#### **ORDINANCE NO. 760**

# AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING TITLE 19 OF THE UNIVERSITY PLACE MUNICIPAL CODE TO ASSIST IN THE IMPLEMENTATION OF THE FORM-BASED CODE

WHEREAS, in enacting the Growth Management Act (Chapter 36.70A RCW, hereafter "GMA") the Legislature found that "uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state;" and

WHEREAS, the GMA requires that local governments meeting certain criteria, including the City of University Place, adopt development regulations to guide development subject to state regulations, multi-county and countywide planning policies, and comprehensive plan goals and policies; and

WHEREAS, the City Council established and appointed the Planning Commission to advise the City Council on the following topics: growth management; general land use and transportation planning; long range capital improvement plans; and other matters as directed by the City Council; and

WHEREAS, the Planning Commission is charged with holding hearings on and preparing development regulations for the City and making recommendations to the City Council on amendments to these regulations; and

WHEREAS, on December 7, 2020, the City Council adopted Ordinance 741 integrating the Form-Based Code into the existing Zoning Code. At the time the Form-Based Code was adopted the City recognized there may be a need to amend the Form-Based Code based on lessons learned during the first year of implementation; and

WHEREAS, on; December 6, 2021, the City Council adopted Resolution No. 965 establishing the 2022 Planning Commission Workplan including a review of the Municipal Code with recommendations following the adoption of the Form-Based Code in 2020 and its subsequent implementation; and

WHEREAS the Planning Commission held two virtual public meetings to study the Code and proposed amendments before holding a public hearing on March 2, 2022; and

WHEREAS, on March 2, 2022, the Planning Commission adopted Commission Resolution 2022-01 forwarding recommendations for zoning code amendments with supporting findings in accordance with UPMC 22.25.030(E); and

WHEREAS, on March 14, 2022, the City issued a SEPA Determination of Non-significance with a 14-day comment period ending on March 28 with no comments received; and

WHEREAS, on April 19, 2022, the City submitted a set of draft amendments to the Department of Commerce to initiate an expedited 14-day state agency review period and received no comments; and

WHEREAS, the City Council conducted two study sessions on the recommended amendments at meetings held on April 18, 2022 and June 21, 2022; and

. WHEREAS, the City Council adopts the findings in Planning Commission Resolution and finds the proposed amendments are in the best interest of the citizens and property owners of the City;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DO ORDAIN AS FOLLOWS:

- Section 1. <u>University Place Municipal Code Section 19.25.090 Amended</u>. Section 19.25.090 of the University Place Municipal Code entitled "Commercial use category Descriptions" is hereby amended as set forth in Exhibit "A" attached hereto.
- Section 2. <u>University Place Municipal Code Section 19.25.100 Amended.</u> Section 19.25.100 of the University Place Municipal Code entitled "Industrial use category Descriptions" is hereby amended as set forth in Exhibit "B" attached hereto and incorporated herein.
- Section 3. <u>University Place Municipal Code Section 19.25.110 Amended</u>. Section 19.25.110 of the University Place Municipal Code entitled "Use Tables" is hereby amended as set forth in Exhibit "C" attached hereto and incorporated herein.
- Section 4. <u>University Place Municipal Code Section 19.54.050 Amended.</u> Section 19.54.050 of the University Place Municipal Code entitled "Land use standards" is hereby amended as set forth in Exhibit "D" attached hereto and incorporated herein.
- Section 5. <u>University Place Municipal Code Section 19.45.110 Amended.</u> Section 19.45.110 of the University Place Municipal Code entitled "Density and Dimension Table Notes" is hereby amended to read as follows:
- 19.45.110 Density and dimension table notes
- (1) Base Density. These densities may be achieved outright by following the applicable development and design standards.
- (2) Review Chapters 19.50 and 19.54 UPMC for additional information regarding setbacks, height, and design standards for the Mixed Use Neighborhood, Mixed Use Urban, Mixed Use Urban/Industrial and Mixed Use Center zones. Existing single-family homes and duplexes in mixed use zones are exempt from Chapters 19.50 and 19.54. Density and Dimension standards applicable in the R1 Zone shall apply to existing single-family homes and duplexes in mixed use zones.
- (3) Maximum density in R1, R2 or specified overlay districts may only be achieved through approval of a small lot development designed in accordance with the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC. Maximum density in MF-L, MF-H, MU-M, NC or MU districts may only be achieved for a multifamily project that receives Washington State Housing Finance Commission approval for a low income housing tax credit (LIHTC) and is designed in accordance with the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC.
- (4) Side and Rear Yard Setbacks. A side or rear yard setback is not required in MU, NC, MF-L, MF-H, MU-M, MU-O, MU-N45, MU-U75, MU-U/I75 or MU-C110 zones if the parcel does not abut an R1 or R2 zone. If abutting an R1 or R2 zone, a 30-foot setback is required along the abutting lot line(s), unless the subject parcel is in a transition overlay, in which case a 20-foot setback is required along the abutting lot line(s). No setback is required in the MU-M zone where the parcel abuts a railroad right-of-way.
- (5) See design standards (Chapter 19.50 UPMC).
- (6) Refer to underlying zone.
- (7) Single-Family Attached. For two attached units the minimum lot size is the same as that of a duplex in R1 and R2 zones. In multifamily zones the minimum lot size is the same as the underlying zone.

- (8) Single-family attached units shall meet all R1 setback requirements except for the common lot line where the side yard setback may be zero feet. The remaining side yard, if not attached, shall be set back eight feet.
- (9) Reserved.
- (10) Repealed by Ord. 636.
- (11) Detached one-story garages may be set back a minimum of five feet providing sight distance is maintained.
- (12) The front yard setback shall be the distance between the existing house and the railroad right-of-way or 20 feet, whichever is less.
- (13) Reserved.
- (14) Maximum height shall be limited to 45 feet on those portions of a property abutting an R1 or R2 zone.
- (15) Newly created lots shall be of such shape that a circle with a diameter equal to the minimum specified lot width can fit within the boundary of the lot. Minimum lot widths for small lot developments shall be determined through the design standard review process.
- (16) Minimum lot sizes for detached single-family dwelling/duplex dwelling or new lots created through a short plat or conventional preliminary plat/final plat process. Minimum lot size for small lot or multifamily developments shall be determined through the design standard review process. A legally nonconforming duplex lot existing prior to the effective date of the ordinance codified in this section may be subdivided into two attached single-family lots, one or both of which may contain less than the required lot area.
- (17) Lot coverage refers to the percentage of a lot covered by buildings. For small lot developments, the lot coverage standard applies to buildings, private streets, parking lots, driveways and other impervious surfaces combined.
- (18) Reserved
- (19) Setbacks for small lot developments shall be in accordance with the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC.
- (20) See the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC for additional information regarding height limits for small lot developments.
- (21) Floor area ratios for small lot development are based on the average for the entire project; FARs for individual lots may vary. See UPMC 19.45.080 for additional information concerning FAR standards.
- (22) Impervious area located within 100 feet of the ordinary high water mark; may be increased from 50 to 65 percent by restoring or enhancing the vegetation conservation area in accordance with the provisions of UPMC 18.25.100.
- (23) Impervious area located more than 100 feet from the ordinary high water mark; may be increased from 75 to 90 percent by restoring or enhancing the vegetation conservation area in accordance with the provisions of UPMC 18.25.100.

(24) Maximum height of a building or structure is 35 feet when located within 100 feet of the ordinary high water mark (OHWM). Height may be increased for buildings or structures located more than 100 feet from the OHWM or when located on the upland (easterly) side of 91st Avenue West, up to a range of 45 to 65 feet, when a visual impact assessment is submitted in accordance with UPMC 18.25.110(E) and the decision-maker determines that a proposal will comply with the purpose and intent of UPMC 18.25.110 regarding view protection. The 35-foot, 45-foot and 65-foot limit areas located east of 91st Avenue West are shown in Figure 11.



Figure 11

- (25) A 35-foot rear setback measured from the ordinary high water mark is required for properties located within shoreline jurisdiction.
- (26) Rear setback is measured from the ordinary high water mark.
- (27) Only uses included in the Chambers Creek Properties master site plan are allowed in the Chambers Creek overlay. A maximum of 130 extended stay lodging residential units are allowed in conjunction with the resort and hotel.

Section 6. <u>University Place Municipal Code Section 19.50.020 Amended</u>. Section 19.50.020 of the University Place Municipal Code entitled "Authority and applications" is hereby amended to read as follows:

19.50.020 Authority and applications

A. The provisions of this chapter shall augment and/or supersede existing regulations in the University Place zoning code in all Mixed-Use zones defined in the official zoning map. The chapter provisions shall apply to and are subject to the following:

- 1. All new construction on vacant land requiring building or development permits.
- 2. Major redevelopment (as defined in Chapter 19.10 UPMC).
- 3. Major improvement (as defined in Chapter 19.10 UPMC).
- 4. When the provisions of this chapter apply, they apply to the entire property where the use is situated.
- 5. Renovation of an existing single-family structure for residential or commercial use is exempt from this chapter, provided no expansion of the structure occurs.
- 6. Standards are mandatory while guidelines are discretionary.
- 7. A minimum of 50 percent of a project site's building floor area at the ground floor level at storefront locations shown on the regulating plan (UPMC 19.54.040) shall be designed to accommodate commercial or other nonresidential or non-parking use(s). On Bridgeport Way between 35th Street West and 40th Street West this space shall be occupied by an allowed Commercial Use Type. Elsewhere, Residential or residential accessory uses other than parking may occupy this space, provided the space is not rendered unusable for future commercial use.
- 8. Any exterior alterations shall comply with these standards. When expanding the footprint of an existing building that is nonconforming with regard to its distance from the edge of a sidewalk, the building footprint shall be expanded in the direction of the sidewalk to decrease the nonconforming setback, unless it can be demonstrated this is not structurally possible.
- 9. When reference is made to required or recommended use, streetscape amenity landscaping or parking in the zone, refer to specific standards and/or guidelines regarding those items. For example, if landscaping is required in parking areas, refer to the landscaping section in streetscapes for specific plant and irrigation standards and guidelines.
- B. All University Place Municipal Code provisions apply unless preempted by a specific standard in this title. The following UPMC provisions do not apply:
- 19.65.100, Street frontage landscaping.
- 19.65.120, Perimeter landscape buffering.\*
- 19.65.270 19.65.320, tree preservation.
- 19.75.090(G), signs on marquees, canopies and awnings.
- \* Except adjacent to R1 and R2 zones.
- C. The following zoning classifications are exempt from the provisions of this chapter:
- 1. Neighborhood Commercial;
- 2. Multifamily Low;
- Multifamily High;
- 4. Residential 1;
- 5. Residential 2; and
- 6. Parks and Open Space.

- D. When provisions included in these design standards conflict with the definitions in Chapter 19.10 UPMC and requirements of the University Place zoning code, these design standards shall apply unless otherwise provided. These design standards shall not supersede provisions of the zoning code regarding uses and density.
- E. When provisions included in these design standards conflict with Shoreline Master Program requirements in UPMC Title 18, the Shoreline Master Program requirements shall apply.
- F. The following mixed use design standards adopted by reference in this chapter shall apply to the Mixed Use Maritime zone:
- 1. Pedestrian circulation.
- 2. Site Planning and Building Placement. Provisions relating to exterior lighting and abutting development.
- 3. Open space and amenities.
- 4. Building Design. Provisions relating to pedestrian building entries, treatment of blank walls, roof lines, rooftop equipment, and character and massing.
- 5. Surface Parking. Provisions relating to encouraging joint-use parking areas, parking lot landscaping and treatment of perimeter, and pedestrian circulation through parking lots.
- Section 7. <u>University Place Municipal Code Section 19.50.210 Amended</u>. Section 19.50.210 of the University Place Municipal Code entitled "Windows" is hereby amended to read as follows:

### 19.50.210 Windows

Ground floor window displays add interest for shoppers and pedestrians. Upper story windows help put "eyes on the street," creating a safer and more welcoming atmosphere.

#### A. Standards.

- 1. Upper story windows shall be designed to create shadow lines or to break up flat surfaces by recessing, projecting or trimming windows.
- 2. Fake and masked-off windows are prohibited.
- 3. A minimum of 60 percent of the ground floor facade located in the storefront designated areas shall be in nonreflective transparent glazing.
- 4. Windows shall comprise at least 40 percent of the primary upper floor facades visible from streets and at least 20 percent of other upper floor facades and should reflect a rhythm, scale, and proportion compatible with the overall building design.
- Section 8. <u>University Place Municipal Code Section 19.54.060 Amended</u>. Section 19.54.060 of the University Place Municipal Code entitled "Building type and standards" is hereby amended to read as set forth in Exhibit "E" attached hereto.
- Section 9. <u>University Place Municipal Code Section 19.54.080 Amended</u>. Section 19.54.080 of the University Place Municipal Code entitled "Street grid and standards" is hereby amended to read as set forth in Exhibit "F" attached hereto.
- Section 10 <u>University Place Municipal Code Section 19.60.050 Amended</u>. Section 19.60.050 of the University Place Municipal Code entitled "Off-street parking spaces required for particular uses" is hereby amended to read as set forth in Exhibit "G" attached hereto.
- Section 11. <u>Severability</u>. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 12. <u>Effective Date.</u> Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary.

### PASSED BY THE CITY COUNCIL ON AUGUST 1, 2022.

Steve Worthington, Mayor

ATTEST:

Debora Nicholes, Deputy City Clerk

APPROVED AS TO FORM:

Matthew S. Kaser, City Attorney

Date of Publication: 08/04/22

Effective Date: 08/09/22

### **EXHIBIT A**

### 19.25.090 Commercial use category – Descriptions.

Commercial activities include the provision of services, including offices, and the sale, distribution, or rental of goods that benefit the daily needs of the public, which are not otherwise classified as civic or industrial activities. The commercial use category has been separated into the following types based upon distinguishing features such as nature of business activity and type of goods or products sold or serviced. Any store or variety of stores exceeding 50,000 square feet shall be considered a commercial center use type.

- A. Administrative and Professional Offices. Administrative and professional offices use type refers to offices, private firms or organizations providing professional or administrative services to individuals or businesses. Typical uses include employment services, property management services, title companies, law offices, engineering/surveying consulting firms, architecture and landscape architecture firms, advertising and public relations firms, medical and dental offices, chiropractic offices, dental labs, diagnostic testing services, advertising agencies, travel agencies, talent agencies, insurance offices, real estate offices, investment brokers, financial planners, banking services, offices for nonprofit and quasi-public agencies, and other business offices customarily associated with professional or administrative office services. This category excludes veterinary clinics/animal hospitals.
- B. Adult Entertainment Establishment. "Adult entertainment establishment" shall mean any commercial premises which is one of the following: adult motion picture theaters, adult drive-in theaters, adult bookstores, adult cabarets, adult video stores, adult retail stores, adult massage parlors, adult sauna parlors or adult bathhouses.
- C. Amusement and Recreation. Amusement and recreation use type refers to establishments or places of business primarily engaged in the provision of sports, entertainment, or recreational services to the public or members for commercial purposes. Examples include video arcades, billiard parlors, bowling alleys, ice or roller skating rinks, performance theaters/centers (not movie theaters), miniature golf courses, golf driving ranges, outdoor performance centers and private clubs or lodges.
- D. Animal Hospitals Facilities/Veterinary Clinics. Veterinary clinics/animal hospitals facilities use types are uses where small animals receive veterinary services that may include medical and surgical treatment. (See also subsection (K) of this section, Kennel.)
  - 1. Level 1. Small animal veterinary services with boarding of animals incidental to the veterinary function and limited to animals receiving care. All boarding shall be within a fully enclosed portion of the building with walls and windows to significantly reduce noise impacts. Grooming is allowed.
  - 2. Level 2. Veterinary services with boarding of animals incidental to the veterinary function and up to five animals not receiving care is allowed. Outdoor boarding is permitted. Grooming is allowed.
- E. Business Services. Business services use type refers to uses primarily engaged in providing services to business establishments on a contract or fee basis. Examples include courier services, parcel delivery services, fax services, telegraph services, reproduction services, commercial art and photography services, stenographic services, and janitorial services.
- F. Commercial Centers. Commercial centers use type refers to any lot or combination of lots with a variety of stores, offices, mixed use residential dwellings and services allowed in the zone where the center is located, integrated into a complex utilizing common parking facilities. A variety of goods are sold or services provided at these centers ranging from general merchandise to specialty goods and foods. Commercial centers can be grouped into two levels:

- 1. Level 1. Any store or commercial center containing a variety of stores with a cumulative floor area over 50,000 square feet and up to 200,000 square feet.
- 2. Level 2. Any commercial center containing a store or variety of stores with a cumulative floor area greater than 200,000 square feet.
- G. Craft Production Facility. Craft production facility use type refers to establishments that produce arts, crafts, food and beverages with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment. Due to the limited scale of the activities and small boutique nature of craft production establishments, they are compatible with and are often co-located with retail sales and service uses. This use type includes ceramic art, glass art, candle-making, custom jewelry manufacture, and craft food and nonalcoholic beverage production. Off-site impacts shall be minimal and all activity must be conducted totally within the structure with no outdoor storage or significant emissions of odor, smoke, fumes, or sound that extend beyond the site. Individual tenant spaces or units within a building may constitute the site.
- 1. Level 1. Total floor area does not exceed 1,500 square feet.
- 2. Level 2. Total floor area exceeds 1,500 square feet.
- H.G. Eating and Drinking Establishment. Eating and drinking establishment use type refers to establishments that sell prepared food and liquor, and may provide music. Examples include espresso stands, fast food restaurants, full service restaurants, taverns, and cocktail lounges.
  - 1. Level 1. Establishments without drive-through facilities.
  - 2. Level 2. Establishments with drive-through facilities.
  - 3. Level 3. Establishments that serve alcoholic beverages, including brew pubs.
- HI. Garden Center (Includes Nursery). Garden center use type refers to establishments primarily engaged in the retail sale of lawn and garden supply goods and equipment. This includes nursery, lawn and garden supplies, and garden tools. Nurseries that focus on the retail sales of plants are also included in this category. Utilization of outdoor areas for display and storage purposes may occur as an accessory use.
- 41. Health Club. Health club use type means a facility engaged in operating physical fitness facilities and may include facilities such as cardiovascular machines, weight training equipment, swimming pools and racquetball courts (also known as athletic clubs, fitness centers).
- JK. Hotel or Motel. Hotel or motel use type refers to establishments that provide lodging containing four or more guestrooms which may provide incidental services such as restaurants, meeting rooms or recreational facilities provided for compensation at a nightly rate.
- <u>KL</u>. Kennel. Kennel use type means a place where six or more adult cats and/or dogs are temporarily boarded for compensation whether or not for training. An adult cat or dog is one that has reached the age of seven months.
- LM. Limited Accessory Retail. Limited accessory retail use type are uses in the Mixed Use Office zone only that are directly associated with an allowed office use or which are retail services that provide a direct service to tenants of an office building. Examples include the limited sales of glasses and optical supplies as part of an optometrist's office or standalone card shop/gift shop. Limited accessory retail uses are limited by their size (see use tables in UPMC 19.25.110).

- MN. Marijuana Retail Outlet. A marijuana retail outlet is a State-licensed and regulated retail outlet allowed to sell only usable marijuana, marijuana concentrates, marijuana-infused products, and marijuana paraphernalia at retail to persons 21 years of age and older.
- NO. Marina. Marina use type means a facility containing operations involved in the mooring, storing, selling, renting, repairing and servicing, fueling, launching and/or securing of boats.
  - 1. Level 1. Mooring, storing, selling, renting, repairing and servicing, fueling, launching and/or securing of boats, as well as personal services businesses that support the needs of boaters. May include retail facilities for boat owners, crews, and guests limited to 1,500 square feet of floor area, but that limitation does not apply to areas devoted primarily to the sale of boats. Repair shall be limited to recreational and small commercial boats.
  - 2. Level 2. Mooring, storing, selling, renting, repairing and servicing, fueling, launching and/or securing of boats, as well as personal services businesses that support the needs of boaters. May include eating, sleeping, and retail facilities for boat owners, crews, and guests.
- OP. Mini Casinos. Mini casinos use type shall be defined as a "social card game" per RCW 9.46.0282 and means a card game that constitutes gambling and is authorized by the Gambling Commission under RCW 9.46.070. Authorized card games may include a house-banked or a player-funded banked card game. No one may participate in the card game or have an interest in the proceeds of the card game who is not a player or a person licensed by the Commission to participate in social card games. There shall be two or more participants in the card game who are players or persons licensed by the Commission. The card game must be played in accordance with the rules adopted by the Commission under RCW 9.46.070, which shall include but not be limited to rules for the collection of fees, limitation of wagers, and management of player funds. The number of tables authorized shall be set by the Commission but shall not exceed 15 total and separate tables per establishment.
- PQ. Motor Vehicles Sales, Rental, Repair and Services. Motor vehicles sales, rental, repair and services use type refers to establishments or places of business engaged in the sales, leasing or service of automobiles, trucks, motorcycles, recreational vehicles, and boats; or heavy equipment and supplies related to motor vehicles; and self-moving or commercial moving services.
  - 1. Level 1. Gasoline service stations, battery exchange stations and Level 3 electric vehicle charging stations together with accessory automobile repair and/or convenience shopping, and car wash with a one-car capacity.
  - 2. Level 2. On-site rental of automobiles, trucks not exceeding three tons of vehicle weight where not more than 20 vehicles are available for rent at any time.
  - 3. Level 3. On-site sales, lease, or rental of automobiles and trucks not exceeding three tons of vehicle weight, and recreational vehicles.
  - 4. Level 4. Automotive repair shops and automobile car washes for vehicles not exceeding three tons. Typical uses include general repair shops, transmissions and engine rebuild shops, muffler shops, glass repair shops, automobile body repair and painting facilities, automobile upholstery services, car washes, lube/oil shops and auto parts stores which offer installation services.
  - 5. Level 5. Sales, leasing, or rental of heavy truck and heavy equipment exceeding three tons of vehicle weight, supplies intended for outdoor use and truck service stations. Typical uses include truck shops primarily designed for the service and fueling of heavy trucks and tractor trailer sales.
  - 6. Level 6. Sales, leasing, rental, repair and service of boats and other marine-related equipment, snowmobiles, motorcycles, quads and other power sports equipment.

- QR. Movie Theaters, Indoor. Movie theater, indoor use type means an establishment primarily engaged in the indoor exhibition of motion pictures.
- RS. Pawn Shop. Pawn shop use type is an establishment engaged in whole or in part in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property. Pawn shops shall be permitted only at a ratio of one shop per each 40,000 population within the City limits (meaning the second pawn shop is allowed at 40,001, etc.).
- ST. Personal Services. Personal services use type refers to uses primarily engaged in providing services to individuals. These services meet the needs on a daily, weekly, monthly, or less frequent basis. Examples include beauty salons and barber shops, coin-operated laundries, dry cleaning drop-off/pick-up establishments, dry cleaners, shoe repair, clothing alterations, tanning salons, tattoo parlors, pet washes and grooming, photographic studios, carpet and upholstery cleaners. Also see subsection (U) of this section, rental and repair services use type, for other services.
  - 1. Level 1. Total floor area does not exceed 2,500 square feet and use does not involve outdoor storage of vehicles.
  - 2. Level 2. Total floor area exceeds 2,500 square feet or use involves outdoor storage of delivery or service vehicles.
- <u>TU</u>. Pet Day Care. Pet day care includes establishments where pets are cared for and boarded for periods less than 24 hours. Boarding for more than 24 hours is considered a kennel. Establishments that offer pet washing and grooming with no pet day care is a personal service.
- UV. Rental and Repair Services. Rental and repair services use type refers to establishments primarily engaged in the provision of repair services or closely related uses. Typical uses include upholstery shops, appliance repair shops, small engine and power tool rental and repair such as lawn mowers and chainsaws, vacuum cleaner repair, medical equipment rental and repair services, rental furnishings, and instrument repair services. Refer to motor vehicles and related equipment sales/rental/repair and services use type for automotive repair. Also see personal services use type for clothing alterations.
  - 1. Level 1. Establishments that do not involve outdoor storage.
  - 2. Level 2. Establishments that involve outdoor storage of equipment.
- <u>VW</u>. Retail Sales. Retail sales use type refers to establishments that sell at retail, food and merchandise including food stores, apparel and accessories, pharmaceuticals, antiques, optical goods, jewelry, pet supplies, auto parts without installation services, furniture and home furnishings including appliances, building materials and hardware, lawn and garden plants and supplies, and computers and electronics. This use type does not include eating and drinking establishments.
  - 1. Level 1. Total floor area up to 50,000 square feet.
  - 2. Level 2. Total floor area over 50,000 square feet.
- ₩X. Wholesale Trade. Wholesale trade use type refers to establishments primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying for or selling merchandise to such individuals or companies. Typical wholesale trade establishments include wholesale merchants or jobbers and cooperative buying associations. Typical wholesale trade businesses are electrical distributors, plumbing supplies, heating and air-conditioning equipment supplies, lumber and construction materials supplies, professional and commercial equipment supplies.

- 1. Level 1. Establishments with total floor area of 10,000 square feet or less and indoor storage only.
- 2. Level 2. Establishments with total floor area of more than  $10,\!000$  square feet and with indoor or outdoor storage.

### Exhibit B

### 19.25.100 Industrial use category – Descriptions.

Industrial use categories include the on-site production, processing, storage, movement, servicing, or repair of goods and materials. The industrial use types typically have one or more of the following characteristics: create substantial odor or noise, frequent deliveries, heavier truck traffic, employ relatively large numbers of people, and/or create visual impacts incompatible with residential development.

A. Boat Building. Boat building use type refers to establishments that construct or manufacture watercraft not built in shipyards and typically of the type suitable or intended for personal use. Illustrative examples include:

- 1. Dinghy (except inflatable rubber) manufacturing;
- 2. Inflatable plastic boats, heavy-duty, manufacturing;
- 3. Inflatable rubber boats, heavy-duty, manufacturing;
- 4. Motorboats, inboard or outboard, building;
- 5. Rigid inflatable boats (RIBs) manufacturing;
- 6. Rowboats manufacturing;
- 7. Sailboat building, not done in shipyards;
- 8. Yacht building, not done in shipyards.
- B. Bulk Fuel Dealers. Bulk fuel dealers use type refers to establishments that sell fuels to businesses and households for transportation, heating, and business purposes. Fuel dealers store or sell materials that are flammable, explosive, or toxic. Examples include heating oil dealers, liquefied petroleum gas dealers, coal, wood, or other fuel dealers.
- C. Buy-Back Recycling Center. Buy-back recycling center use type refers to any small-scale business without processing which collects, receives or buys recyclable materials from household, commercial or industrial sources for the purpose of sorting, grading, or packaging recyclables for subsequent shipment and marketing.
- D. Contractor Yards. Contractor yards use type refers to an area for construction or contracting business offices and the interior or outdoor storage, repair or maintenance of heavy equipment, vehicles, and construction supplies and materials.
- E. Craft Production Facility. Craft production facility use type refers to establishments that produce arts, crafts, food and beverages with on site production and assembly of goods primarily involving the use of hand tools and/or small scale equipment. Due to the limited scale of the activities and small boutique nature of craft production establishments, they are compatible with and are often co-located with retail sales and service uses. This use type includes ceramic art, glass art, candle making, custom jewelry manufacture, and craft food and nonalcoholic beverage production. Off site impacts shall be minimal and all activity must be conducted totally within the structure with no outdoor storage or significant emissions of odor, smoke, fumes, or sound that extend beyond the site. Individual tenant spaces or units within a building may constitute the site.

- **FE**. Food and Related Products. Food and related products use type refers to uses which involve the processing, manufacturing, storage and packaging of food materials, raw milk, and ice. Examples include bakeries which distribute products to many retail outlets; creameries and other dairy products manufacturing without on-site dairy animals; soft drink bottling plants; feed and cereal mills; flour mills; vegetable oil manufacturing; refining or storage; yeast plants; starch, glucose and dextrin manufacturing; dry pet food, lard, pickles, sauerkraut, and vinegar manufacturing; sugar refining. This use type may include processing and packaging of red meats, fowl and/or fish, provided the facility complies with all State, Federal and local health regulations, all processing is conducted indoors, and there is no emission of noxious odors or noise. This use type does not include the slaughtering or boarding of live animals or poultry.
- GF. Industrial Services and Repair. Industrial services and repair use type refers to uses involving the repair of medium- and large-sized products, e.g., boats, and trucks exceeding three tons of vehicle weight; uses providing large-scale or bulk services to commercial and industrial businesses but not directly to the consumer, e.g., bulk laundries, linen supply, dry cleaning plants, other laundry and garment services; and industrial services related strictly to industrial uses, physical and biological research testing laboratories and janitorial services.
- HG. Limited Manufacturing. Limited manufacturing use type refers to uses that involve intermediate processing of semi-processed material into a consumer good and to uses that involve the assembly of semi-processed and/or intermediate processed products into a consumer good. This does not include the processing of raw materials. This use type includes but is not limited to:
  - 1. Clothing and fabricated products;
  - 2. Finished products made entirely or mainly of wood for use in construction;
  - 3. Instruments for measuring, testing, analyzing, and controlling;
  - 4. Optical instruments and lenses;
  - 5. Surveying and drafting instruments;
  - 6. Medical instruments and equipment;
  - 7. Photographic equipment;
  - 8. Watches and clocks;
  - 9. Supplies associated with the previous products; and
  - 10. Electronic computer hardware components and related equipment.
- **H**. Marijuana Processor. A marijuana processor is a State-licensed and regulated marijuana processor which is allowed to process, dry, cure, package, and label usable marijuana, marijuana concentrates, and marijuana-infused products for sale at wholesale to marijuana processors and marijuana retailers.
- JI. Marijuana Producer. A marijuana producer is a State-licensed and regulated marijuana producer allowed to produce, harvest, trim, dry, cure, and package marijuana into lots for sale at wholesale to marijuana processor licensees and to other marijuana producer licensees. A marijuana producer can also produce and sell marijuana plants, seed, and plant tissue culture to other marijuana producer licensees.

- **KJ**. Microbeverage Production Facility. Microbeverage production facility use type refers to establishments that manufacture alcoholic and nonalcoholic beverages for distribution on or off site. Examples include microbreweries, microdistilleries and microwineries. Microbeverage production facilities may operate in conjunction with a tasting room, retail outlet, and/or eating and drinking establishment.
- **LK**. Motion Picture/Television and Radio Production Studios. Motion picture/television and radio production studios use type refers to uses engaged in the production and distribution of motion pictures, production and distribution of television segments, radio and television production of commercial spots, and other related activities.
- ML. Printing, Publishing and Related Industries. Printing, publishing and related industries use type refers to uses engaged in printing by one or more common processes, such as letterpress, lithography, or screen; services for the printing trade, such as bookbinding and plate making; and publishing newspapers, books and periodicals.
- NM. Salvage Yards. Salvage yards use type refers to uses that involve the salvage of wrecked vehicles, vehicle parts and appliances, and the storage of vehicles for purpose of wholesale trade.
  - 1. Level 1. Hulk hauling Where no storage of vehicles is permitted.
  - 2. Level 2. Salvage yards/uses dealing with storage facilities for motor vehicles in which all vehicles are stored within enclosed building(s).
- ON. Storage. Storage use type refers to businesses engaged in the storage of items for personal and business use. Business activities other than rental of storage spaces are prohibited. Examples of personal storage uses include mini-warehousing, public parking areas, and boat storage yards.
- <u>PO</u>. Vehicle Impound Yards. Vehicle impound yards use type refers to uses dealing with impound facilities for motor vehicles associated with vehicle towing.
- QP. Warehousing, Distribution and Freight Movement. Warehousing, distribution and freight movement refers to storage of manufactured or processed products for one or more businesses either within a building serviced by loading docks, or in secure outdoor storage areas. Such facilities typically transport product by truck or rail. Examples include grocery chain distribution centers, parcel delivery distribution centers, storage of fabricated concrete blocks, and finished lumber storage yards.

### Exhibit C

#### 19.25.110 Use Tables.

A. The following use tables indicate which uses are permitted in the R1, R2, MF-L, MF-H, POS, MU-O, MU, NC and MU-M zones. Uses permitted in the MU-N, MU-U, MU-U/I and MU-C zones are listed in UPMC 19.54.050. Zones are shown across the horizontal axis and use category and types are shown down the vertical axis.

B. Zone Acronyms. The following acronyms are used in the use tables in place of zone names:

Zone	Acronym
Residential 1	R1
Residential 2	R2
Multifamily Residential – Low	MF-L
Multifamily Residential – High	MF-H
Mixed Use – Office	MU-O
Neighborhood Commercial	NC
Mixed Use	MU
Mixed Use – Neighborhood	MU-N45
Mixed Use – Urban	MU-U75
Mixed Use – Urban/Industrial	MU-U/I75
Mixed Use – Center	MU-C110
Parks and Open Space	POS
Mixed Use – Maritime	MU-M

### C. Symbols. The following symbols are employed in the use tables:

- 1. An "X" in a cell on the table indicates that the use type is not allowed in the zone listed at the top of the column.
- 2. A "P" in a cell on the table indicates that the use type is permitted subject to applicable standards in this code in the zone listed at the top of the column.
- 3. A "C" in a cell on the table indicates that the use type is permitted subject to the conditional use provisions specified in UPMC 19.85.020, Conditional use permits.
- 4. A "D" in a cell on the table indicates that the use type is permitted subject to design review under the provisions specified in UPMC 19.85.050, Design standard review.
- 5. An "A" in a cell on the table indicates that the use type is permitted subject to administrative review under the provisions specified in UPMC 19.85.010, Administrative use permits.
- 6. A number accompanying a "P," "C," "D" or "A" in a cell refers to the level of the use type allowed in the zone listed at the top of the column. If a letter is not accompanied by a number, all levels of that use type are permitted, subject to appropriate review. The description of levels for each use type is contained in this chapter.

### Residential Use Types and Zone Classification Table

USE TYPES	ZONE CI	LASSIFIC	ATIONS					
RESIDENTIAL USES	R1	R2	MF	POS	MU-O (15)	NC	MU (15)	MU-M (27)
Adult family home (6 or fewer)	P	P	P	X	P	P	P	P
Assisted living facility	X	P1, C2	P3	X	P3	X	Р3	X
Bed and breakfast (2)	P	P	P	X	P	P	X	X
Caretaker unit	X	X	X	P	X	X	X	P (22)
Extended stay lodging	P (32)	X	X	X	D (5)	X	D	X
Family day care facility	P	P	P	X	P	P	P	P
Level I group home	P	P	P	X	P	P	P	P
Live-work unit	X	X	X	X	D (5)	X	D (5)	D (17)
Mobile/manufactured home (3)	X	X	P	X	X	X	X	X
New manufactured home (4)	P	P	P	X	X	X	X	X
Mobile home park	X	X	С	X	X	X	X	X
Multifamily housing	X	X	D (17)	X	D (5)	X	D (5)	D (17)
Nursing home	X	P1, C2	P3	X	P3	X	Р3	X
Rooming house	P	P	X	X	X	X	X	X
Single-family attached housing	P1	P1	P2	X	P2	P2	P2	X
Single-family/duplex housing	P	P	P	X	X	P (28)	X	X
Small lot housing	D (18)	D (18)	X	X	X	X	X	X

### Civic and Recreation Use Types and Zone Classification Table

USE TYPES	ZONE	ZONE CLASSIFICATIONS								
CIVIC AND	R1	R2	MF	POS	MU-O	NC	MU	MU-M		
RECREATION USES								(20, 21,		
								27)		
Government services	X	X	X	P	P	P	P	X		
Existing cemeteries/mortuaries	С	С	X	X	X	X	X	X		
Community centers	С	С	С	P	P	P	P	P		
Cultural services (museums, libraries)	X	X	X	P	С	P	P	P		

Day care centers (exceeds 12)	С	С	P	X	P	P	P	P
Education	P1	P1	P1	X	P1	P1 (6), 4, C2	P1 (6), 4, C2, 3	P4
Hospitals/24-hour medical clinics	X	X	X	X	P, C2	P, C2	P, C2	X
Recreation – Public	P, C	P, C	P, C	P	P, C	P, C	P, C	P
Recreation – Nonprofit	P	P	С	X	X	С	С	P
Religious assemblies	P1, C	P1, C	P1, C	X	P1, C2	P	P	P1
Transportation	P1	P1	P1	X	P1, C2	P1, C2	P1, C2	P1, C2

## **Utilities/Essential Public Facilities/Resources Use Types and Zone Classification Table**

USE TYPES	ZONE	CLASSI	IFICATIO	ONS				
UTILITIES	R1	R2	MF	POS	MU-O (15)	NC	MU (15)	MU-M (20, 21, 27)
Distribution and collection utilities	P	P	P	P	P	P	P	P
Recycling collection sites	P	P	P	P (19)	P	P	P	P
Utility and public maintenance facilities	X	X	X	P1, 2	X	X	P1, C2	P1, C2
Wireless telecommunications facilities (7)	C1, 2,	C1, 2,	C1, 2, 3, 4	P	C1, 2, 3,	C1, 2, 3, 4	P1, A2, 3, C4	P1, C2, 3
ESSENTIAL PUBLIC FACILITIES (8)	R1	R2	MF	POS	MU-O (15)	NC	MU (15)	MU-M (20, 21, 27)
Level II group homes	X	X	С	X	С	X	C	X
Recycling processors	X	X	X	X	X	X	X	X
Sewage treatment facilities	X	X	X	X	X	X	X	X
Waste transfer facilities	X	X	X	X	X	X	X	X
RESOURCE USES	R1	R2	MF	POS	MU-O (15)	NC	MU (15)	MU-M (20, 21, 27)
Agricultural sales	X	X	X	P (note)	X	P	P	Р

USE TYPES	ZONE (	ZONE CLASSIFICATIONS							
UTILITIES	R1	R2	MF		MU-O (15)	NC	MU (15)	MU-M (20, 21, 27)	
Fishery enhancement	X	X	X	X	X	X	X	P	
Limited horse boarding	P	P	X	P	X	X	X	X	

### **Commercial Use Types and Zone Classification Table**

USE TYPES	ZONE CLASSIFICATIONS								
COMMERCIAL USES	R1	R2	MF	POS	MU-O (15)	NC	MU (15)	MU-M (20, 21, 27)	
Administrative and professional offices	X	X	X	X	P	P	P	P	
Veterinary clinics/animal hospitals	X	X	X	X	C1	P1	P1	X	
Adult entertainment	X	X	X	X	X	X	X	X	
Amusement and recreation (private)	C (14)	X	X	X	X	P	P	P	
Business support services	X	X	X	X	P	P	P	P	
Commercial centers	X	X	X	X	X	С	С	X	
Craft Production Facilities	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	
Eating and drinking establishment	X	X	X	P	P	P1, 2,	P1, 3, C2	P1, 3	
Garden center (11)	X	X	X	X	X	P	P	X	
Health club (a.k.a. fitness center)	X	X	X	X	X	P	P	P	
Kennels	X	X	X	X	X	X	X	X	
Limited accessory retail (MU-O only)	X	X	X	X	P (13)	X	X	X	
Hotels and motels (no RV)	X	X	X	X	X	C	P	P	
Marinas and other boating facilities (launch ramps and covered moorage) (25)	P1 (23) P2 (24)	X	X	X	X	X	X	P2	
Marijuana retail outlets (29)	X	X	X	X	X	X	С	X	
Mini casinos	X	X	X	X	X	X	X	X	
Movie theaters (indoor only)	X	X	X	X	X	P	C	X	
Vehicle sales, repair, service	X	X	X	X	X	P1, 4	P1, C4	P6 (26)	
Pawn shops	X	X	X	X	X	X	X	X	
Personal services	X	X	X	X	P1 (10)	P1, C2	P1, C2	P1, C2	
Pet day care	X	X	X	X	X	P	P	X	

USE TYPES			ZONE	CLASS	SIFICAT	IONS		
COMMERCIAL USES	R1	R2	MF	POS	MU-O (15)	NC	MU (15)	MU-M (20, 21, 27)
Rental and repair	X	X	X	X	X	P1, C2	P1, C2	P1 (26) C2 (26)
Retail sales (11)	X	X	X	X	X	P1, C2	P1, C2	P1
Wholesale trade (11)	X	X	X	X	X	X	C1	X

### Light Industrial Use Types and Zone Classification Table

USE TYPES	ZON	ZONE CLASSIFICATIONS								
LIGHT INDUSTRIAL USES	R1	R2	MF	POS	MU-O	NC	MU	MU-M (20, 21, 27)		
Boat building	X	X	X	X	X	X	X	C		
Bulk fuel dealers	X	X	X	X	X	X	X	X		
Buy-back recycling	X	X	X	X	X	X	X	X		
Contractor yards	X	X	X	X	X	X	X	P (26)		
Craft production facilities	X	X	X	X	X	X	X	P		
Food and related products	X	X	X	X	X	X	X	С		
Industrial services and repair	X	X	X	X	X	X	X	С		
Limited manufacturing	X	X	X	X	X	X	X	P		
Marijuana processor (29)	X	X	X	X	X	X	X	X		
Marijuana producer (29)	X	X	X	X	X	X	X	X		
Microbeverage production facilities	X	X	X	X	X	X	X	P		
Motion picture, TV and radio production studios	X	X	X	X	X	X	С	X		
Printing, publishing and related industries	X	X	X	X	X	X	X	X		
Salvage yards	X	X	X	X	X	X	X	X		
Storage units	X	X	X	X	X	X	X	P (26)		
Vehicle impound yards	X	X	X	X	X	X	X	X		
Warehousing, distribution and freight movement	X	X	X	X	X	X	X	C		

#### **Exhibit D**

#### 19.54.050 Land use standards.

A. Permitted Land Uses. This section establishes the permitted land uses in each zone and the corresponding permit requirements. A parcel or building subject to the RGC FBC shall be occupied with only the land uses allowed by Table 2, Permitted Land Uses. Definitions of allowed land uses are provided in Chapter 19.25 UPMC. If a land use is not defined in this section, the Planning Director may determine that the use is not permitted, or determine the appropriate definition and determine the proposed use to be permitted provided the Planning Director makes the following findings in writing:

- 1. The land use will not impair the orderly implementation of the RGC Subarea Plan.
- 2. The land use is consistent with the purpose of the applicable zoning district.
- 3. The characteristics and activities associated with the proposed land use are similar to one or more of the listed uses in Table 2 and will not produce greater impacts than the land uses listed for the zoning district.
- 4. The land use will be compatible with the other land uses allowed in the zoning district.
- 5. The land use is not listed as allowed in another zoning district.
- B. Symbols. The following symbols are employed in Table 2, Permitted Land Uses:
  - 1. A "P" in a cell on the table indicates that the use type is permitted subject to applicable standards in this code in the zone listed at the top of the column.
  - 2. A "C" in a cell on the table indicates that the use type is permitted subject to the conditional use provisions specified in UPMC 19.85.020, Conditional use permits.
  - 3. An "X" in a cell on the table indicates that the use type is not allowed in the zone listed at the top of the column.
  - 4. A number accompanying a "P," "C," "D" or "A" in a cell refers to the level of the use type allowed in the zone listed at the top of the column. If a letter is not accompanied by a number, all levels of that use type are permitted, subject to appropriate review. The description of levels for each use type is contained in this chapter.

Table 2 – Permitted Land Uses

cnapter.		4							
Table 2 – Permitted Land Uses									
Residential uses	MU-N45	MU-U75	MU-U/I75	MU-C110					
Adult family home (6 or fewer)	P	P	P	P					
Assisted living facility	P	P	P	P					
Bed and breakfast	P	X	X	X					
Family day care facility	P	P	P	P					
Live-work unit	P	P	P	P					

Mobile/manufactured home	X	X	X	X
New manufactured home	P	X	X	X
Mobile home park	X	X	X	X
Multifamily housing	P	P	P	P
Nursing home	P	P	P	P
Single-family attached housing	P	X	X	X
Single-family detached housing	X	X	X	X
Existing single-family detached housing	P	P	P	P
Duplex housing	X	X	X	X
Small lot housing	X	X	X	X

Civic and recreation types and uses	MU-N45	MU-U75	MU-U/I75	MU-C110
Government services	P	P	P	P
Mortuaries	P	X	X	X
Day care centers	P	P	P	P
Education	P1	P	P	P
Hospitals/24-hour medical clinics	P	P	P	P
Recreation – public, private, nonprofit	P	P	P	P
Religious assemblies	P1 C2	P1 C2	P1 C2	P1 C2

Commercial uses	MU-N45	MU-U75	MU-U/I75	MU-C110
Administrative and professional offices <sup>1</sup>	P	P	P	P
Adult entertainment	X	X	С	X
Amusement and recreation (private)	P	P	P	P
Business support services	P	P	P	P
Craft production facilities	P <u>1</u>	P <u>1</u>	P <u>1,2</u>	P <u>1</u>
Eating and drinking establishment <sup>1</sup>	P1, 2, 3	P1, 2, 3	P1, 2, 3	P1, 2, 3
Electric vehicle charge stations	P	P	P	P
Health club (a.k.a. fitness center)	P	P	P	P
Micro-beverage production (with drinking establishments)	P	P	Р	P
Kennels	X	X	X	X
Retail <sup>1</sup>	P1	C1	P	P
Lodging	P	P	P	P
Marijuana retail <sup>2</sup>	X	X	X	X

Mini casinos	X	X	X	X
Mobile, manufactured, and modular home sales	X	X	X	X
Motor vehicles sales, rental and repair	C1 <sup>3</sup> , 2, 4, 6	C1 <sup>3</sup> , 2	P1, 2, 3, 4, 6 C5	C1, 2, 6
Parking garages (standalone)	P	P	P	P
Personal services	P	P	P	P
Vehicle sales (showroom sales only)	P	P	P	P
Pawn shops (indoor only) and second-hand stores	X	X	P	X
Rental and repair (indoor, excludes auto)	X	X	P	X
Veterinary clinics/animal hospitals (no outdoor boarding)	P	P	P	P
Wholesale trade	X	X	P	X

### Notes:

<sup>&</sup>lt;sup>3</sup>Prohibited between 28th and 44th Streets in MU-U75 and MU-N45.

Utilities	MU-N45	MU-U75	MU-U/I75	MU-C110
Distribution and collection utilities	P	P	P	P
Transportation	P	P	P	P
Utility and public maintenance facilities	C	С	P	С
Wireless telecommunications facilities <sup>1</sup>	P1, 2 C3, 4	P1, 2, 3 C4	P1, 2, 3 C4	P 1, 2, 3 C4

### Note:

<sup>1</sup>According to the siting criteria and standards of Chapter <u>23.45</u> UPMC, Wireless Communication Facilities, and essential public facilities in Chapter <u>19.40</u> UPMC.

Essential public facilities	MU-N45	MU-U75	MU-U/I75	MU-C110
Electrical facilities	C1	C1	P1 C2	C1
Essential public facilities per WAC 365-196-550	X	X	C	X
Level II group homes	X	X	С	X
Recycling processors	X	X	С	X
Waste transfer facilities	X	X	С	X

Light industrial uses	MU-N45	MU-U75	MU-U/I75	MU-C110
Buy-back recycling	X	X	С	X
Craft production	X	<del>P</del>	P	<del>P</del>
Contractor yards	X	X	Р	X

<sup>&</sup>lt;sup>1</sup>Drive-through uses prohibited between 28th and 38th Streets on Bridgeport Way.

<sup>&</sup>lt;sup>2</sup>In accordance with Chapter <u>5.35</u> UPMC and UPMC <u>19.70.140</u>.

Food and related products	X	X	P	X
Industrial services and repair	X	X	X	X
Limited manufacturing	X	X	P	X
Marijuana processor or producer <sup>1</sup>	X	X	$C^1$	X
Micro-beverage production facilities (no drinking establishments)	X	X	Р	X
Motion picture, TV and radio production studios	С	Р	Р	P
Printing, publishing and related industries	X	X	P	X
Salvage yards	X	X	X	X
Existing vehicle impound yards	X	X	$C^2$	X
Warehousing, storage units, distribution and freight movement	X	X	С	X

Notes:

<sup>&</sup>lt;sup>1</sup>Pursuant to UPMC <u>5.35.010(</u>C).

<sup>&</sup>lt;sup>2</sup>In conjunction with towing.

### Exhibit E

### 19.54.060 Building types and standards

This section provides description and design standards for individual building types to ensure that proposed development is consistent with the RGC Subarea Plan's goals for building form, physical character, land use, and quality.

Each building shall be designed in compliance with the applicable general requirements in Chapter 19.50 UPMC and all applicable requirements of the Washington building and fire codes as amended and adopted by the City.

Development standards for each building type generate the individual buildings on a block that, collectively with other buildings, shape the form of the public realm.

The standards to shape and locate buildings are based on their physical characteristics and compatibility. The successful fit of a new project into an existing character depends on how it relates to neighboring buildings to its side and rear in terms of setbacks, height, massing, scale, and arrangement of shared and open spaces.

Architectural features such as porches, stoops, bay windows, balconies and cornices can project into the setback area. In the RGC, balconies, cornices, awnings, stands selling magazines, fruits, vegetables, or flowers may project into the public right-of-way, subject to a right-of-way permit. Encroachments animate street life and should not affect pedestrian movement and maintenance of utilities.

Accessory structures: The height or footprint of an accessory structure may not exceed the height or footprint area of the principal structure.

A. Multiplex. A multiplex is a medium-sized structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The multiplex should have the appearance of a medium-sized family home and is appropriately scaled to provide a transition from single-family neighborhoods into higher density areas. The multiplex type enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

1. Where Allowed and Maximum Height	
MU-N45: 45 feet (not permitted on storefront lots)	
MU-U75: 75 feet (not permitted on storefront lots)	
MU-U/I75: 75 feet (not permitted on storefront lots)	
MU-C110: 110 feet (not permitted on storefront lots)	The state of the s
2. Setbacks	
Front: 5 10 – 20 feet	Axonometric diagram of a multiplex
Side: 5 feet*	
Rear: 10 feet	
3. Building Size and Massing	
Maximum frontage length without modulation: 50 feet	
Maximum length on side yard: 80 feet	
4. Open Space	

See UPMC 19.50.050 – 19.50.080	5000
5. Main Pedestrian Access	General Control of the Control of th
Primary street	
6. Allowed Frontages	The same of the sa
Porch, stoop, dooryard, or light court	The state of the s
7. Parking	
Type: enclosed, covered, or open Location: rear or on side	Illustrative picture of a multiplex
*Subject to building code	

B. Townhouse. A townhouse is a small- to medium-sized building comprised of three or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard. Each dwelling unit is directly accessed from the front yard/street. Garages must be located and accessed from the rear of the lot.

This building type is typically located within medium density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This building type enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

The front elevation and massing of each rowhouse building may be either symmetrical or asymmetrical, repetitive or unique in disposition, if the delineation of each individual unit is evident.

1. Where Allowed and Height	
MU-N45: 45 feet (not permitted on storefront lots)	
MU-U75: 75 feet (not permitted on storefront lots)	
MU-U/I75: 75 feet (not permitted on storefront lots)	
MU-C110: 110 feet (not permitted on storefront lots)	有 图 建
2. Setbacks	
Front: 5 – 20 feet	
Side: 0 feet between units, 5 feet from property line*	
Rear: 10 feet, 30 feet from R1/R2	Axonometric diagram of a townhouse
3. Building Size and Massing	
Minimum unit width: 15 feet	
Maximum unit width: 30 feet	
Maximum overall frontage: 120 feet	
4. Open Space	
See UPMC 19.50.050 – 19.50.080	

5. Main Pedestrian Access	¥-
Primary street	T th
6. Allowed Frontages	
Porch, stoop, or dooryard	
7. Parking	
Type: enclosed, covered, or open Location: rear	
*Subject to building code	
	Illustrative picture of townhouses with stoop frontages

C. Live-Work. A live-work is a small- to medium-sized attached or detached structure that consists of a single dwelling unit above and/or behind a flexible ground floor space that can be used for home-office uses such as residential, personal and general service, small-scale craft production or retail uses. Both the ground floor flex space and the unit above are owned by one entity.

This building type is typically located within medium density neighborhoods or in a location that transitions from a neighborhood into an urban neighborhood street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands. Garages must be located in the rear of the lot. The workspace is accessed directly from the primary street, and the living space at the rear or above is accessed directly or indirectly from the working space.

1. Where Allowed and Height	
MU-N45: 45 feet	
MU-U75: 75 feet	
MU-U/I75: 75 feet	
MU-C110: 110 feet	
2. Setbacks	
Front: 0 – 20 feet	
Side: 0 feet between units, 5 feet from property line*	Axonometric diagram of live-work townhomes
Rear: 5 feet from alley, 30 feet from R1/R2	
3. Building Size and Massing	
Minimum unit width: 15 feet	
Maximum unit width: 30 feet	
Maximum overall frontage: 120 feet	
Minimum first floor height: 15 feet	
Minimum upper story height: 9 feet	
4. Open Space	

See UPMC 19.50.050 – 19.50.080	
5. Main Pedestrian Access	A. P.
Primary street	
6. Allowed Frontages	
Porch, stoop, or dooryard	
7. Parking	
Type: enclosed, covered, or open Location: rear	
*Subject to building code	Illustrative photo of live-work townhomes

D. Court. A court building accommodates five or more dwelling units vertically and horizontally integrated arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm.

The main entry to ground floor units should be directly off the courtyard or from the primary street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.

This building type is typically located within medium to high density neighborhoods and is subject to the City's design standards. It is important for providing a broad choice of housing types including affordable housing.

This building must include shopfront first floor architecture in the shopfront overlay which may be in the form of live-work units.

1. Where Allowed and Height	
MU-N45: 45 feet (not permitted on storefront lots)	
MU-U75: 75 feet (not permitted on storefront lots)	
MU-U/I75: 75 feet (not permitted on storefront lots)	
MU-C110: 110 feet (not permitted on storefront lots)	
2. Setbacks	
Front: 10 – 20 feet	Axonometric diagram of a court
Side: 0 – 10 feet*	
Rear: 5 feet from alley, 30 feet from R1/R2	
3. Building Size and Massing	
Minimum frontage width: 200 feet	
Maximum depth: 100 feet	
4. Open Space	
See UPMC 19.50.050 – 19.50.080	
5. Vehicle Access	Illustrative photo of a court

From alley; for lots without alley, from driveway, maximum width of 12 feet located as close to side yard property line as possible
6. Main Pedestrian Access
Primary street. Second story access may be from stairs or elevator from internal courtyard.
7. Allowed Frontages
Porch, stoop, dooryard, or forecourt
8. Parking
Type: enclosed, covered, or open, underground garage Location: rear or tuck under in rear
*Subject to building code

E. Apartment. An apartment building accommodates five or more dwelling units vertically and horizontally integrated arranged to share common amenities and open space.

Ground floor units on primary or secondary streets must have their entrances directly onto the street. Nonstreet front ground floor units shall access to a courtyard or plaza. Access to upper story units should be directly from a common entrance or from an internal lobby courtyard or plaza.

To differentiate between the ground floor and upper stories along street frontages alternate exterior materials shall be used. Examples would include brick or stone.

Parking is located behind/beside or under the building.

This building type is typically located within higher density neighborhoods and is subject to the City's design standards. It is important for providing a broad choice of housing types including affordable housing.

Must include shopfront first floor architecture in shopfront overlay which may be in the form of live-work.

1. Where Allowed and Height	4500
MU-N45: 45 feet (not permitted on storefront lots)	
MU-U75: 75 feet (not permitted on storefront lots)	
MU-U/I75: 75 feet (not permitted on storefront lots)	
MU-C110: 110 feet (not permitted on storefront lots)	
2. Setbacks	
Front: 10 – 20 feet	Axonometric diagram of an apartment
Side: 0 – 10 feet*	
Rear: 5 feet from alley, 30 feet from R1/R2	
3. Building Size and Massing	
Minimum frontage width: 100 feet	

Maximum depth: 100 feet
Minimum first floor height: 10 feet
Minimum upper story height: 9 feet
4. Open Space
See UPMC 19.50.050 – 19.50.080
5. Vehicle Access
From alley; for lots without alley, from driveway, maximum width of 12 feet located as close to side yard property line as possible
6. Main Pedestrian Access
Primary street. Second story access may be from stairs or elevator from internal courtyard.
7. Allowed Frontages

Porch, stoop, dooryard, forecourt, or light court

Type: enclosed, covered, open, or garage Location: rear, side, tuck under, or underground

\*Subject to building code

8. Parking



Illustrative photo of an apartment

F. Commercial Building. A commercial building is a building type designed exclusively for commercial uses for retail, restaurants, services and/or offices. Commercial buildings may be single story or have multiple stories. Ground floor pedestrian access is provided from the primary street in mid-block locations and from primary and secondary streets in corner locations. Upper floors are accessed through a street level lobby.

The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground, or on a podium, or on a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.

1. Where Allowed and Height	
MU-N45: 45 feet	
MU-U75: 75 feet	
MU-U/I75: 75 feet	
MU-C110: 110 feet	
Minimum height: 25 feet, accessory buildings 15 feet	Axonometric diagram of a commercial
2. Setbacks	
Front: 0 – 10 feet	
Side: 0 – 10 feet*	
Rear: 0 feet*, 30 feet from R1/R2	
3. Building Size and Massing	
Maximum frontage width: 400 feet	
	<u> </u>

Maximum side length: 140 feet
Minimum first floor height: 15 feet
Minimum upper story height: 9 feet
4. Open Space
See UPMC 19.50.050 – 19.50.080
5. Main Pedestrian Access
Primary street
6. Allowed Frontages
Forecourt, storefront, or arcade
7. Parking
Type: enclosed, covered, open, garage Location: rear or underground
*Subject to building code



Illustrative photo of a commercial building

G. Mixed Use. A mixed use building is a vertical building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Upper floors are accessed through a street level lobby. Location: mid-block or corner. Parking is underground garage, surface, tuck under, or a combination.

The floor-to-ceiling height of the first floor is greater than the rest of the floors to accommodate the unique needs of commercial space and increase the comfort of occupants and guests. The main entrance to each ground floor tenant bay should be directly from the street. Parking is accommodated in an underground garage, surface lot, structure, tuck under facility, or some combination.

1. Where Allowed and Height	
MU-N45: 45 feet	
MU-U75: 75 feet	
MU-U/I75: 75 feet	
MU-C110: 110 feet	-
2. Setbacks	
Front: 0 – 10 feet	-
Side: 0 – 10 feet*	
Rear: 0 feet*, 30 feet from R1/R2	
3. Building Size and Massing	
Maximum frontage width: 400 feet	
Maximum side length: 140 feet	
Minimum first floor height: 15 feet	
Minimum upper story height: 9 feet	



Axonometric diagram of a mixed use building

4. Open Space	
See UPMC 19.50.050 – 19.50.080	
5. Main Pedestrian Access	
Primary street	
6. Allowed Frontages	
On primary street: forecourt, storefront, or arcade	THE RESERVE OF THE PARTY OF THE
Residential entrances: porch, stoop, dooryard, or light court	
7. Parking	
Type: enclosed, covered, or open, garage Location: rear, tuck under, or underground	Illustrative photo of a mixed use building
*Subject to building code	$\exists$

H. Liner Building. A liner building has a thin footprint that conceals a parking garage or other large-scale faceless building, such as a movie theater or "big box" store, to create a pedestrian-friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street-level lobby accessible from the street or through a side yard.

Location: mid-block or corner. Parking is underground garage, surface, tuck under, or a combination.

Parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.

1. Where Allowed and Height	
MU-N45: 45 feet	
MU-U75: 75 feet	
MU-U/I75: 75 feet	Axonometric diagram of a liner building
MU-C110: 110 feet	and the second
2. Setbacks	
Front: 0 feet minimum, 10 feet maximum	
Side: 0 feet minimum*, 10 feet maximum	
Rear: 0 feet*, 30 feet from R1/R2	
3. Building Size and Massing	
Maximum frontage: 400 feet	NA THE BEST OF THE PARTY OF THE
Maximum side length: 140 feet	Illustrative photo of a liner building
Minimum first floor height: 16 feet	The same of the sa
Minimum upper story height: 10 feet	
4. Open Space	

See UPMC 19.50.050 – 19.50.080
5. Location
Mid-block or corner
6. Main Pedestrian Access
Primary street
7. Allowed Frontages
Forecourt, storefront, gallery, or arcade
8. Parking
Type: garage Location: interior or underground
*Subject to building code

### Exhibit F

### 19.54.080 Street grid and standards.

A. Purpose. This section provides design standards to ensure that proposed development is consistent with the RGC Subarea Plan's goals for an interconnected and walkable network of blocks and streets that support the intended physical character, land use activity, and quality. Streets must not only provide for the efficient and safe movement of people, goods, and services, but must also facilitate great places which contribute to the look, feel, and experience of the downtown area.

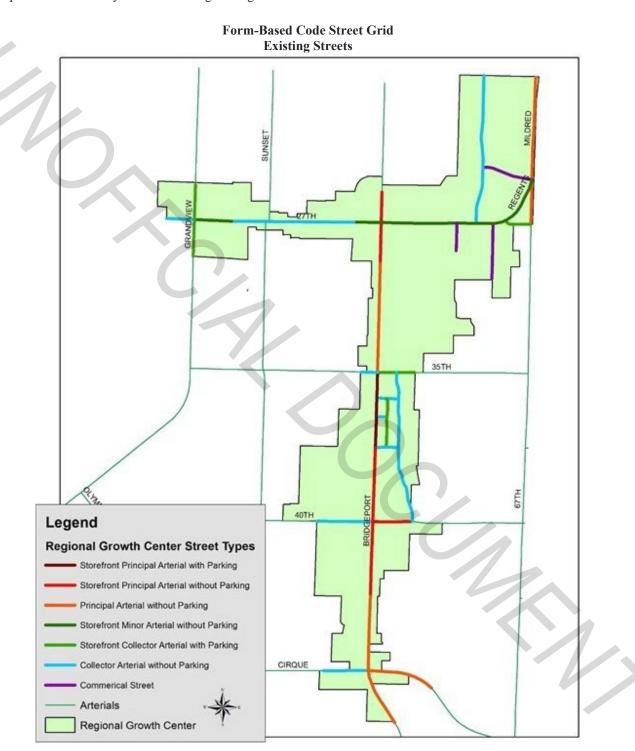
### B. Applicability.

- 1. This section describes the standards for streets in the RGC and supplements engineering standards.
- 2. These street standards are applicable to the transformation of existing streets and the creation of new streets in the RGC.
- 3. Additional street standards can be integrated into this section when approved by the City.

### C. Design Objectives.

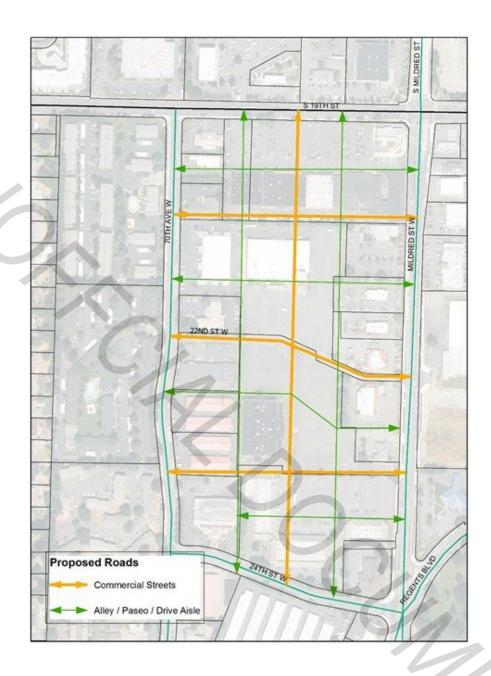
- 1. Streets are one of the most important elements in defining RGC character. Due to this important role in place-making, in addition to their contribution of a major percentage of public space, street standards must be considered alongside building form, building types, frontage types, civic spaces, and landscaping in creating urban environments.
- 2. In accordance with the intent of this section, new or modified streets shall be designed to incorporate the following criteria for street design:
  - a. Function. Ensuring access to premises for deliveries and servicing, effective use of curb space to support RGC activities and upgrading utilities under the roads to serve the RGC's growing needs.
  - b. Mobility. Safe, efficient, and reliable movement supporting access of people and goods.
  - c. Livability. Providing good and inclusive places for all, which supports vital economic, cultural, and community activity.
- 3. All elements of the streets are character based. Overall width, pavement width, the number of lanes, and lane width are listed. Street edges include drainage, planter type, lighting type, and walkway type and curb radii at intersections. Bulb-outs are encouraged to facilitate a pedestrian-friendly environment.
- D. Street Grid. When new development or redevelopment occurs on large blocks or without through access, new roads shall be required to provide access in accordance with the adopted City street grid. New development or redevelopment on large blocks or without through access, development shall also account for the proposed future street grid maps and standards.

Alley/paseo/drive aisle street types are placeholders for streets of higher classifications. The intent is to reserve these thoroughfares by not encumbering them with buildings. Streets of higher classifications shall be open to the public to provide connectivity with the existing street grid.



### **Street Type Locations**

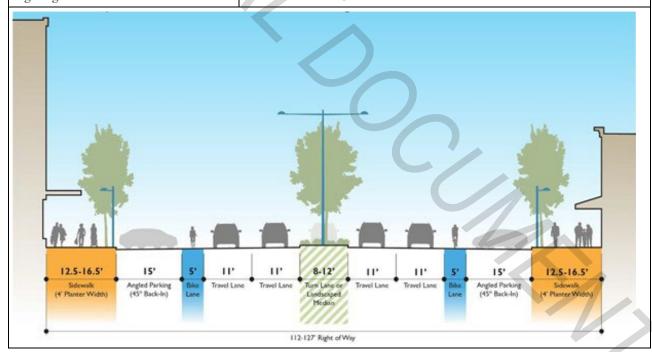
Street Type	Street Name	From	То
Storefront Principal Arterial with On-Street Parking	Bridgeport Way	35th Street	38th Street
Storefront Principal Arterial and Principal Arterial without On- Street Parking	Bridgeport Way	26th Street	35th Street
		40th Street	50th Street
	Mildred	19th Street	27th Street
	40th Street	Drexler	Bridgeport Way
Storefront Minor Arterial without On-Street Parking	27th Street	Grandview Drive	Crystal Springs
		Louise Street	Regents Blvd.
	Regents	27th Street	Mildred
Storefront Collector Arterial with On-Street Parking	Market Place	35th Street	38th Street
	35th Street	Bridgeport Way	<del>Drexler Drive</del>
	Grandview Drive	25th Street	29th Street
	27th Street	Regents Blvd.	67th Avenue
Collector Arterial without On-Street Parking	27th Street	Crystal Springs	Louise
		Grandview	Elwood
	70th Avenue	19th Street	27th Street
	40th Street	Bridgeport Way	79th Street
	Cirque Drive	Bridgeport Way	77th Street
	35th Street	Bridgeport Way	<u>Drexler Drive</u>
Commercial Street with or without On-Street Parking	Drexler Drive	35th Street	42nd Street
	Larson Lane	35th Street	42nd Street
	35th Street	Bridgeport Way	Larson Lane
	37th Street	Bridgeport Way	Drexler Drive
	Rochester	27th Street	End
	69th Avenue	27th Street	End
	24th Street	Mildred	70th Street
Alleyway/Paseo	Market Court	Market Place	Drexler Drive
2-Way Alley	TBD		
1-Way Alley	TBD		
Woonerf	TBD		



The proposed street locations are approximate and are for illustrative purposes only.

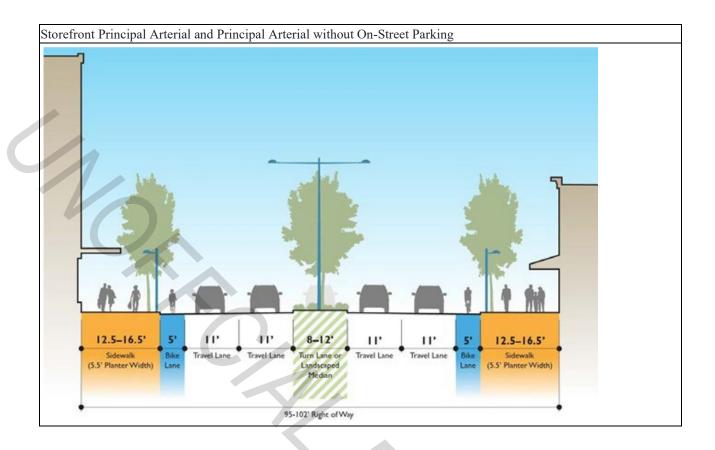
Storefront Principal Arterial with	n On-Street Parking	
Assembly		
Right-of-way width	112 – 127 feet	
Pavement width	84 feet	
Travel Way		
Number lanes	4 lanes, 2 each way (variable)	
Lane width	11 feet	

Storefront Principal Arterial with On-Street Parking	
Parking lane	1 lane each side, 45°, back-in
Movement speed	Slow
Median width	8 – 12 feet
Median landscaping	Street trees, shrubs and groundcover
Median lighting	See UPMC Title 13
Bicycle lane width	5 feet both sides
Public transit	Bus
Frontage Improvements	
Curb type	Vertical curb
Curb radius	30 feet inside
Sidewalk width	12.5 – 16.5 feet including amenity zone and planter
Sidewalk surface	Concrete (pavers allowed in amenity zone)
Planter width	5.5 feet both sides (including curb)
Planter landscaping	Columnar street trees limbed up for visibility and pedestrian access and groundcover in tree wells
Lighting	See UPMC Title 13



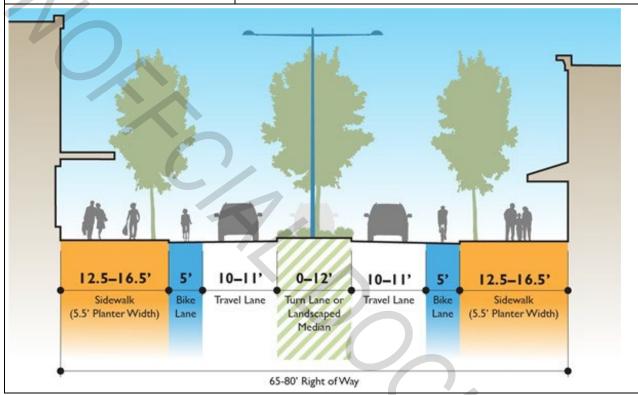
Storefront Principal Arterial and Principal Arterial without On-Street Parking	
Assembly	
Right-of-way width	95 – 102 feet

Storefront Principal Arterial and Principal	ncipal Arterial without On-Street Parking
Pavement width	54 feet
Travel Way	
Number lanes	4 lanes, 2 each way
Lane width	11 feet
Parking lane	None
Movement speed	Slow
Median width	8 – 12 feet
Median landscaping	Street trees, shrubs and groundcover
Median lighting	See UPMC Title 13
Bicycle lane width	5 feet
Public transit	Bus
Frontage Improvements	
Curb type	Vertical curb
Curb radius	30 feet inside
Sidewalk width	12.5 – 16.5 feet including amenity zone and planter
Sidewalk surface	Concrete (pavers allowed in amenity zone)
Planter width	5.5 feet both sides (including curb)
Planter landscaping	Columnar street trees limbed up for visibility and pedestrian access and groundcover in tree wells
Frontage lighting	See UPMC Title 13



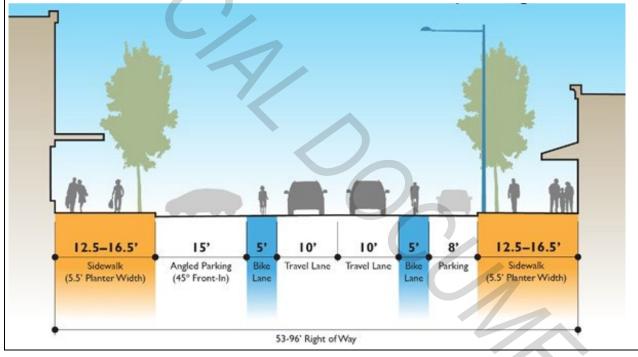
Storefront Minor Arterial without	On-Street Parking
Assembly	
Right-of-way width	65 – 80 feet
Pavement width	32 feet
Travel Way	
Number lanes	2 lanes, 1 each way
Lane width	10 – 11 feet (depending on truck traffic)
Parking lane	None
Movement speed	Slow
Median width	0 – 12 feet
Median landscaping	Street trees, shrubs and groundcover
Median lighting	See UPMC Title 13
Bicycle lane width	5 feet
Public transit	Bus
Frontage Improvements	
Curb type	Vertical curb
Curb radius	25 – 30 feet

Storefront Minor Arterial withou	nt On-Street Parking
Sidewalk width	12.5 – 16.5 feet including amenity zone and planter
Sidewalk surface	Concrete (pavers allowed in amenity zone)
Planter width	5.5 feet
Planter landscaping	Columnar street trees limbed up for visibility and pedestrian access and groundcover in tree wells
Frontage lighting	See UPMC Title 13



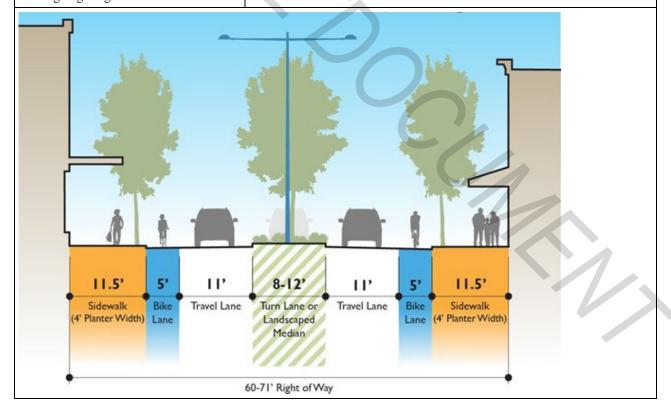
Storefront - Collector Arterial with or with	hout On-Street Parking	
Assembly		
Right-of-way width	53 – 96 feet	
Pavement width	36 – 60 feet	
Travel Way		
Number lanes	2 lanes, 1 each way	
Lane width	10 feet	
Parking lane	8 – 15 feet both sides	
Speed	25 mph	
Median width	No median	
Median landscaping	No median	

Storefront – Collector Arterial w	ith or without On-Street Parking
Median lighting	No median
Bicycle lane width	5 feet
Public transit	Bus
Frontage Improvements	
Curb type	Vertical curb
Curb radius	25 – 30 feet
Sidewalk width	12.5 – 16.5 feet including amenity zone and planter
Sidewalk surface	Concrete
Planter width	5.5 feet
Planter landscaping	Columnar street trees limbed up for visibility and pedestrian access and groundcover in tree wells.
Frontage lighting	See UPMC Title 13

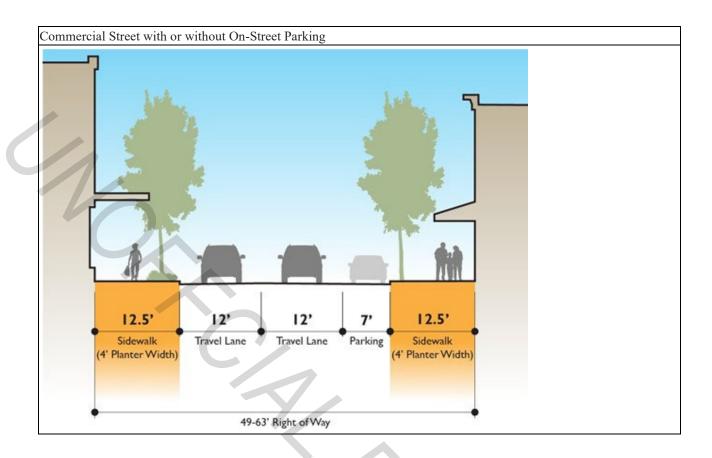


Collector Arterial without On-Street Park	ing
Assembly	
Right-of-way width	60 – 71 feet
Pavement width	32 feet
Travel Way	
Number lanes	2 lanes, 1 each way

Collector Arterial without On-Street Parki	ทฐ
Lane width	11 feet
Parking lane	None
Movement speed	Slow
Median width	8 – 12 feet
Median landscaping	Street trees, shrubs, and groundcover
Median lighting	See UPMC Title 13
Bicycle lane width	5 feet
Public transit	Bus
Frontage Improvements	
Curb type	Vertical curb
Curb radius	25 – 30 feet
Sidewalk width	12.5 feet including amenity zone and planter
Sidewalk surface	Concrete
Planter width	5.5 feet
Planter landscaping	Columnar street trees limbed up for visibility and pedestrian access and groundcover in tree wells
Frontage lighting	See UPMC Title 13

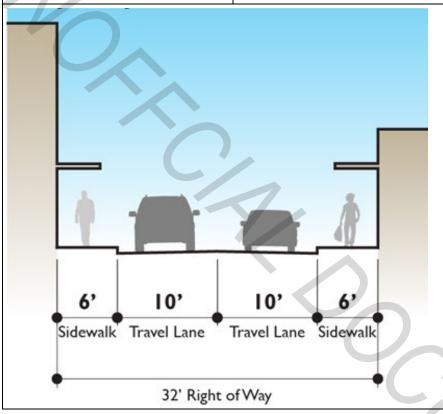


Commercial Street with or without On-Street Parking	
Assembly	
Right-of-way width	47 feet
Pavement width	24 feet
Travel Way	
Number lanes	2 lanes, 1 each way
Lane width	12 feet
Parking lane	0 – 7 feet
Speed	25 mph
Median width	None
Median landscaping	None
Median lighting	None
Bicycle lane width	None
Public transit	None
Frontage Improvements	
Curb type	Vertical curb
Curb radius	20 feet
Sidewalk width	11.5 feet including planter
Sidewalk surface	Concrete
Planter width	5.5 feet
Planter landscaping	Columnar street trees limbed up for visibility and pedestrian access and groundcover in tree wells
Frontage lighting	See UPMC Title 13



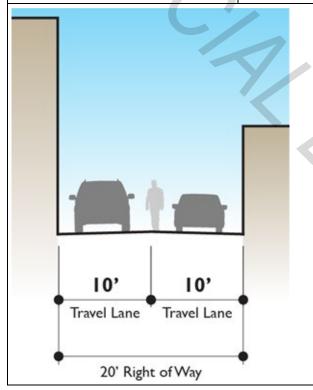
Alleyway/Paseo	
Assembly	
Right-of-way width	32 feet
Pavement width	20 feet
Travel Way	
Number lanes	2 lanes, 1 each way
Lane width	10 feet
Parking lane	None
Speed	20 mph
Median width	None
Median landscaping	None
Median lighting	None
Bicycle lane width	None
Public transit	None
Frontage Improvements	
Curb type	Vertical curb

Alleyway/Paseo		
Curb radius	10 feet	
Sidewalk width	6 feet	
Sidewalk surface	Concrete	
Planter width	NA	
Planter landscaping	Street trees and groundcover	
Frontage lighting	NA	



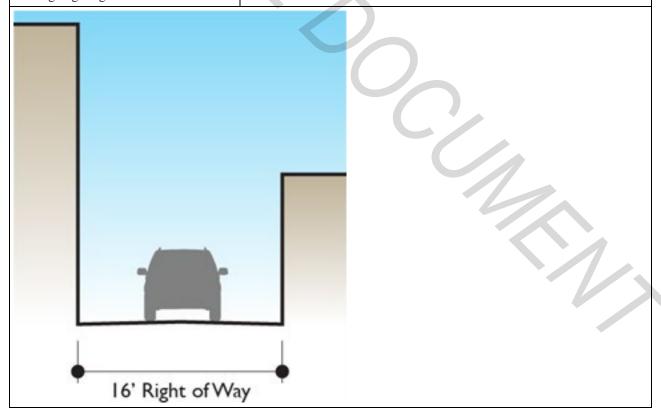
Two-Way Alley		
Assembly		
Right-of-way width	32 feet	
Pavement width	20 feet	
Travel Way		
Number lanes	2 lanes, 1 each way	
Lane width	10 feet	
Parking lane	None	
Speed	20 mph	
Median width	NA	

Two-Way Alley		
Median landscaping	NA	
Median lighting	NA	
Bicycle lane width	NA	
Public transit	NA	
Frontage Improvements		
Curb type	NA	
Curb radius	NA	
Sidewalk width	NA	
Sidewalk surface	NA	
Planter width	NA	
Planter landscaping	NA	
Frontage lighting	NA	

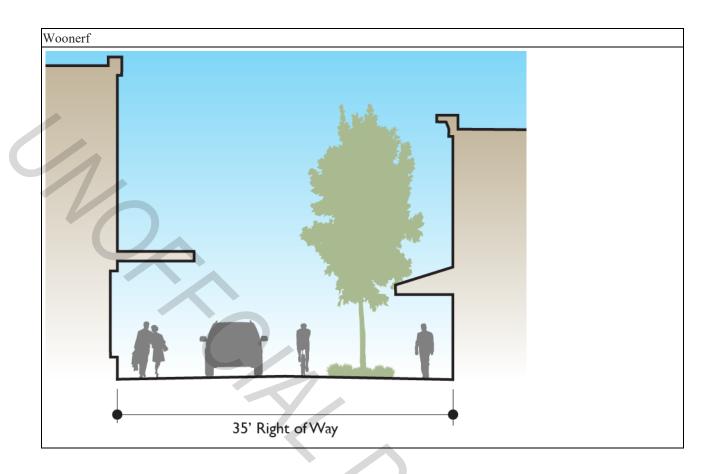


One-Way Alley	
Assembly	
Right-of-way width	16 feet
Pavement width	16 feet
Travel Way	

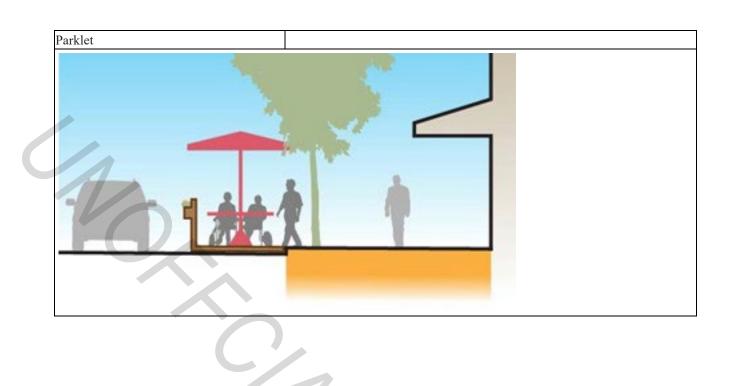
One-Way Alley			
Number lanes	1 lane, 1 way		
Lane width	16 feet		
Parking lane	None		
Speed	15 mph		
Median width	NA		
Median landscaping	NA		
Median lighting	NA		
Bicycle lane width	NA		
Public transit	NA		
Frontage Improvements			
Curb type	NA		
Curb radius	NA		
Sidewalk width	NA		
Sidewalk surface	NA		
Planter width	NA		
Planter landscaping	NA		
Frontage lighting	NA		



Woonerf	
Assembly	
Right-of-way width	35 feet
Pavement width	35 feet
Travel Way	
Number lanes	2 lanes, 2 way
Lane width	35 feet shared space
Parking lane	Shared space
Speed	20 mph
Median width	NA
Median landscaping	NA
Median lighting	NA
Bicycle lane width	Shared space
Public transit	NA
Frontage Improvements	
Curb type	Flat curb
Curb radius	NA
Sidewalk width	Shared space
Sidewalk surface	Concrete or pavers
Planter width	Shared space
Planter landscaping	Columnar street trees limbed up for visibility and pedestrian access
Frontage lighting	See UPMC Title 13



Parklet		
Assembly Type	Temporary use of on-street parking stall	
Width	10 x 20 foot parking stall	
Pavement width	35 feet	
Surface	Raised wooden platform over on-street roadway parking stall	
Planter landscaping	Planter boxes or pots to distinguish parklet from adjacent parking stalls	



# Exhibit G

# 19.60.050 Off-street parking spaces required for particular uses.

Unless otherwise specified the number of parking spaces required is calculated on a per-square-foot basis. For example, if 200 appears in the table next to the use type, then one parking space is required for every 200 square feet of floor area. In commercial centers, the required parking is calculated for each use separately to determine the total amount of parking required. The minimum number of off-street parking spaces required shall be as set forth in the following table:

1 per unit

2 per unit + 1 guest stall

### **Parking Requirements**

# RESIDENTIAL USES

Adult Family Home (6 or Fewer)	1 per employee <sup>1</sup> + 2
Assisted Living Facility	0.5 per bed
Affordable Senior Multifamily Housing <sup>2</sup>	0.6 per unit
Bed and Breakfast	0.5 per room
Group Home	0.5 per bed

### **Multifamily Housing**

Mobile/Manufactured Home

Studio and 1 Bedroom Unit	1 per unit
2 Bedroom Units	1.25 per unit
3+ Bedroom Units	1.5 per unit
Nursing Home	0.25 per bed
Single-Family Housing (Attached)	2 per unit

Single-Famil	v Housing	(Attached)	) in Small Lot	1.5 per unit	+ 1 guest s

Development

Single-Family Housing (Detached) in Small Lot

Single-Failing Housing (Detached) in Small Lot

Development

ingle-Family (Detached) and Duplex Housing 2 per unit

### CIVIC AND RECREATION USES

Administrative Government Service	400
Animal Control	400

Cemetery/Mortuary 1 per 5 seats

Community Cente<u>rs and Clubs</u>

Community Club

Courthouse

Cultural Service (Museum, Library)

200

200

200

Day Care Center (Exceeds 12) 1 per employee<sup>1</sup>+ 1 per 10 clients

Government Service 400

# **Parking Requirements**

High School 1 per employee<sup>1</sup> + 1 per 10 students

Elementary and Intermediate 1 per employee $^1 + 10$ 

Hospital and 24-Hour Medical Clinic 1 per employee<sup>1</sup> + 1 per bed

1 per employee<sup>1</sup> + 0.25 per bed

Postal Service 250 for retail area

Private Club and Lodge
Public Safety Service 400

Recreation – Public 2/acre of open space
Recreation – Nonprofit 2/acre of open space

Religious Assembly 1 per 5 seats

Vocational and Specialty School 1 per student

Utility and Public Maintenance Facility 400

### UTILITIES AND RESOURCE USES

#### **Utilities Use**

Comm. and Personal Wireless Telecommunication 400\*

Facility

### **Essential Public Facilities Use**

Organic Waste Processing Facility 1 per employee $^1 + 10$ Sewage Treatment Facility 1 per employee $^1 + 10$ 

Resource Use

Agricultural Sale 250

### **COMMERCIAL USES**

### Office/Business Uses

Administrative and Professional Office 400 Veterinary Clinic/Animal Hospital 400

# Retail/Services/Entertainment

Adult Entertainment 200
Amusement and Recreation (Private) 200
Beauty Salon/Barber 400
Building Materials 250
Business Support Service 400
Eating and Drinking Establishment 200

<sup>\*</sup>Note: For telecom towers = 1 per tower.

# **Parking Requirements**

Garden Supply (Nursery) 250 Health Club (a.k.a. Fitness Center) 200

Kennel 1 per employee<sup>1</sup> +1 per 10

cages

Limited Accessory Retail (MU-O Only) 250

Lodging – Hotel and Motel (No RV)1 per roomMarina and Other Boating Facility1 per slipMedical and Dental Office250Mini Casino200

Movie Theater (Indoor Only) 1 per 4 seats

Mobile, Manufactured and Modular Home Sales 400

Motor Vehicle and Related Equipment Sales 400

Pawn Shop 250

Personal Service (Other) 250

Rental and Repair Service 400

Retail Sales 250

Sales of General Merchandise 250

Tattoo Parlor 250

Video Rental/Sale 250

Wholesale Trade 250

### **INDUSTRIAL USES**

**Boat Building** 400 office, 1,000 other Bulk Fuel Dealer 400 office, 1,000 other **Buy-Back Recycling** 400 office, 1,000 other Contractor Yard 400 office, 1,000 other Craft Production Facility 400 office, 1,000 other Food and Related Products 400 office, 1,000 other Industrial Service and Repair 400 office, 1,000 other Limited Manufacturing 400 office, 1,000 other

Microbeverage Production Facility 400 office and tasting room,

1,000 other

Motion Picture, TV and Radio Production Studio 400

Printing, Publishing and Related Industry 400 office, 1,000 other

Salvage Yard 400 office Storage Unit 2,500

Warehousing, Distr. and Freight Movement 400 office, 2,000 other

- <sup>1</sup> Employees per largest shift.
- <sup>2</sup> "Affordable" means dwelling units priced, rented or leased only to those households earning 80 percent or less of the median household income for Pierce County, Washington. "Senior" means dwelling units specifically designed for and occupied by elderly persons under a Federal, State or local government program or occupied solely by persons who are 62 or older or houses at least one person who is 55 or older in at least 80 percent of the occupied units and adheres to a policy that demonstrates intent to house persons who are 55 or older.