both physical and visual) to a public street.
5. Where public spaces are integrated into new development, or where new development abuts an existing or planned public plaza, the primary building entrance shall be oriented towards connected to that plaza.
6. All development that abuts the main public space envisioned in the Downtown Element of the Comprehensive Plan shall be oriented and connected to that public space.
7. Please See *Downtown Design Guidelines and Standards* Section B(1)(i) for applicable public space design standards.

18.31.130 Required Landscaping

1. Landscape Area Requirement

- a. Street frontages. In addition to other landscape standards contained in this Chapter, five percent (5%) of the total area between the building façade and the curb shall be landscaped. This shall be in addition to street trees and landscaping provided in public spaces and parking lots that are required in other subsections.
 - i. Required landscaping may be planted within planting areas surrounding trees, in raised planters, and on vegetative walls mounted to the ground-level building façade.
 - ii. Where a building or portion of a building is located more than 10 feet from a public sidewalk or useable public space, all area between the building and the public sidewalk that is not used for vehicle or pedestrian access, circulation, parking or seating shall be landscaped.
 - iii. Potted landscape material may be substituted for required landscaping in areas designed for outdoor eating with the approval of the Department.
 - iv. Please see applicable *Downtown Design Guidelines and Standards* Sections B(1)(a), C(2)(d)(ii), C(3)(d)(ii), C(4)(d)(ii) and C(5)(d)(ii).
- b. Public Spaces. A minimum of fifteen percent (15%) of the total area of a public space, such as a courtyard or plaza, shall be landscaped. Please see applicable *Downtown Design Guidelines and Standards* Section B(1)(i) and applicable Sections by Street Type.
- c. Surface Parking Areas. See *Downtown Design Guidelines and Standards* Section B(1)(b) for landscaping and screening of surface parking areas.

2. Landscape Buffers – Standards and When Required

- a. Downtown development that abuts zones outside of the Downtown shall have a minimum 20-foot wide landscaped buffer within the required setback.
- b. Any development that abuts the MHO District shall provide a minimum of 10-foot wide landscaped buffer within the required setback.
- c. A minimum of a 10 foot landscaped buffer shall be provided along abutting properties in the MHO District. For cottage housing, CMC 18.37.050(5) and 18.37.110 shall apply.
- d. See *Downtown Design Guidelines and Standards* Section B(1)(g) for applicable design standards for landscape buffers.

3. Reference to Other Standards
 - a. Sections 18.40.100, 18.40.110, 18.40.130, 18.40.140, and 18.40.150 for additional applicable standards.
 - b. See 18.40.080(4) (5) and (6) for additional parking area landscaping requirements.
 - c. See Chapter 18.45 for Tree Preservation and Protection Standards. The Director shall have the authority to reduce the required tree replacement ratio where such requirement would conflict with the urban design intent of the Downtown Development and Design Standards. In such cases the Director shall ensure that representative native vegetation is retained or replanted totaling at least 5% of the site area and that enhanced landscaping is provided in excess of the requirements contained in this chapter.

18.31.140 Sign Requirements

1. Applicability. The requirements of Chapter 18.55 shall apply in the Downtown Zone, except as provided in this subsection. Where sign regulations in this section conflict with sign regulations in Chapter 18.55, the sign regulations in this section shall control.
2. Special Requirements For the Town Center District
 - a. Freestanding signs are prohibited on Type I Streets. Freestanding signs shall be placed a minimum of 100 feet from the Type I Streets.
 - b. Signs shall generally be building mounted. See *Downtown Design Guidelines and Standards* Section C(2)(f) for applicable design standards.
 - c. Freestanding signs (where allowed) shall be located a minimum of 500 feet from other multi-tenant freestanding signs located on the same side of the public right-of-way.
 - d. Tenant directory signs shall be located internal to the site and oriented towards drive aisles and/or sidewalks/walkways, not the public right-of-way.
 - e. No sign shall project above the roofline of the exposed building face to which it is attached.
 - f. Where allowed, freestanding signs shall not exceed a height of 6 feet and a total area of 120 square feet with no one face exceeding 60 square feet.
 - g. Window signs shall not exceed 20% of the total window area of any façade.
 - h. Freestanding rear entrance signs shall not exceed a height of 6 feet and a total area of 12 square feet per entrance.
3. Maximum Total Signage Area in Town Center District
 - a. The total sign area of building-mounted signs for each business or tenant, excluding under canopy blade signs, shall not exceed 10% of the exposed building face to which it is attached. No individual sign shall exceed 200 square feet and every applicant is entitled to a minimum sign area of 30 square feet. Window signs are included in this area calculation.
4. Maximum Number of Signs in Town Center District
 - a. Two building mounted signs per business or tenant.
 - b. No more than one freestanding sign shall be allowed along the street frontage of any property.
 - c. Where a property has a rear entrance from a parking lot or public right-of-way it is allowed to have one building-mounted or freestanding sign.
5. Reference to Other Standards
 - a. See *Downtown Design Guidelines and Standards* Section C(2)(f) for special sign design requirements on Type I Streets.
 - b. For all other applicable sign regulations see Chapter 18.55.