

DRAFT COMMUNITY DESIGN ZONES

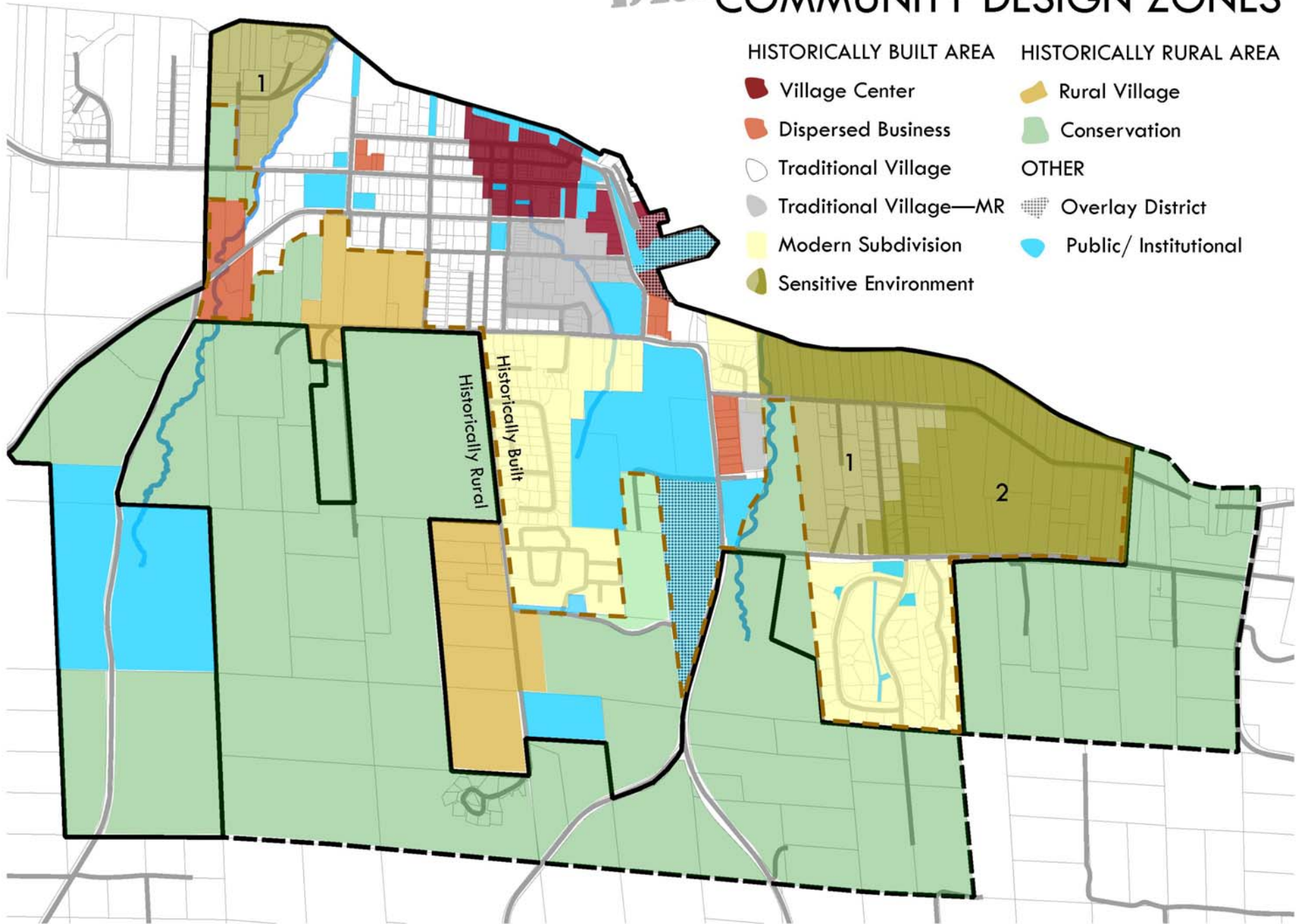


TABLE 1. PRINCIPAL, SECONDARY AND CONDITIONAL USES

Residential Uses	VCD	DB	TVD-MR	TVD	MSD	SE	PI	RVD	CD	Code Section
Detached Units	-	-	P	P	P	P	-	P	P	-
Semi-Detached Units	-	P	P	P	P	P	-	P	P	-
Townhomes	-	-	-	P (LD)	P (LD)	P (LD)	-	P	P	18.22.240
Attached Units/ Multifamily Development	-	P	P	-	-	-	-	P (LD)	P (LD)	18.25
Cottage Housing	-	-	C	C	C	-	-	C	C	18.22.180,
Clustered Residential Development	-	-	-	-	-	-	-	€	€	18.22.200
Accessory Dwelling Units	-	-	-	S	S	S	-	S	S	18.22.155
Mixed-Use Residential or Dwelling Units in Principal Buildings Provided that Commercial Units Occupy the First Floor	S	S	-	-	-	-	-	-	-	-
Boardinghouses	-	C	C	C	C	C	-	C	C	-
Facilities for Caretakers of Public Institutional Uses	-	-	-	-	-	-	S	-	-	-

Commercial Uses	VCD	DB	TVD-MR	TVD	MSD	SE	PI	RVD	CD	Code Section
Retail and Wholesale Sales	P	P	-	-	-	-	-	-	-	-
Personal services	P	P	-	-	-	-	-	-	-	-
Restaurants and Taverns	P	C	-	-	-	-	-	-	-	-
Restaurants except for fast food or drive inn	-	P	-	-	-	-	-	-	-	-
Offices	P	P	-	-	-	-	-	-	-	-
Residential-Zone Offices	-	-	-	€	€	€	-	C	C	18.22.065
Type I and II Home Occupations	-	S	S	S	S	S	-	S	S	18.22.060
Type III Home Occupations	-	€	€	€	€	€	-	€	€	18.22.060
Home Occupations (HO)										-
Home Occupations Exceeding 600 Square Feet										-
Type I Non-Residential Uses	-	-	P/S (LS)	P/S (LS)	P/S (LS)	P/S (LS)	-	P/ S (LS)	P/ S (LS)	-
Type II Non-Residential Uses	-	-	P/S (LS)	P/S (LS)	P/S (LS)	P/S (LS)	-	P/ S (LS)	P/ S (LS)	-
Type III Non-Residential Uses	-	-	C (LS)	C (LS)	C (LS)	C (LS)	-	C (LS)	C (LS)	-
Medical-dental Clinics	P	P	-	-	-	-	-	-	-	-
Veterinary Clinics for Small Animals	-	C	-	-	-	-	-	-	-	-
Theaters	P	-	-	-	-	-	-	-	-	-
Consumer Goods Repair	S	-	-	-	-	-	-	-	-	-
Service Stations	C	C	-	-	-	-	-	-	-	-
Nurseries	-	P	-	-	-	-	-	-	-	-
Health Clubs	-	P	-	-	-	-	-	-	-	-

LEGEND

P=Principal Use C=Conditional Use S=Secondary Use (-)=Non-Permitted Use (LS)=Subject to Location Standards (LD)=As Part of Land Division

Represents a Change Between the Existing and Proposed Zoning to Make the Regulations Internally Consistent

Represents a Policy Change Between the Existing and Proposed Zoning

Transient Accommodations	VCD	DB	TVD-MR	TVD	MSD	SE	PI	RVD	CD	Code Section
Bed and Breakfast Rooms (In the building of principal use)	-	-	-	S	S	S	-	S	S	18.22.070
Type I Non-Residential Use (In the building of principal use)	-	-	S (Detached SF Only)	S	S	S	-	S	S	-
Bed and Breakfast Rooms (Not in the building of principal use)	-	-	-	€	€	€	-	€	€	18.22.070
Type I Non-Residential Use (Not in the building of principal use)	-	-	C	C	C	C	-	C	C	-
Type III Non-Residential Use	-	-	C (LS)	C (LS)	C (LS)	C (LS)	-	C (LS)	C (LS)	-
Campgrounds	-	-	-	-	-	-	C	-	-	INSERT PROVISIONS FROM 18.19.030
Guest Houses	-	-	-	S	S	S	-	S	S	See 18.22.050
Hotels, Motels and Bed and Breakfast Rooms and Inns	P	P	C (B&B Only)	-	-	-	-	-	-	B+B (18.22.080)
Tourist Accommodations-Commercial	P	P	-	-	-	-	-	-	-	18.22.085

Other Uses	VCD	DB	TVD-MR	TVD	MSD	SE	PI	RVD	CD	Code Section
Accessory Buildings	-	-	-	-	-	-	-	-	-	18.22.050
Accessory Structures and Uses	S	S	S	S	S	S	-	S	S	18.22.050
Adult Family Homes	S	S	S	S	S	S	-	S	S	18.22.165
Antennas and Parabolic Antennas (over 3.39 feet in diameter)	C	C	?	?	?	?	-	?	?	-
Churches and Schools	-	C	C	C	-	C	-	C	C	-
Computer/ Internet/ Software and Related Technology Uses	-	-	?	C	?	C	-	C	C	18.08.030.O.2, Minimum Lot Size=5 Acres
Day Care Centers	-	P	C	C	C	C	-	C	C	18.22.090
Foster Homes	-	S	S	S	S	S	-	S	S	-
Home Day Care	-	S	S	S	S	S	-	S	S	-
In-Home Family Day Care	S	S	S	S	S	S	-	S	S	18.22.150
Libraries and Museums	-	C	-	C	-	-	-	-	-	-
Municipal Facilities	-	-	-	-	-	-	P	-	-	-
Nursing and Convalescent Center/ Nursing Home	-	C	C	C	-	C	-	C	C	18.22.210
On-Site Hazardous Waste Treatment and Storage Facilities	S	-	-	-	-	-	-	-	-	-
Outside Storage and Display	C	-	-	-	-	-	-	-	-	18.22.100
Parking Facilities	P	P	-	-	-	-	S	-	-	-

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Other Uses (continued)	VCD	DB	TVD-MR	TVD	MSD	SE	PI	RVD	CD	Code Section
Public and Utility Buildings and Structures except Transmission Lines and Structures	C	-	-	-	-	-	-	-	-	-
Public Facilities	-	C	C	C	C	C	-	C	C	-
Public Parks and Open Space Areas	P	P	P	P	P	P	P	P	P	-
Public Schools and Grounds, Administrative Office and Related facilities	-	-	-	-	-	-	P	-	-	-
Radio Transmitting/ Receiving and Satellite Signal Receiving over 3.39 feet in Diameter	C	C	?	?	?	?	C	?	?	-
Retreat/ Conference Center	-	-	-	C	-	C	-	C	C	18.08.030.O.2, Min. Lot Size=5 Acres
Senior Retirement Center/ Facility	-	C	C	C	-	C	-	C	C	18.22.210
Social and Recreational Facilities	P	-	-	-	-	-	-	-	-	-
Social Services Facilities	-	C	-	C	C	-	-	-	-	-
Wireless Communication Antenna Arrays	S	S	S	S	S	S	S	S	S	18.22.190

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TABLE 2: COMMUNITY DESIGN ZONE STANDARDS

	VCD	DB	TVD-MR	TVD	MSD	SE	RVD	CD	PI
Height (in feet)									
1. Principal Structure	See 16.____			25 ¹					35
2. Accessory Structure				15 ²					
3. Accessory Dwelling Unit	Not allowed		15 feet or eighty percent (80%) of the height of the principal structure, whichever is greater.						
Setbacks (in feet)³									
1. Front	0 ⁴		20 ⁵	20	???	???	???	???	See 16.____
2. Side	0 ⁴		5		???	???	???	???	See 16.____
3. Rear									
a. Principal structure	0 ⁴		25 ⁵	25	???	???	???	???	See 16.____
b. Principal structure abutting alley	10 from centerline of alley and no closer than 2 to alley right-of-way		25 from centerline of alley ⁵	25 from centerline of alley	???	???	???	???	???
c. Accessory structure (including ADU)	0 ⁴		5		???	???	???	???	???
d. Accessory structure (including ADU) abutting alley	10 from centerline of alley and no closer than 2 to alley right-of-way					???	???	???	???
Square Footage Allocation (per acre for subdivisions only)	N/A				SE-1: ⁶ 2500 SE-2: ⁶ 1500	6000 ⁶ (Min 1500)	3000 ⁶ (Min 1500)	N/A	
Minimum Lot Size	See Figure 1								
Maximum Density (in dwelling units per acre)	15	15 ⁶	N/A ⁶	N/A					
Floor Area Limits⁷ (in percentage of lot size)									
Up to the first five thousand (5,000) square feet of lot/parcel area.	None		Detached: 40% of lot size Semi-Detached: 50% of lot size		???	???	???	???	None
Additional lot/parcel area over five thousand (5,000) and up to fifteen thousand (15,000) square feet.	None		Detached: 25% of additional lot area Semi-Detached: 35% of additional lot area		???	???	???	???	None
Additional lot/parcel area over fifteen thousand (15,000) square feet.	None		Detached and Semi-Detached: 10% of additional lot area		???	???	???	???	None
Maximum Lot Coverage⁸ (in percentage of lot size)									
Lots 10,000 Square Feet or Less	None ⁹		50% for attached ¹⁰ . See TVD for Detached and Semi-Detached.	40%	???	???	???	???	None ⁹
Lots 10,000 to 43560 Square Feet	None ⁹			40% for first 10,000 square feet and 30% for area over 10,000	???	???	???	???	None ⁹
Lots Over 43560 Square Feet	None ⁹			25%	???	???	???	???	None ⁹

For the footnotes to the numbers on this table, please see page 6

Footnotes for Table 2:

¹ A building may be built five feet taller than the maximum height when the building includes a pitched roof. To meet this standard, the lowest point of the roof must begin below the maximum building height.

² On lots one-half acre or larger in size, the height of an accessory building may be increased up to the height of the principal building, provided that, there shall be one foot of additional yard setback for each added foot of additional height above fifteen feet.

³ Certain parts of the structure or building including, without limitation, cornices, canopies, sun shades, chimneys, and flues, shall be considered in calculating the location of the structure or building in determining compliance with the setback requirements of this section (see also Chapter 18.22.030 of this code for further reference).

⁴ Where a use within the zone abuts a residential zone, the setback shall be the setback required for the neighboring residential uses.

⁵ Where the surrounding uses contain setbacks that are less than these minimums, the use can be built to those neighboring setbacks.

⁶ In these areas, submerged lands and all but twenty-five percent of sensitive areas shall be deducted before calculating the development potential for a property.

⁷ Floor area limits are applicable to all floors above grade and one-half of the total floor area of a daylight basement.

⁸ For a definition of maximum lot coverage, please see the definitions and interpretations section in 16I.

⁹ There is no limit for maximum lot coverage in these zones, except what may be required as a result of setbacks.

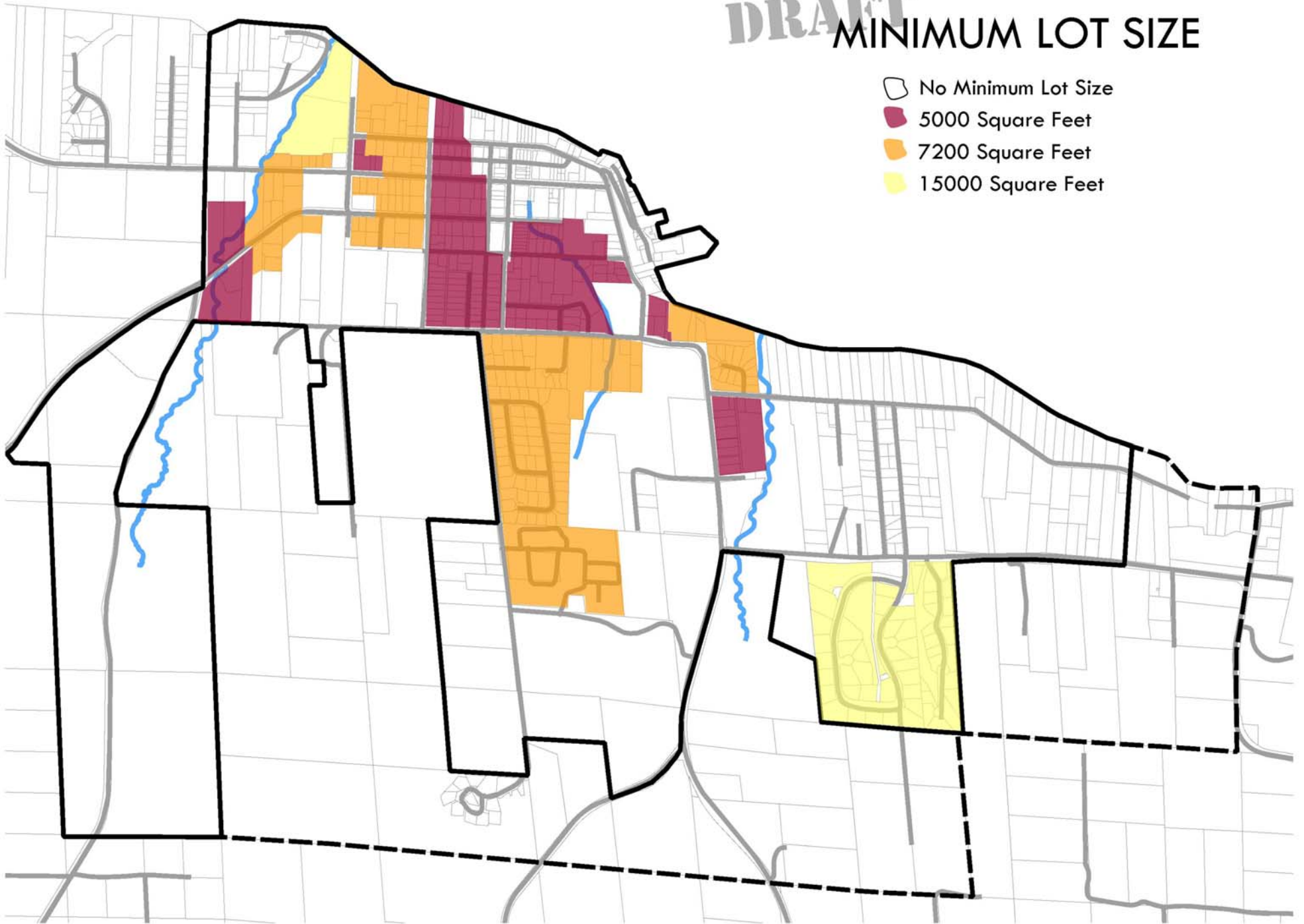
¹⁰ Where a multifamily unit has the parking within the building the maximum lot coverage may be increased to 60 percent.

FIGURE 1

DRAFT

MINIMUM LOT SIZE

- No Minimum Lot Size
- 5000 Square Feet
- 7200 Square Feet
- 15000 Square Feet



SUPPLEMENTAL STANDARDS BY COMMUNITY DESIGN ZONE

16C___. ADDITIONAL STANDARDS – VCD ZONE

Maximum Height

A. The maximum height in the VCD zone is thirty feet, provided that the height may be built to thirty-five feet with a pitched roof if the lowest part of the pitch begins no higher than thirty feet; provided, further, that the height limit on the north side of First Street shall be twenty-five feet with the height measured from the center of the side(s) of the building fronting on First Street extended to the center line of the First Street right-of-way; provided further that on steeply sloping lots fronting on First Street, development shall step down the bluff and, thereby, better fit with the site terrain and be more compatible with the adjacent Seawall Park. The City's design review process will determine consistency with these requirements for each development application.

B. The building height governing the two blocks between Second and Fourth Streets on Cascade Avenue shall be twenty-five feet. In this area height will be measured from the center point of the side(s) of the building fronting Cascade Avenue extended to the centerline of the Cascade Avenue right of way. If the building is set back significantly down-slope (i.e. to the west) the total height may be up to thirty-five feet, but not to exceed the above-measured twenty-five foot elevation over Cascade. (Ord. 650, 1993; Ord. 646, 1993; Ord. 566, 1990; Ord. 527, 1989; Ord. 670, 1994)

Commercial Uses Adjacent to Residential Zoning

The following special standards apply in cases where development is proposed immediately adjacent to property that is zoned residential. All other standards applicable to development in this zone and not in conflict with the following also apply:

A. Uses: Taverns and cocktail lounges and outdoor and/or amplified music are prohibited.

B. Setbacks: Front, ten (10) feet; Side, five (5) feet; Rear, twenty-five feet.

C. Height: The height limit shall be the same as the adjacent residential zone height limit.

D. Location of parking: shall be located on the side of the property opposite from the residential zoning or in the rear of the property. If the parking is in the rear of the property, screening is required to buffer the parking area from the residential property.

E. Building design: the building development shall be compatible in scale and character with the residential buildings in the vicinity.

F. Applicability: in cases where the development involves more than one parcel, the above regulations shall apply to the parcel adjacent to the residential zone and, in cases where the development involves a parcel with a lot width greater than 40 feet, the above regulations shall apply to the first thirty (30) feet that are adjacent to the residential zoned area. (Ord. 696, 1995; Ord. 771, 1999)

Binding site plan.

A binding site plan is required for commercial development in instances where only a portion of the contiguous property which is zoned commercial and in one ownership is proposed to be developed or where multiple developments are proposed on contiguous property in one ownership. The binding site plan shall include the information specified in _____ and shall include:

~~— A. All information required on a preliminary plat;~~

~~— B. The location of all proposed structures;~~

~~— C. A detailed landscape plan indicating the location of existing vegetation to be retained, location of vegetation and landscaping structures to be installed, the type of vegetation by common horticultural name, the installed and mature height of all vegetation;~~

~~— D. Schematic plans and elevations of proposed buildings with samples of all exterior finish material and colors, the type and location of all exterior lighting, signs and accessory structures;~~

- ~~— E. Inscriptions or attachments setting forth the limitations and conditions of development; and~~
 - ~~— F. The provisions insuring the development will be in conformance with the site plan as approved.~~
- (Ord. 565, 1990; Ord. 527, 1989) **COVERED WITHIN THE LAND DIVISION CHAPTER**

Design review.

Development in the VCD zone is subject to design review in accordance with the procedure contained in Chapter **citation** of this code.

Requirement to connect to City water and sewer systems.

All development in this zone is required to be served by the City's public water and sewer systems. See Title 13 LMC for connection requirements.
(Ord. 696, 1995) (Ord. 820, 2002)

ADDITIONAL STANDARDS – DB ZONE

Binding site plan.

A binding site plan is required for commercial development in instances where only a portion of the contiguous property which is zoned commercial and in one ownership is proposed to be developed or where multiple developments are proposed on contiguous property in one ownership. The binding site plan shall include the information specified in _____ and shall include:

- ~~— A. All information required on a preliminary plat;~~
 - ~~— B. The location of all proposed structures;~~
 - ~~— C. A detailed landscape plan indicating the location of existing vegetation to be retained, location of vegetation and landscaping structures to be installed, the type of vegetation by common horticultural name, the installed and mature height of all vegetation;~~
 - ~~— D. Schematic plans and elevations of proposed buildings with samples of all exterior finish material and colors, the type and location of all exterior lighting, signs and accessory structures;~~
 - ~~— E. Inscriptions or attachments setting forth the limitations and conditions of development; and~~
 - ~~— F. The provisions insuring the development will be in conformance with the site plan as approved.~~
- (Ord. 565, 1990; Ord. 527, 1989) **COVERED WITHIN THE LAND DIVISION CHAPTER**

Design review.

Development in the DB zone is subject to design review in accordance with the procedure contained in Chapter **citation** of this code.

Requirement to connect to City water and sewer systems.

All development in this zone is required to be served by the City's public water and sewer systems. See Title 13 LMC for connection requirements.
(Ord. 696, 1995) (Ord. 820, 2002)

ADDITIONAL STANDARDS – PI ZONE

Setbacks.

Setbacks in the P-1 zone are:

- A. Streets.
 - 1. Arterial streets: fifty feet,
 - 2. Other streets: twenty-five feet;
- B. Side yard: twenty feet;
- C. Rear yard: twenty-five feet;
- D. P-1 Zone Abutting Residential, Mixed Residential or Commercial Zone(s).

1. Where a P-1 zone abuts a lot which is zoned residential, there shall be a minimum setback from the common lot line of fifty feet with a minimum of the first twenty feet from the common lot line landscaped,

2. Where a P-1 zone abuts a lot(s) zoned mixed residential or commercial, there shall be a minimum landscaped setback of twenty feet from the common lot line.

E. All parts of the structure or building including, without limitation, cornices, eaves, canopies, sun shades, gutters, chimneys and flues, shall be considered in calculating the location of the structure or building in determining compliance with the setback requirements of this section. (Ord. 569, 1990; Ord. 562, 1990)

Design review.

Development in the P-1 zone is subject to design review in accordance with the procedure contained in Chapter citation of this code. (Ord. 562, 1990)

ADDITIONAL STANDARDS – TVD AND MSD ZONES (WITH 15,000 SQUARE FOOT MINIMUM LOT SIZE)

Lot Clustering

On parcels over two acres, a density bonus of twenty-five percent is allowed in conjunction with lot clustering as part of a land division, subject to the following: fifty percent or more of the site is reserved for permanent open space. (Ord. 527, 1989)