

ORDINANCE NO. 628

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING TITLE 19 OF THE UNIVERSITY PLACE MUNICIPAL CODE, ZONING CODE, INCLUDING AMENDMENTS TO DEFINITIONS; ZONES, MAP DESIGNATIONS AND INTERPRETATION OF BOUNDARIES; USES AND ZONE CLASSIFICATION TABLES; DENSITY AND DIMENSION; DESIGN STANDARDS FOR MIXED USE, MIXED USE OFFICE, MIXED USE MARITIME, AND COMMERCIAL ZONES; DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT; OVERLAY ZONES; OFF STREET PARKING REQUIREMENTS; LANDSCAPING/TREES; AND DISCRETIONARY LAND USE PERMITS TO ENSURE CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN AND SHORELINE MASTER PROGRAM AND TO COMPLY WITH THE REQUIREMENT TO UPDATE THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE GROWTH MANAGEMENT ACT, RCW 36.70A 130(5)(a)

WHEREAS, the University Place City Council adopted a GMA Comprehensive Plan on July 6, 1998 which became effective July 13, 1998 with amendments on May 1, 2000, August 4, 2003; and December 6, 2004 and February 2012; and

WHEREAS, the Revised Code of Washington 36.70A.040 requires the City to adopt development regulations which are consistent with and implement the Comprehensive Plan; and

WHEREAS, the Planning Commission held numerous public meetings beginning in October 2012, including three public hearings on April 17, May 1, and May 15, 2013; and

WHEREAS, on June 19, 2013 the Planning Commission unanimously recommended amendments to the Zoning Code to ensure consistency with the City's Comprehensive Plan and Shoreline Master Program Updates; and

WHEREAS, on June 19, 2013 the Planning Commission also unanimously recommended the amendments to the Zoning Map to ensure consistency with the City's Comprehensive Plan and Shoreline Master Program Updates; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) was issued on March 30, 2013 for Zoning Text and Map Amendments with a comment period ending on April 12, 2013; and

WHEREAS, the required State agency 60-day review period on the Zoning Text and Map amendments began on May 14, 2013 and concluded on July 12, 2013; and

WHEREAS, the University Place City Council held study sessions on August 12 and 26, 2013 prior to a Public Hearing on October 7 and 21, 2013 to take public comment and discuss proposed Zoning Text and Map amendments; and

WHEREAS, the University Place City Council finds the proposed amendments attached in Exhibits A, B and C are: consistent with the goals, objectives and policies of the Comprehensive Plan; in the best interest of the citizens and property owners of the City; enhance the public health, safety, comfort, convenience, or general welfare; and will not be materially detrimental to uses in the vicinity in which the subject properties are located; and

WHEREAS, the City Council has determined that amending the City of University Place Zoning Code Text and Zoning Map serves to comply with the Growth Management Act including RCW36.70A130(5)(a), the Shoreline Management Act, and the Shoreline Master Program Guidelines;

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

Section 1. Title 19 Zoning -- Text Amendments. University Place Municipal Code Chapters 19.10, 19.20, 19.25, 19.45, 19.50, 19.53, 19.55, 19.60, 19.65 and 19.85 are hereby amended as set forth in Exhibit "A" attached.

Section 2. Title 19 Zoning -- Section 19.20.050 Zoning Map Amendment. University Place Municipal Code Section 19.20.050 Zoning Map is hereby amended by rezoning Parcels 8950003641, 8950003660, 0220092029, 0220092031, 3430200310, 3430200300, 0220092007, 0220091017 and 0220092039 from R1-Residential to Mixed Use – Maritime, as depicted in Exhibit "B" attached.

Section 3. Title 19 Zoning -- Section 19.20.050 Zoning Map Amendment. University Place Municipal Code Section 19.20.050 Zoning Map is hereby amended by rezoning Parcels 0220093073, 3425000010, 3425000020, 3425000030, 3425000040, 3430000170, 3430000180, 3430001390, and 3430001400, from Residential-1 Day Island South Spit Overlay to Residential-1 Day Island Overlay, as depicted in Exhibit "C" attached.

Section 4. Copy to be Available. One copy of this Ordinance shall be available in the office of the City Clerk for use and examination by the public.

Section 5. Severability. If any section, sentence, clause, or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 6. Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect five days after publication.

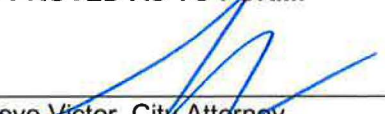
PASSED BY THE CITY COUNCIL ON OCTOBER 21, 2013.


Ken Grassi, Mayor

ATTEST:


Emetta Genetia, City Clerk

APPROVED AS TO FORM:


Steve Victor, City Attorney

Published: 10/23/13
Effective Date: 10/28/13

CITY OF UNIVERSITY PLACE

Shoreline Master Program

Effective October 28, 2013

Zoning Text and Map Amendments

University Place Municipal Code

- Chapter 19.10 Definitions
- Chapter 19.20 Zones, Map Designations, Interpretation of Boundaries
- Chapter 19.25 Uses and Zone Classification Tables
- Chapter 19.45 Density and Dimensions
- Chapter 19.50 Design Standards for Mixed Use, Mixed Use – Office, Mixed Use – Maritime, and Commercial Zones
- Chapter 19.53 Design Standards and Guidelines for Small Lot and Multifamily Development
- Chapter 19.55 Overlay Zones
- Chapter 19.60 Off Street Parking Requirements
- Chapter 19.65 Landscaping/Trees
- Chapter 19.85 Discretionary Land Use Permits

University Place Planning and Development Services

Shoreline Master Program Update

Conformance Zoning Amendments

October 28, 2013

Chapter 19.10

DEFINITIONS

19.10.030 Definitions.

Craft Production Facility means a commercial or light industrial use that involves the production of arts, crafts, food, and beverages with on-site production and assembly of goods primarily involving the use 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. Production examples and processes include ceramic art, glass art, candle-making, custom jewelry manufacture, craft foods and non-alcoholic beverages.

Microbeverage Production Facility means an establishment that manufactures 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.

Microbrewery means a business known as a craft brewery that produces 5,000 barrels or less of beer per calendar year. A microbrewery may sell beer of its own production directly to a customer for off-premise consumption and by all other legal means. A microbrewery may operate a tasting room or in conjunction with a Level 3 eating and drinking establishment. A microbrewery must be licensed by the Washington State Liquor Control Board and the Federal Alcohol and Tobacco Tax and Trade Bureau.

Microdistillery means a business known as a craft distillery that produces 5,000 proof gallons or less of spirits per calendar year. A microdistillery may sell spirits of its own production directly to a customer for off-premise consumption and by all other legal means. A microdistillery may operate a tasting room or in conjunction with a Level 3 eating and drinking establishment. A microdistillery must be licensed by the Washington State Liquor Control Board and the federal Alcohol and Tobacco Tax and Trade Bureau.

Microwinery means a business engaged primarily in the production, including crushing, fermentation, aging, and bottling, and distribution of no more than 5,000 cases of wine per year. A microwinery may sell wine of its own production directly to a customer for off-premise consumption and by all other legal means. A microwinery may operate a tasting room or in conjunction with a Level 3 eating and drinking establishment. A microwinery must be licensed by the Washington State Liquor Control Board and the federal Alcohol and Tobacco Tax and Trade Bureau.

Chapter 19.20

ZONES, MAP DESIGNATIONS, INTERPRETATION OF BOUNDARIES

19.20.020

List of zones.

In order to accomplish the purposes of this code, the following zones, overlay zones and zoning map symbols are established.

Zone	Map Symbol
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
Town Center	TC
Commercial	C
Light Industrial – Business Park	IB
Park and Open Space	POS
Mixed Use -- Maritime	MU-M

Overlay Zones	Map Symbol
Town Center	TCO
Chambers Creek Properties	CCPO
Public Facility	PFO
Day Island/ Day Island South Spit /Sunset Beach	DIO/DISSO/ SBO
Transition Properties	TPO

19.20.030

Zones.

A. Purpose. The purpose of zones is to divide the City into areas or zones to achieve the goals and policies of the Comprehensive Plan. Foremost amongst the goals of the City's Comprehensive Plan is to protect residential areas from incompatible land uses, encourage economic development, protect the environment, maintain the City's character, and improve and maintain quality of life. Zones separate or combine various land uses, help maintain property values, protect public health, safety and welfare and aid in City administration. Use, density, building height, setbacks and sign types are examples of land uses regulated by zone.

B. Zones.

1. Single-Family Residential (Residential 1). Single-family neighborhoods comprise a large percentage of the City's land area and the community wants to retain a primarily single-family character in its housing mix. Protection of single-family residential neighborhoods is a priority in the Comprehensive Plan. To protect the character of single-family neighborhoods, those areas of the City that are primarily single-family in nature are designated single-family residential (R1). A base density of four dwelling units to the acre is allowed, with up to six units per acre permitted for small lot development through the administrative design review process, when designed consistent with the small lot design standards and guidelines adopted by reference in Chapter 19.53 UPMC. These standards and guidelines are intended to ensure that new development is integrated into the community and compatible with the surrounding context while providing functional, safe, vibrant and desirable neighborhoods. Duplexes may be developed at a base density of five dwelling units to the acre. Uses allowed include attached and detached single-family housing, small lot housing, duplexes, attached and detached accessory dwelling units, Level I group homes, schools, public parks, community and cultural services, home-operated day care, religious assembly, appropriate home occupations, and minor utility distribution facilities. The character of single-family neighborhoods shall be protected and enhanced by eliminating and disallowing inappropriate uses; limiting traffic impacts; requiring buffering and design standards for adjacent high density residential, commercial and industrial development; preserving and protecting the physical environment; and providing interconnecting pedestrian and bicycle facilities, including sidewalks and trails to schools, shopping, services, and recreational facilities.

2. Two-Family Residential (Residential 2). To achieve a mix of housing types and densities while maintaining healthy residential neighborhoods, the two-family residential (R2) designation includes areas of the City that have had a historic mix of single-family attached and detached housing. A base density of six dwelling units per acre is allowed, with up to nine units per acre permitted for small lot development through the administrative design review process, when designed consistent with the small lot design standards and guidelines adopted by reference in Chapter 19.53 UPMC. These standards and guidelines are intended to ensure that new development is integrated into the community and compatible with the surrounding context while providing functional, safe, vibrant and desirable neighborhoods. Uses allowed include attached and detached single-family housing, small lot housing, attached and detached accessory dwelling units, Level I group homes, schools, home-operated day care, assisted living and nursing homes, religious assembly, public parks, community and cultural services, appropriate home occupations, and minor utility distribution facilities. The character of the two-family residential neighborhoods shall be protected and enhanced by eliminating and disallowing inappropriate uses; limiting traffic impacts; requiring buffering and design standards for adjacent high density residential, commercial and industrial development; preserving and protecting the physical environment; providing opportunities for a wide range of high quality housing choices; and providing interconnecting pedestrian and bicycle facilities, including sidewalks and trails to schools, shopping, services, and recreational facilities.

3. Multifamily – Low Density (MF-L). Multifamily – low density zones are located along major arterials and transit routes, close to shopping, public facilities and services, and in areas of existing lower density residential development. In the multifamily low density zone, a base density of 25 dwelling units per acre is allowed through the administrative design review process, when a project is designed consistent with the multifamily design standards and guidelines adopted by reference in Chapter 19.53 UPMC. Density may be increased to a maximum of 30 units per acre when an affordable housing component is included in a development. Uses allowed in the multifamily – low density zone include

multifamily housing, attached and detached single-family housing, nursing homes and assisted living mobile and manufactured housing, Level I group homes facilities, schools, public and private parks, community and cultural services, home-operated day care, religious assembly, appropriate home occupations, and minor utility distribution facilities. Buffers, open space, landscaping, and appropriate architectural design shall be incorporated into all development to provide a smooth transition between different densities and land uses. Pedestrian sidewalks and trails and bicycle facilities shall be provided for access to schools, shopping, services, and recreational facilities.

4. Multifamily – High Density (MF-H). Multifamily – high density zones are located along major arterials and transit routes, close to shopping, public facilities and services, and in areas of existing higher density residential development. In the multifamily high density zone, a base density of 35 dwelling units to the acre is allowed through the administrative design review process, when a project is designed consistent with the multifamily design standards and guidelines adopted by reference in Chapter 19.53 UPMC. Density may be increased to a maximum of 40 units per acre when an affordable housing component is included in a development. Uses allowed in the multifamily high density zone include multifamily housing, attached and detached single-family housing, nursing homes and assisted living facilities, mobile and manufactured housing, Level I group homes, schools, public and private parks, community and cultural services, home-operated day care, religious assembly, appropriate home occupations, and minor utility distribution facilities. Buffers, open space, landscaping, and appropriate architectural design shall be incorporated into all development to provide a smooth transition between different densities and land uses. Pedestrian sidewalks and trails and bicycle facilities shall be provided for access to schools, shopping, services, and recreational facilities.

5. Mixed Use – Office (MU-O). It is the City's intent to create a well-balanced, well-organized combination of land uses, which recognizes historic development patterns, protects residential neighborhoods, and discourages a continuous retail strip along Bridgeport Way. The mixed use – office (MU-O) designation serves as a transition zone providing separation between more intense commercial activities and residential areas, and between the neighborhood commercial area at 27th Street West and Bridgeport Way, and the Town Center beginning at 35th Street West and Bridgeport Way. A base density of 30 dwelling units per acre is allowed through the administrative design review process, when a project is designed consistent with the design standards provided in Chapter 19.50 UPMC. Density may be increased to a maximum of 35 units per acre when an affordable housing component is included in a development. Uses allowed include multifamily housing, attached single-family housing, Level I group homes, nursing homes and assisted living facilities, day care, religious assembly, professional offices, limited retail uses, public parks, community and cultural services, administrative government services, and minor utility distribution facilities. New multifamily will be allowed only in conjunction with other permitted commercial uses. Buffers, landscaping, and appropriate architectural design shall be incorporated into all development to provide a smooth transition between different densities and land uses. Sidewalks and small open public spaces shall be provided to encourage a pedestrian-friendly atmosphere and connections with transit stops, schools, shopping, services, and recreational facilities.

6. Mixed Use (MU). The mixed use (MU) designation is an area of compatible residential and commercial uses along major arterial streets and a transition between the more intense Town Center (TC) zone and the single-family residential (R1) zone. The historic commercial center of University Place along 27th Street West, west of Bridgeport Way, is the primary mixed use area. A base density of 30 dwelling units per acre is allowed through the administrative design review process, when a project is designed consistent with the design standards provided in Chapter 19.50 UPMC. Density may be increased to

a maximum of 35 units per acre when an affordable housing component is included in a development. Uses allowed include multifamily housing, attached single-family housing, Level I group homes, nursing homes and assisted living facilities, day care, religious assembly, professional offices, general retail, personal services, restaurants, small food stores, lodging, family entertainment businesses, public and private parks, community and cultural services, administrative government and safety services, and minor utility distribution facilities. Developments that include a mix of retail, personal services, offices, and residential uses are encouraged. New multifamily will be allowed only in conjunction with other permitted commercial uses. Buffers, landscaping, and appropriate architectural design shall be incorporated into all developments to provide a smooth transition between different densities and land uses. Sidewalks, bicycle facilities, and open public spaces shall be provided to encourage a pedestrian-friendly atmosphere and connections with transit stops, schools, shopping, services, and recreational facilities.

7. Neighborhood Commercial (NC). To help achieve a mix of commercial uses that primarily serves the needs of local residents and businesses, neighborhood commercial (NC) designations are located at the intersections of 27th Street West and Bridgeport Way, at Cirque Drive and Bridgeport Way, and at Cirque Drive and Orchard Street. The neighborhood commercial areas are small compact centers that provide a mix of neighborhood scale retail shopping, personal services, banks, professional offices, public parks, community and cultural services, administrative government and safety services, and gas stations that serve the daily needs of the portion of the City where they are located. Buffers, landscaping, and appropriate architectural design shall be incorporated into all development to provide a smooth transition between the neighborhood commercial zones and adjoining residential and mixed use zones. Landscaping and sidewalks shall be provided to encourage a pedestrian-friendly atmosphere.

8. Town Center (TC). The Town Center serves as a focal point for the City and provides a sense of community and civic pride. The Town Center (TC) is located between 35th Street West and 44th Street West along Bridgeport Way. The Town Center is a pedestrian-oriented area. Wide sidewalks, pedestrian connections to adjacent residential areas, landscaping, public open spaces, and public art will be an integral part of the Town Center. Public facilities in the Town Center include City Hall, the public safety building, a public park, and the library. Public facilities and services, retail stores, personal services, professional offices, restaurants, some entertainment uses, and mixed uses are encouraged to locate in the Town Center. A base density of 12 dwelling units per acre is allowed through the administrative design review process, when a project is designed consistent with the design standards provided in Chapter 19.52 UPMC. Density may be increased when located within the Town Center Overlay if Town Center design standards and guidelines are met. New multifamily development will be allowed only when specific design standards are met, when additional amenities are provided and in conjunction with a permitted commercial use. Design standards for new development, major redevelopment and major tenant improvements and public/private development partnerships help promote a pedestrian friendly dynamic and healthy economic environment.

9. Commercial (C). Meeting the goal of concentrating commercial development in locations which best serve the community and protect existing residential areas, the historical commercial development area in the northeast corner of the City is zoned commercial (C). Uses allowed in this area include general retail, family entertainment, recreation, restaurants, personal services, professional offices, public and private parks, community and cultural services, administrative government services, and safety services. The commercial zone is primarily auto-oriented with customers drawn from more than just the adjacent neighborhoods. Although the commercial zone is auto-oriented, sidewalks, bicycle facilities, and landscaping provide a safe and friendly pedestrian environment with

easy pedestrian access between uses in the zone and adjacent neighborhoods. Design standards for new development, major redevelopment, major tenant improvements and public/private development partnerships help promote a dynamic and healthy economic environment.

10. Light Industrial – Business Park (IB). Clean light industrial and business park uses are encouraged in the City in appropriate locations. Although the City is primarily a residential community and not a major employment center, the community wants to attract a variety of businesses to provide local employment opportunities. The area, which has historically been used for light manufacturing and light industrial uses, is located south of 27th Street West between Morrison Road on the west, 67th Avenue on the east, and Morrison Pond on the south. Additional light industrial and business park uses are located along the east side of 70th Avenue West south of 22nd Street West. The light industrial – business park (IB) designation recognizes many of the existing uses in these areas as appropriate, while maintaining a separation from residential uses. Uses allowed in the light industrial – business park designation include light and clean industries, storage and warehousing, automotive repair, contractor yards, and limited retail, restaurants, offices, and entertainment uses, parks, community and cultural services, administrative government and safety services, utility and public maintenance facilities, and public transportation services. Inappropriate uses will be disallowed or eliminated over time. Development and redevelopment in the light industrial – business park zone shall include features such as sidewalks, bicycle facilities, open space, landscaping, attractive signs, traffic control and overall management and maintenance. Buffers and design standards shall be incorporated into all developments to provide a compatible transition to adjacent zones and land uses.

11. Parks and Open Space (POS). The purpose of the parks and open space zone is to recognize those lands designated for City parks and public open space. Parks include developed City parks where typical uses include active and passive outdoor recreational activities, including but not limited to ball fields, sport courts, tot lots, trails, open space, cultural activities, park buildings and structures, concessionaires, general park operations and maintenance activities and storm drainage facilities, caretaker's quarters and other compatible public uses and structures, and uses customarily incidental to parks are also allowed.

Open space includes undeveloped City park lands and critical areas such as wetlands, steep slopes, and stream corridors owned by the City. Until developed as park land, uses in these areas should be low impact, low intensity uses such as permanent open space, passive hiking trails, and passive interpretative trails.

12. Mixed Use – Maritime (MU-M). The Mixed Use - Maritime zone is intended to accommodate: marinas, yacht clubs with boat moorage and related facilities and activities, and other boating facilities. The MU-M zone is also intended to accommodate mixed use development that may include a variety of water-oriented commercial, transportation and light industrial uses, and moderate density residential uses, located in the vicinity of Day Island. Additional purposes are to provide public access to the shoreline and recreational uses oriented toward the waterfront, and to accommodate non-water-oriented uses on a limited basis where appropriate. Under the MU-M zone, existing ecological functions are to be protected and ecological functions restored, where restoration is reasonably feasible, in areas that have been previously degraded, consistent with the intent of the Day Island Medium Intensity Shoreline Environment and other Shoreline Master Program requirements in UPMC Title 18, when applicable.

19.20.040

Overlay Zones.

A. Purpose. The purpose of an “overlay zone” is to identify areas where uses allowed in the underlying zone are permitted subject to special regulatory standards to achieve the goals and policies of the Comprehensive Plan. This is accomplished by establishing overlay zones with special or alternative standards as designated by the City’s Comprehensive Plan and this code. Examples include the Town Center, Chambers Creek properties, and the public facility overlay zones.

B. Overlay Zones.

4. Day Island/Day Island South Spit/Sunset Beach Overlay (DIO/DISSO/SBO). The purpose of the Day Island/Day Island South Spit/Sunset Beach overlay area is to preserve the unique residential character of Day Island and Sunset Beach by recognizing and preserving historic development patterns. The Day Island Overlay also supports continued marina operations at the north end of Day Island. Many houses on Day Island and Sunset Beach were built with different building setbacks than current codes allow. There are also numerous encroachments on the public right-of-way, which should be corrected over time. A special set of development standards applies in this area to achieve its purpose.

Chapter 19.25

USES AND ZONE CLASSIFICATION TABLES

19.25.040 Residential use category – Descriptions.

The residential use category includes permanent or transient living accommodations for individuals, families or people with special needs. The residential category has been separated into the following types based upon distinguishing features such as type of structure; number, age and special needs of individuals who reside in the structure; and State and local licensing requirements.

E. Caretaker unit use type means a dwelling~~single detached single family home or modular home~~ used exclusively as the residence for a caretaker or watchperson and their family.

19.25.050 Civic/recreation/education use category – Descriptions.

Civic use category includes facilities or services that are strongly associated with public need or social importance, such as certain educational, cultural, medical, protective, and governmental uses.

M. Private Clubs and Lodges. Private clubs and lodges use type means an institution used for athletic, social or recreational purposes and operated by a private or nonprofit organization, the use of which is generally restricted to members and their guests. Examples include, but are not limited to, the Elks Club, American Legion, union halls, yacht clubs, and sports clubs.

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 centers use type.

P. 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.

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.

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.

~~P. Marina, Existing. Existing marina use type means a commercial facility that provides moorage and related sales and maintenance services to pleasure and/or commercial vessels and to houseboats and/or private clubs with moorage and associated facilities and activities in existence as of the effective date of the ordinance codified in this section.~~

T. Motor Vehicles and Related Equipment Sales/Rental/Repair and Services. Motor vehicles and related equipment 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 together with accessory automobile repair and convenience shopping, and car wash with a one- car capacity.

2. Level 2. 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 upholstery services, car washes, lube/oil shops, and auto parts stores which offer installation services.

3. Level 3. 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.

4. Level 4. On-site sales, lease, or rental of automobiles and trucks not exceeding three tons of vehicle weight, and recreational vehicles. Other activities include automobile body repair and painting facilities.

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.

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:

Dinghy (except inflatable rubber) manufacturing;
Inflatable plastic boats, heavy-duty, manufacturing
Inflatable rubber boats, heavy-duty, manufacturing
Motorboats, inboard or outboard, building
Rigid inflatable boats (RIBs) manufacturing
Rowboats manufacturing
Sailboat building, not done in shipyards
Yacht building, not done in shipyards

BA. 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.

CB. 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.

DC. 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 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 non-alcoholic 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.

FD. 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 dextrine manufacturing; dry pet food, lard, pickles, sauerkraut, and vinegar manufacturing; sugar refining; ~~breweries and distilleries~~. 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.

GE. 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, e.g., assaying and towing services, physical and biological research testing laboratories, and industrial wastewater treatment facilities and janitorial services.

HF. 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.

IA. 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.

JG. 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.

KH. 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.

LJ. 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).

MJ. 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. For maintenance or repair of recreational vehicles or boats, see also UPMC [19.25.090\(T\)](#), the motor vehicles and related equipment sales/rental/repair and services use type.

NK. Vehicle Impound Yards. Vehicle impound yards use type refers to uses dealing with impound facilities for motor vehicles.

OL. 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.

19.25.110

Use tables.

A. The following use tables indicate which uses are permitted in which zones. Zones are shown across the horizontal axis and use category and type are shown down the vertical axis.

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

R1	Single-Family Residential
R2	Two-Family Residential
MF-L	Multifamily Residential – Low Density
MF-H	Multi-Family Residential – High Density
POS	Parks and Open Space
MU-O	Mixed Use – Office
NC	Neighborhood Commercial
TC	Town Center
TC-O	Town Center – Overlay
MU	Mixed Use
C	Commercial
LI-BP	Light Industrial – Business Park
MU-M	Mixed Use -- Maritime

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

1. A blank 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, Administrative design 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 CLASSIFICATIONS										
RESIDENTIAL USES	R1	R2	MF	POS	MU-O (14)	NC	TC (15)	MU (14)	C (14)	LI-BP	MU-M (27)
Adult family home (6 or fewer)	P	P	P		P	P		P			
Assisted living facility		P1, C2	P3		P3		P3	P3			
Bed and breakfast (2)	P	P	P		P	P					
Caretaker unit	P (22)			P							P
Level I group home	P	P	P		P			P			
Mobile/manufactured home (3)			P								
New manufactured home (4)	P	P	P								
Mobile home park			C								
Multifamily housing			D (16)		D (5)		D (5)	D (5)			D (16)
Nursing home		P1, C2	P3		P3		P3	P3			
Single-family housing (attached)	P1	P1	P2		P2	P2		P2			
Single (detached) and two- family housing	P	P	P								
Small lot housing	D (17)	D (17)									

See notes in UPMC 19.25.120.

Civic and Recreation Use Types and Zone Classification Table

USE TYPES CIVIC AND RECREATION USES	ZONE CLASSIFICATIONS										
	R1	R2	MF	POS	MU-O	NC	TC	MU	C	LI-BP	MU-M (20, 21, 27)
Administrative government services				P	P	P	P	P	P	P	
Animal control (animals kept)										C	
Existing cemeteries/mortuaries	C	C									
Community centers	C	C	C	P	P	P	P	P	P	P	P
Community clubs	C	C	C	P	P	P	P	P	P	P	P
Courthouse							C				
Cultural services (museums, libraries)				P	C	P	P	P	P		P
Day care centers (exceeds 12)	C	C	P		P	P	P	P	P	C	P
Education	P1	P1	P1		P1	P1 (6), 4, C2	P1 (6), 4, C2, 3	P1 (6), 4, C2, 3	C1, 3, P2, 4	P4	P4
Hospitals/24-hour medical clinics					P, C2	P, C2	P, C2	P, C2	P, C2	C	
Holding cells							P1	P1		C	
Postal services						P1	P1	P1	P1	P1, 2	P1
Private clubs and lodges						P	P	P	P		P
Public safety services	C	C	C		P	P	P	P	P	P	P
Recreation – Public	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 2, 3	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1, 3, C2	P1	P1,3
Recreation – Nonprofit		C	C			C	C	C	C		P1,3
Religious assemblies	P1, C3	P1, C3	P1, C3		P1, C2	P	P	P	C	P1	P1
Transportation	P1	P1	P1		P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1	P1, C2
Utility and public maintenance facilities				P1, 2			P1, C2	P1, C2	P1, C2	P	P1, C2

See notes in UPMC 19.25.120.

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

USE TYPES	ZONE CLASSIFICATIONS										
	R1	R2	MF	POS	MU-O (14)	NC	TC (15)	MU (14)	C (14)	LI-BP	MU-M (20, 21, 27)
UTILITIES											
Wireless telecommunications facilities (7)	C1, 2, 3	C1, 2, 3	C1, 2, 3, 4	P	C1, 2, 3, 4	C1, 2, 3, 4	C1, 2, 3, 4	P1, A2, 3, C4	P1, A2, 3, C4	P1, A2, 3, C4	P1, C 2, 3
Electric facilities	C	C	C		P	P	P	P	P	P	P
Electrical generation, accessory, on site only											
Natural gas facilities	P1	P1	P1		P1, 2	P1, 2		P1, 2	P1, 2	P	P1, 2
Recycling collection sites	P	P	P	P (18)	P	P	P	P	P	P	P
Sewage collection facilities	P	P	P		P	P	P	P	P	P	P
Storm water facilities	P	P	P	P	P	P	P	P	P	P	P
Water supply facilities	P1, C2	P1, C2	P1, C2		P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2
ESSENTIAL PUBLIC FACILITIES (8)											
Level II group homes			C		C			C		C	
Organic waste processing facilities										C	
Correctional institutions										C	
Recycling processors											
Sewage treatment facilities											
Waste disposal facilities											
Waste transfer facilities										C1, 2, 3	
RESOURCE USES											
Agricultural sales						P	P	P	P		P1
Crop production	P	P	P								
Fish enhancement											P
Limited horse boarding	P	P									

See notes in UPMC 19.25.120.

Commercial Use Types and Zone Classification Table

USE TYPES	ZONE CLASSIFICATIONS											
COMMERCIAL USES	R1	R2	MF	POS	MU-O (14)	NC	TC (15)	TC-O	MU (14)	C (14)	LI-BP	MU-M (20, 21, 27)
Administrative and professional offices					P1	P1, 2, 3	P1, 2	P1	P1, 2, 3	P1, 2, 3	P1	P1
Veterinary clinics/animal hospitals					C1	P1	P1	P1	P1	P1	P	
Adult entertainment											C (9)	
Amusement and recreation (private)						P	P	P	P	P	P	P
Beauty salon/barber					P (10)	P	P	P	P	P		P
Building materials (11)						P1	P1, C2	P1, C2	P1, C2	P1, C2	P	
Business support services					P	P	P	P	P	P	P	P
Commercial centers						C	P1, C2 (12)	P1, C2 (12)	C	C		
Eating and drinking establishment					P4	P1, 2, 3	P1, 2, 3	P1, 3	P1, 3, C2	P1, 2, 3	P1, 3 (19)	P1, 3
Food stores (11)						P1, C2	P	P	P1, C2	P		P1
Garden center (11)						P	P1	P1	P1	P	C	
Health club (a.k.a. fitness center)						P	P	P	P	P	C	P
Kennels										C	P	
Limited accessory retail (MU-O only)					P (13)							

USE TYPES	ZONE CLASSIFICATIONS											
COMMERCIAL USES	R1	R2	MF	POS	MU-O (14)	NC	TC (15)	TC-O	MU (14)	C (14)	LI-BP	MU-M (20, 21, 27)
Lodging – Hotels and motels (no RV)						C	P	P	P	P		P
Marinas and other boating facilities (launch ramps and covered moorage) (25) existing only	P1 (23) P2 (24)											P2
Mini casinos												
Movie theaters (indoor only)						P	P	P		P		
Mobile, manufactured, and modular home sales											C	
Vehicle sales, repair, service						P1, 2			P1, C2	P1, 2	P1, 2, C3, 4	P6 (26)
Pawn shops										P	C	
Personal services (other)					P1 (10)	P1, C2	P1, C2	P1, C2	P1, C2	P1, C2	P	P1, C2
Pet day care						P		P	P	P	P	
Rental and repair						P1, C2			P1, C2	P1, C2	P	P1 (26) C2 (26)
Sales of general merchandise (11)						P1, 3, 4, C2	P1, 3, C2	P1, C2	P1, 3, 4, C2	P1, 3, 4, C2	P1, C2	P1
Tattoo parlors										C		
Video rental						P	P	P	P	P	P	
Wholesale trade (11)									C1	C1	P1, C2	

See notes in UPMC 19.25.120.

Light Industrial Use Types and Zone Classification Table

USE TYPES	ZONE CLASSIFICATIONS										
LIGHT INDUSTRIAL USES	R1	R2	MF	POS	MU-O	NC	TC	MU	C	LI-BP	MU-M (20, 21, 27)
Boat building										C	C
Bulk fuel dealers										C	
Buy-back recycling											
Contractor yards									C1	P	P (26)
Craft production facilities									P	P	P
Food and related products										P	C
Industrial services and repair										C	C
Limited manufacturing										P	P
Microbeverage production facilities										P	P
Motion picture, TV and radio production studios									C1	P	
Printing, publishing and related industries										P	
Salvage yards										P1, C2	
Storage units										P	P (26)
Vehicle impound yards										P	
Warehousing, distribution and freight movement										C1	C

See notes in UPMC 19.25.120.

19.25.120

Use table notes.

- (1) *Repealed by Ord. 455.*
- (2) Breakfast is the only meal served.
- (3) In approved mobile/manufactured home parks only.
- (4) Permitted subject to standards in UPMC 19.70.120.
- (5) Only permitted in conjunction with a permitted commercial use and subject to compliance with the design standards and guidelines for the Town Center zone per Chapter 19.52 UPMC or the design standards for the Mixed Use, Mixed Use – Office, and Commercial zones per Chapter 19.50 UPMC.
- (6) Kindergarten and primary school only.
- (7) Allowed in R1 and R2 zones only in conjunction with selected nonresidential uses in accordance with UPMC Title 23.
- (8) Subject to essential public facility review.
- (9) Subject to adult entertainment siting criteria.
- (10) Permitted only at 1,000 square feet gross floor area or less.
- (11) Establishments over 80,000 square feet are considered commercial centers.
- (12) Commercial centers greater than 200,000 square feet are permitted outright in the Town Center overlay zone subject to the Town Center overlay design standards.
- (13) Retail uses that are related to a use in an office building are limited to 750 square feet each. Total retail uses in a building shall not exceed 20 percent of the building's leasable square footage.
- (14) Certain categories of development, including new construction on vacant land, major redevelopment and major improvement, are subject to administrative design review approval to ensure compliance with the design standards and guidelines in Chapter 19.50 UPMC.
- (15) Certain categories of development, including new construction on vacant land, major redevelopment and major improvement, are subject to administrative design review approval to ensure compliance with the design standards and guidelines in Chapter 19.52 UPMC.
- (16) Allowed in MF-L, ~~and~~ MF-H and MU-M zones subject to compliance with multifamily design standards and guidelines per Chapter 19.53 UPMC. Vertical mixed use buildings that include multi-family units in the MU-M zone are exempt from these provisions and subject to compliance with the mixed use design standards adopted by reference in Chapter 19.50.

(17) Allowed in R1 and R2 zones subject to compliance with small lot design standards and guidelines per Chapter 19.53 UPMC.

(18) Recycling collection receptacles in the parks and open space zone shall not exceed a maximum capacity of 20 cubic yards.

(19) Eating and drinking establishments in the light industrial/business park zone are only permitted north of 24th Street.

(20) Uses allowed subject to compliance with mixed use design standards per Chapter 19.50 UPMC. The director may exempt development proposals from compliance with specific mixed use design standards that conflict with Title 18 Shoreline Master Program requirements.

(21) Uses located within the Day Island Medium Intensity (DIMI) Shoreline Environment are also subject to compliance with the requirements of UPMC Title 18. Non-water oriented commercial, industrial and recreation uses, certain transportation and utility uses, and overwater portions of marinas and other boating facilities, are subject to Shoreline Conditional Use Permit approval in accordance with Table 18.30.A

(22) May be authorized only in conjunction with an approved marina or other boating facility.

(23) Modifications to existing marinas and other boating facilities may be authorized in accordance with Level 1 zoning requirements and Title 18 Shoreline Master Program requirements when located within the R1 Day Island Overlay Zone. Level 2 marinas are not permitted in the R1 Day Island Overlay Zone.

(24) Level 2 marinas and other boating facilities may be authorized in accordance with the Chambers Creek Properties Master Site Plan and Title 18 Shoreline Master Program requirements when located within the R1 Chambers Creek Properties Overlay.

(25) Covered moorage lawfully established prior to adoption of the Shoreline Master Program is a permitted use; no new covered moorage may be authorized. Existing covered moorage may be maintained, modified or replaced, but not extended in terms of cumulative footprint and shading of water. See UPMC 18.30.070.G.

(26) Predominantly marine-related activities, facilities, services, merchandise, and uses. Predominant means the most common, main or prevalent activities measured by the proportion of a site or building floor area devoted to such activities. The city may consider additional factors in determining whether marine-related activities are the predominant use of a site or building.

(27) Conditional use permit required for buildings or structures exceeding 45 feet in height.

Chapter 19.45

DENSITY AND DIMENSION

19.45.040

Setback standards.

H. Detached Accessory Structures – Exceptions.

1. Detached accessory structures including, but not limited to, garages, carports, garden sheds, and other accessory buildings may be placed in the required side and/or rear yard setback or a front yard which abuts an alley or serves as a rear yard where no access is provided (except accessory RV storage gates) from the yard to the street subject to the following requirements: See Figure 6.

a. The total area of structures shall be no larger than 600 square feet in gross floor area;

b. Maintain five-foot minimum side and rear yard setbacks;

c. Have no portion of the structure, such as eaves, closer than three feet from any property line;

d. Be no greater than 15 feet in height; and

e. Be no closer than five feet to the primary structure.

2. Large children's play equipment such as swing sets, big toys, and swimming pools (above- and in-ground) shall be set back a minimum of five feet from a side and/or rear property boundary.

3. Children's play equipment, excluding swimming pools, may be placed in the required front yard; provided, that a minimum 15-foot front yard setback is maintained.

4. Detached accessory structures located within a small lot or multifamily development shall comply with the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC.

5. Detached accessory structures, play equipment, and related improvements located within a shoreline vegetation conservation area shall comply with the requirements in UPMC Sections 18.25.100.E and 18.30.130.C.

J. Projection Exception.

1. Projections including, but not limited to, fireplace structures, bay or garden windows, enclosed stair landings, or covered but unenclosed porches may project into any setback; provided such projections are:

a. Limited to two per required yard.

b. Not wider than 10 feet.

c. Not more than two feet into an interior or rear yard setback or the setback that extends landward from a shoreline vegetation conservation area buffer established per UPMC Section 18.25.100.C.3.

d. Not more than three feet into a front yard setback.

2. Uncovered decks which do not exceed 30 inches (not including railings) from finished lot grade may project into any setback; provided, such projections do not extend more than five feet into a front yard setback, three feet into a side yard setback, and 15 feet into a rear yard setback. In no case shall a deck encroach further into a yard than 50 percent of the setback. Decks located within a shoreline vegetation conservation area buffer shall comply with the standards specified in UPMC Section 18.25.100.E.3.

3. Wheelchair ramps may project into any required setback.

4. Eaves may extend 24 inches into a required setback.

5. Patios, paved walkways and driveways may extend to property lines.

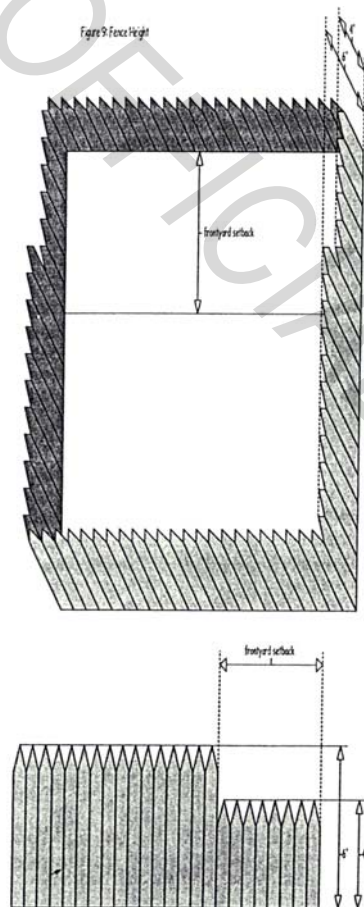
6. Projection exceptions for small lot or multifamily development shall comply with the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC.

7. Projection exceptions for properties located within the City's shoreline jurisdiction shall comply with the vegetation conservation area requirements in UPMC Section 18.25.100.E, when applicable.

19.45.070

Fences, bulkheads, retaining walls.

A. Fences. Any artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas may be erected within required setbacks as follows; provided, that all applicable site distance requirements are met: See Figure 9.



1. Side and rear setbacks to a maximum height of six feet.
2. Front yard setbacks to a maximum height of four feet.
3. Except that in required front yard setbacks for houses fronting on and facing an arterial street, the maximum height shall be six feet.
4. On a corner lot a fence may be constructed to a maximum height of six feet in a front yard where the corner lot exemption (UPMC 19.45.040(D)(1)) is being applied.
5. On through lots a fence may be constructed to a maximum height of six feet in the front yard where no access is provided to the abutting street.

6. Fences located within shoreline jurisdiction shall comply with the requirements in Chapter 18.30 UPMC specified for commercial, industrial, recreational and residential uses.

19.45.080

Floor area ratio (FAR) standards.

A. The intent of FAR standards is to ensure the size of new homes in small lot and cottage developments and on existing substandard lots of record will be scaled proportionally to the size of the lots on which they are situated so that new infill development will be generally consistent in scale and proportion with previously constructed homes and neighborhoods in the City. FAR standards should be used in conjunction with other bulk requirements and design standards and guidelines to be effective in achieving this intent.

B. FAR is the ratio of the total floor area of buildings on a site to the size of the land at that location. FAR is the total building square footage divided by the total site area square footage, except as noted below.

C. Floor area for purposes of calculating FAR and maximum floor area does not include the following:

1. Attic floor area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof, and attics with structural roof trusses and usable attic space that is completely contained within the roof area (excluding dormers).
2. Basement floor area with a ceiling height less than four feet above the average finished grade, as defined in UPMC 19.10.030. Ceiling height will be measured to the top of the structural members of the floor above.
3. The first 600 square feet of detached accessory building floor area on a lot.
4. Uncovered and covered decks, porches, and walkways.

D. Floor area with a ceiling height greater than 16 feet shall be calculated at twice the actual floor area toward allowable FAR.

E. FAR is calculated using a site's buildable area, including private street area, and excluding area located waterward of the Ordinary High Water Mark and critical areas and their required associated buffers.

F. FAR shall not exceed the standards established in UPMC 19.45.100.

G. FAR standards shall not apply to substandard lots of record located within the Day Island South Spit Overlay and Sunset Beach Overlay.

19.45.100

Density and dimension table notes.

(1) Base Density. These densities may be achieved outright by following the applicable development and design standards.

(2) Mixed Use Development. Multifamily residential development is only permitted in conjunction with a permitted commercial use and subject to applicable design standards.

(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-O, 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 IB, C, TC, MU, NC, MF-L, MF-H, [MU-M](#) and MU-O 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) Fifteen feet is a minimum setback requirement. Maximum setback is 20 feet. However, see also design standards (Chapter 19.50 UPMC).

(6) Refer to underlying zone.

(7) Single-family and duplex uses in these zones may, at their option, use minimum setbacks of the R1 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) Mixed use (MU) zoned properties on the north side of 27th Street West between Grandview Drive and Crystal Springs Road may increase height and density in accordance with UPMC 19.55.080.

(10) Density and dimension standards are contained in the Chambers Creek properties design standards and guidelines.

(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) Town Center Overlay Zone Setbacks.

(a) Front Yard. No setback is required from streets except at significant corners where a 20-foot setback is required;

(b) Rear Yard. A rear yard setback is not required if the parcel does not abut a parcel in the R1 or R2 zone. If abutting a parcel in the R1 or R2 zone, a 50-foot setback is required along the abutting lot lines;

(c) Side Yard. A side yard setback is not required. If a side yard setback is provided, a minimum of 10 feet is required.

(14) Within the Town Center overlay zone, structures on the west side of Bridgeport Way shall not exceed 75 feet in height. Between Bridgeport Way and 74th Avenue East, height shall not exceed 120 feet. East of 74th Avenue West, height shall not exceed 55 feet.

Specific height requirements and exceptions are provided in the Town Center design standards.

(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 administrative design 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 administrative design review process. A legally nonconforming duplex lot existing prior to the effective date of 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) Review Chapter 19.52 UPMC for additional information regarding setbacks, height, density and design standards for the Town Center zone.

(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% by restoring or enhancing the vegetation conservation area in accordance with the provisions of UPMC Section 18.25.120.

(23) Impervious area located more than 100 feet from the ordinary high water mark; may be increased from 75% to 90% by restoring or enhancing the vegetation conservation area in accordance with the provisions of UPMC Section 18.25.120.

(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.

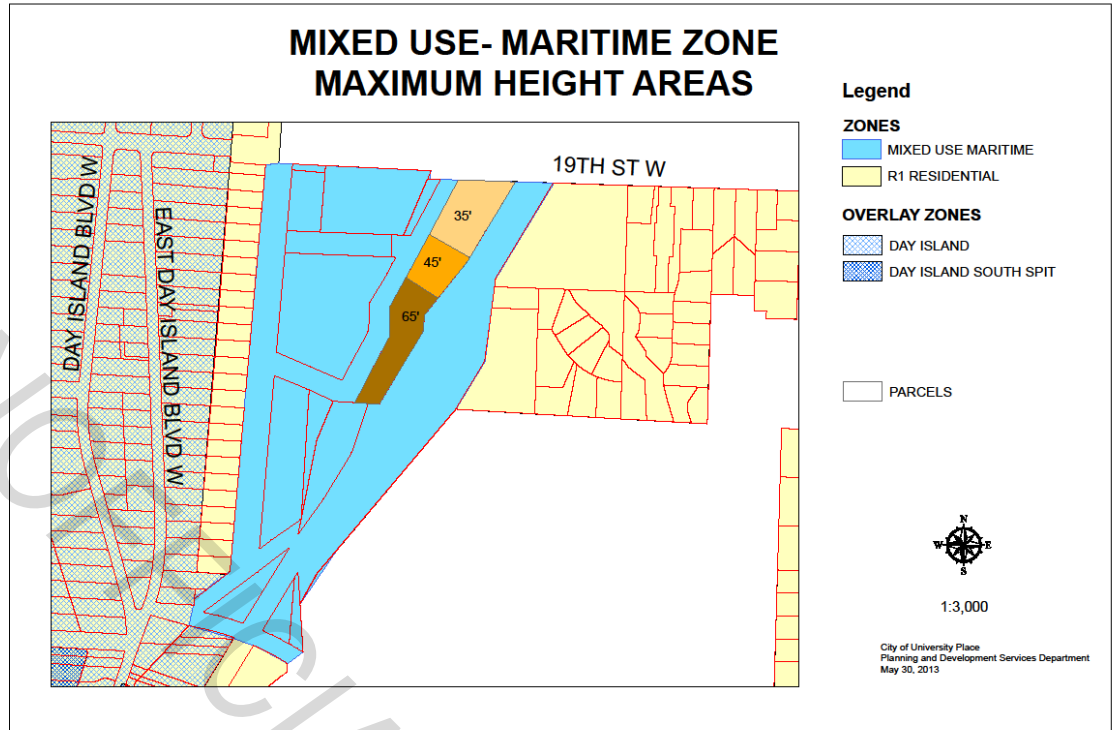


Figure 11

(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.

Density and Dimensions Table

ZONE CLASSIFICATIONS											
DENSITY AND DIMENSIONS (SETBACKS)	R1	R2	MF-L	MF-H	MU-O	NC	TC	MU (9)	C	LI-BP	MU-M
Base Density (du/ac) (1)	4 SFD; 5 duplex	6	25	35	30 (2)	4	12 (18)	30 (2)			30
Maximum Density (du/ac) (3)	6 small lot housing	9 small lot housing	30	40	35 (2)	6		35 (2)			35
Minimum Lot Size (16)	9,000 detached SFD, 6,750 attached SFD, and 13,500 duplex in conventional plat; none specified for small lot housing	6,000 SFD, 12,000 duplex in conventional plat; none specified for small lot housing	4,000	2,500	4,000	4,000		4,000			
Minimum Lot Width (15)	60'	55'									
Maximum Lot Coverage	50% (17)	50% (17)	50%		45%	45%		45%			50-65% (22) 75-90% (23)
Setback, Arterial Streets	25' (19)	25' (19)	25'		15'/20' min/max (5)	25'	0'/10' min/max (18)	15'/20' min/max (5)	15'/20' min/max (5)	35'	0'
Setback, Other Roads	25' (19)	25' (19)	25'		15'/20' min/max (5)	20'	0'/10' min/max (18)	15'/20' min/max (5)	15'/20' min/max (5)	25'	0'
Setback, Rear (4)	30' (19)	30' (19)	0'/30' (7)		0'/30' (7)	0'/30' (7)	0'/30'	0'/30' (7)	0'/30'	0'/50'	0'/30'
Setback, Side (4)	8' (8) (19)	8' (8) (19)	0'/30' (7) (8)		0'/30' (7) (8)	0'/30' (7) (8)	0'/30'	0'/30' (7) (8)	0'/30'	0'/50'	0'/30'

ZONE CLASSIFICATIONS											
DENSITY AND DIMENSIONS (SETBACKS)	R1	R2	MF-L	MF-H	MU-O	NC	TC	MU (9)	C	LI-BP	<u>MU-M</u>
Maximum Height	35' SFD or duplex, 30' small lot (20)	35' SFD or duplex, 30' small lot (20)	45'		45'	40'	40' (18)	45'	45'	40'	<u>35'/45'/65' (24)</u>
Floor Area Ratio (FAR)	.40 average and .45 maximum for small lot housing; .40 maximum for existing substandard lot (21)	.40 average and .45 maximum for small lot housing; and .40 for existing substandard lot (21)									

Overlay Zones Density and Dimensions (Setbacks)

OVERLAY ZONES	Town Center	Chambers Creek Properties (10)	Public Facility (6)	Transition Properties	Day Island	Day Island South Spit	Sunset Beach
	<u>TCO</u>	<u>CCPO</u>	<u>PFO</u>	<u>TPO</u>	<u>DIO</u>	<u>DISSO</u>	<u>SBO</u>
Base Density (du/ac) (1), (2)	20			(6)	4	4	4
Maximum Density (du/ac)				(6)	6 (3)	6 (3)	6 (3)
Setback, Arterial Streets (10)	0/20			(6)	NA	NA	NA
Setback, Other Roads	0/20 (13)			25'	20' (11)	0	0/20 (12)
Setback, Rear (4)	0/50 (13)			(6)	<u>20'/35' (25)</u>	<u>5' (26)0</u>	<u>530' (26)</u>
Setback, Side (4)	0/10 (13)			(4)	5'	0	5' Total
Height (14)	75/120/55 <u>(14)</u>			(6)	35'	30'	35'

Chapter 19.50

DESIGN STANDARDS FOR MIXED USE, MIXED USE – OFFICE, MIXED USE – MARITIME, AND COMMERCIAL ZONES

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 regarding Mixed Use, Mixed Use – Office, Mixed Use – Maritime, and Commercial zones defined in the official zoning map. The chapter provisions shall apply to:

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.

B. The following zoning designations are exempt from the provisions of this chapter:

1. Light Industrial – Business Park;
2. Neighborhood Commercial;
3. Town Center;
4. Multifamily; and
5. Residential.

C. 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.

D. When provisions included in these design standards conflict with shoreline master program requirements in UPMC Title 18, the shoreline master program requirements shall apply.

E. The following mixed use design standards adopted by reference in Chapter 19.50 UPMC 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.

19.50.050 Design standards and guidelines adopted.

The “Design Standards for Mixed Use, Mixed Use – Office, [Mixed Use – Maritime](#), and Commercial Zones” are adopted by reference and contained in a separate City design manual titled “Design Standards for Mixed Use, Mixed Use – Office, [Mixed Use – Maritime](#), and Commercial Zones.”

Chapter 19.53

DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT

19.53.030

Applicability.

A. The standards and guidelines adopted pursuant to this chapter shall apply to:

1. All new small lot development located within the R-1 and R-2 districts.

2. All new multifamily development located within the MF-L, ~~and~~ MF-H [and MU-M](#) districts, [except vertical mixed use buildings that include multi-family units in the MU-M zone, is exempt from these provisions and subject to compliance with the mixed use design standards adopted by reference in Chapter 19.50 UPMC.](#)

3. Major modifications to small lot and multifamily development previously authorized pursuant to this chapter.

Chapter 19.55

OVERLAY ZONES

19.55.030

[Day Island/Day Island South Spit overlay zones.](#)

A. Purpose. The purpose of the Day Island/[Day Island South Spit](#) overlay zones is to preserve the unique residential character of Day Island [and support continued marina operations at the north end of Day Island](#) by allowing flexibility in building setbacks and other development standards.

B. Day Island Development Standards.

1. Unless otherwise specified in this section, all development standards of this code [and Title 18, where applicable](#), also apply.

2. For the purpose of the Day Island development standards, Day Island is divided into two areas, Day Island and the South Spit. Day Island is generally that portion north of the 27th Street Bridge, and the South Spit generally that portion south of the 27th Street Bridge. Specific lots subject to the development standards are identified in Figure 1*.

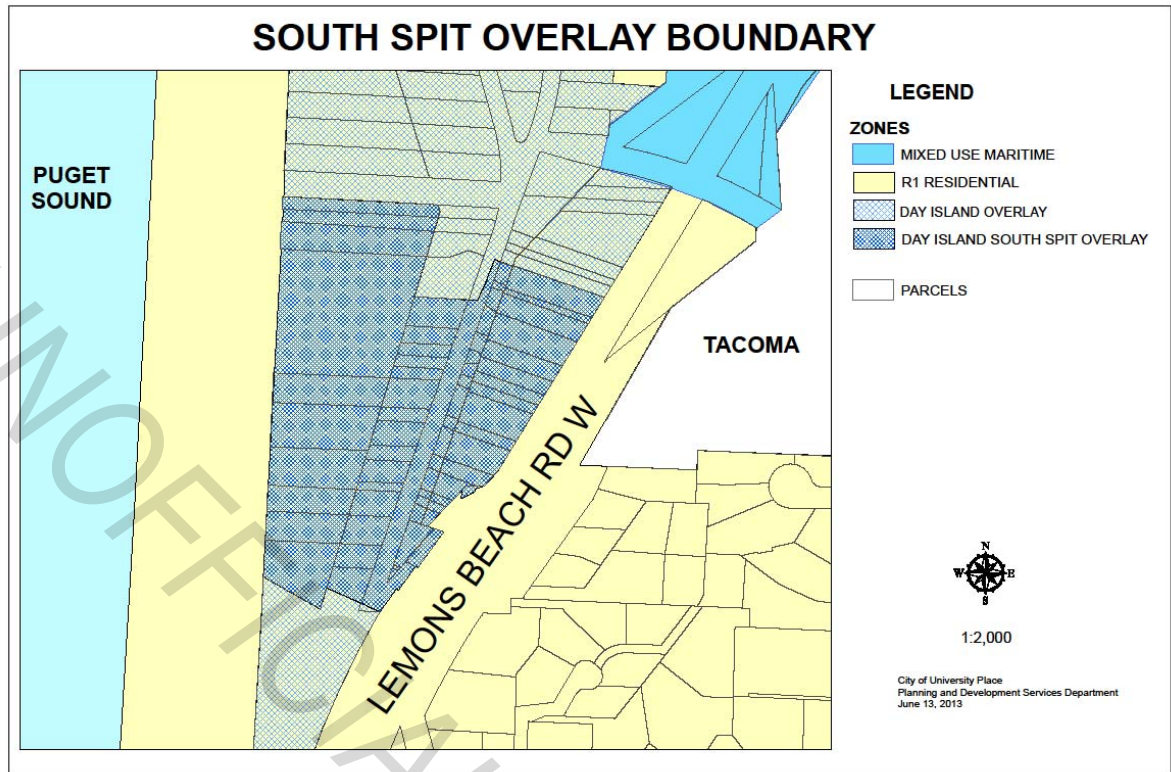


Figure 1

3. The following table specifies development standards setback and height requirements for Day Island and Day Island South Spit areas.

<u>Development Standards</u> <u>Setbacks</u>	<u>Day Island</u>	<u>Day Island South Spit</u>
Front Yard Minimum <u>Setback</u>	20 feet	0
Side Yard Minimum <u>Setback</u>	5 feet	0
Rear Yard Minimum <u>Setback (a)</u>	20/ <u>35</u> feet	NA
Garage <u>Front Yard Setbacks (b)</u>	5 feet	NA
Accessory Structure <u>Rear Yard Setbacks (c)</u>	5/ <u>35</u> feet	NA
<u>Setback from OHWM (d)</u>	<u>35 feet</u>	<u>5 feet</u>
<u>Building Setback from VCA (e)</u>	<u>10 feet</u>	<u>N/A</u>
<u>Boat Houses (e)</u>	<u>0 feet</u>	<u>NA</u>
<u>Height (Maximum)</u>		
Principal Structure <u>Maximum Height</u>	35 <u>feet</u>	30 <u>feet (f)</u> <u>(e)</u>
<u>Principal Structure Maximum Floor Area</u>	<u>N/A (g)</u>	<u>1,600 square feet (h)</u>

Notes:

a. 35-foot rear setback measured from the Ordinary High Water Mark is required for properties located within shoreline jurisdiction. Otherwise a 20-foot setback measured from property line is required.

ba. One single-story garage or carport not exceeding 15 feet in height from street centerline elevation is permitted in the front yard setback but no closer than five feet from the street providing the garage does not exceed a maximum width of 24 feet and size of 600 square feet.

cb. Accessory structures may be constructed in the rear yard setback but no closer than 35 feet from the Ordinary High Water Mark.

de. Ordinary High Water Mark – see UPMC 18.10.020 and 18.30.040 Table 18.30.B.

e. Vegetation Conservation Area – see UPMC 18.25.100.

f. From street centerline elevation.

Boathouses may be built in the rear yard setback.

g. Maximum floor area may be limited pursuant to UPMC 19.45.080 FAR Standards.

h. Maximum floor area is exempt from UPMC 19.45.080 FAR Standards.

e. All new structural roofs shall be gabled or pitched.

C. Porches and Decks. The following porches and decks are allowed to project into the required setbacks as follows:

1. A porch or deck built with a floor level no higher than at the same elevation of as the floor of the house where the principal access door is located may project five feet into the front yard.

2. A porch or deck with a maximum floor level height of five feet above from finished grade may project three feet into the side yard.

3. A porch or deck with a floor level no higher than the floor of the top story may project 15 feet into the rear yard but shall maintain a minimum 10-foot setback from any vegetation conservation area required under UPMC 18.25.100. Uncovered decks or patios with a walking surface no more than two feet above grade and consisting of pervious materials and designs may encroach into the required rear yard and vegetation conservation area to the extent permitted in UPMC 18.25.100.E.3 when located within the Shoreline Residential shoreline environment.

D. Fences. Fences not to exceed four feet in height may be located in the required front yard setback. Fences not to exceed six feet in height may be located in the required side and rear yard setbacks. Fences located within the rear yard setback from OHWM shall comply with the requirements in UPMC Section 18.30.130.C.9.

*Figure 1 is available for review in the community development department.

19.55.040

Sunset Beach overlay zone.

A. Purpose. The purpose of the Sunset Beach overlay zone is to recognize the building constraints associated with lots located between the shoreline and railroad right-of-way and to preserve the unique residential character of Sunset Beach by allowing flexibility in building setbacks and other development standards.

B. Sunset Beach Development Standards.

1. Unless otherwise specified in this section, all development standards of this code and Title 18, where applicable, also apply.

2. The following table specifies development standards for Sunset Beach ~~minimum setback and maximum height.~~

Setback-Area Sunset Beach Development Standards	
Front Yard <u>Minimum Setback</u> (a)	0/20 feet
Side Yard <u>Minimum Setback</u> (b)	<u>0</u> -5 feet
Rear Yard <u>Minimum Setback from OHWM</u> (c)	<u>530</u> feet
Height	
Principal Structure <u>Maximum Height</u>	35 feet
<u>Principal Structure Maximum Floor Area</u>	<u>N/A (d)</u>

Notes:

- a. A zero-foot front yard setback measured from the railroad right-of-way shall be allowed until additional right-of-way is purchased from the railroad at which time a setback equal to the distance between the front of the house and the edge of the railroad right-of-way or 20 feet, whichever is less, shall be required.
- b. A minimum side yard setback of zero is permitted. The two side yards combined must total at least five feet.
- c. Rear yard is measured from the Ordinary High Water Mark -- see UPMC 18.10.020 and 18.30.040 Table 18.30.B.
- d. Maximum floor area is exempt from UPMC 19.45.080 FAR Standards.

~~A combined total of five foot side yard setback is required. This can be accomplished by providing five feet on one side and zero on the other, or two feet on one side and three feet on the other. However, in no case shall one of the side yard setbacks be less than three feet wide.~~

C. Porches and Decks. A covered deck or porch may be constructed in a required side yard providing emergency access is available from the front to the rear of the house or structure.

D. Fences. Fences not to exceed six feet in height may be located in the required front and side yard setbacks. Fences located within the rear yard setback from OHWM shall comply with the requirements in UPMC Section 18.30.130.C.9.

19.55.060

Chambers Creek properties overlay.

A. Purpose. The purpose of the Chambers Creek properties overlay area is to promote the development of the Chambers Creek properties master site plan. The overlay will allow the City and County to manage the development of the Chambers Creek properties in a way that is most beneficial to the County and community.

B. Standards. The City has adopted the Chambers Creek joint procedural agreement and Chambers Creek Properties Standards and Guidelines to implement the master site plan. These documents are hereby incorporated by reference. Portions of the Chambers Creek properties overlay located within the City's shoreline jurisdiction shall be subject to the Shoreline Master Program requirements in UPMC Title 18.

C. Use. The following uses shall be permitted in the Chambers Creek properties overlay:

1. Uses and uses commonly accessory to those uses identified in the Chambers Creek properties master site plan shall be permitted within the overlay area subject to the Chambers Creek joint procedural agreement and Chambers Creek Properties Standards and Guidelines.
2. Essential public facilities, existing on January 1, 2005, located outside the master plan area and permitted in accordance with Chapter 19.40 UPMC.
3. Administrative government offices, subject to a conditional use permit.
4. Level 1 public maintenance facilities outside the master plan area.

5. Level 2 public maintenance facilities outside the master plan area subject to a conditional use permit.

Chapter 19.60

Off Street Parking Requirements

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:

	Parking Requirements
RESIDENTIAL USES	
Adult Family Home (6 or Fewer)	1 per employee + 2
Assisted Living Facility	0.5 per bed
Affordable Senior Multifamily Housing (1)	0.6
Bed and Breakfast	1 per room
Group Home	0.5 per bed
Mobile/Manufactured Home	1 per unit
Multifamily Housing	
Studio and 1 Bedroom Unit	1 per unit
2 Bedroom Units	1.5 per unit
3+ Bedroom Units	2 per unit
Nursing Home	0.25 per bed
Single-Family Housing (Attached)	2 per unit
Single-Family Housing (Attached) in Small Lot Development	1.5 per unit + 1 guest stall
Single-Family Housing (Detached) in Small Lot Development	2 per unit + 1 guest stall
Single-Family (Detached) and Two-Family Housing	2 per unit
CIVIC AND RECREATION USES	
Administrative Government Service	400
Animal Control	400

Cemetery/Mortuary	1 per 5 seats
Community Center	200
Community Club	200
Courthouse	200
Cultural Service (Museum, Library)	250
Day Care Center (Exceeds 12)	1 per employee + 1 per 10 clients
High School	1 per employee + 1 per 10 students
Elementary and Intermediate	1 per employee + 10
Hospital and 24-Hour Medical Clinic	1 per employee + 1 per bed
Jail	1 per employee + 0.25 per bed
Postal Service	250 for retail area
Private Club and Lodge	200
Public Safety Service	400
Recreation – Public	2/acre of open space
Recreation – Nonprofit	2/acre of open space
Religious Assembly	1 per 5 seats
Utility and Public Maintenance Facility	400

UTILITIES AND RESOURCE USES

Utilities Use

Comm. and Personal Wireless Telecommunication Facility	400*
---	------

Essential Public Facilities Use

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

Resource Use

Agricultural Sale	250
-------------------	-----

*Note: For telecom towers = 1 per tower.

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
Garden Supply (Nursery)	250
Health Club (a.k.a. Fitness Center)	200
Kennel	1 per employee + 1 per 10 cages
Limited Accessory Retail (MU-O Only)	250
Lodging – Hotel and Motel (No RV)	1 per room
Marina <u>and other Boating Facility, Existing Only</u>	1 per slip
Medical and Dental Office	250
Mini Casino	200
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
Sales of General Merchandise	250
Tattoo Parlor	250
Video Rental/Sale	250
Wholesale Trade	250

INDUSTRIAL USES

<u>Boat Building</u>	<u>400 office, 1,000 other</u>
Bulk Fuel Dealer	400 office, 1,000 other

Buy-Back Recycling	400 office, 1,000 other
Contractor Yard	400 office, 1,000 other
<u>Craft Production Facility</u>	<u>400 office, 1,000 other</u>
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
<u>Microbeverage Production Facility</u>	<u>400 office and tasting room, 1,000 other</u>
Motion Picture, TV and Radio Production Studio	400
Printing, Publishing and Related Industry	400 office, 1,000 other
Salvage Yard	400 office
Storage Unit	250
Warehousing, Distr. and Freight Movement	400 office, 2,000 other

(1) "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.

Chapter 19.65

LANDSCAPING/TREES

19.65.270 Tree retention.

A. Except as provided in subsection (C) of this section, a maximum of five trees may be removed within a 36-month period without a permit. Additional trees can only be removed in accordance with this chapter.

B. The following trees shall be retained:

1. The maximum number of trees located within any required perimeter landscaping area and in no case less than 75 percent;
2. Twenty-five percent of the trees located in the interior of the lot, excluding critical areas or

their buffers;

3. All trees within a critical area including wetlands or wetland buffers, fish and wildlife buffers or landslide and erosion hazard areas with slopes requiring preservation (trees and vegetation shall be maintained in these critical areas in accordance with UPMC Title [17](#));

4. All trees within an identified scenic road corridor, wildlife corridor, or scenic trail identified in the City's parks and recreation plan or the Comprehensive Plan; and

5. All significant trees.

6. Trees located within a shoreline vegetation conservation area except when their removal is authorized in accordance with UPMC 18.25.100.F and G.

C. Except as provided in subsection (B)(3) of this section, trees to be retained shall not include trees that, following inspection and a report in the format recommended by the International Society of Arboriculture's Guide to the Evaluation of Hazard Trees in Urban Areas prepared by an urban forester and reviewed and approved by the City, are determined to be:

1. Damaged or diseased;

2. A safety hazard due to potential root, trunk or primary limb failure, or exposure of mature trees which have grown in a closed, forested situation.

D. The urban forester shall use the most recent guidelines established by the International Society of Arboriculture in its guide to the professional evaluation of landscape trees, shrubs and evergreens to make the determination that a tree is either damaged, diseased and/or a safety hazard.

E. At the discretion of the City, damaged or standing dead trees may be retained and counted toward the tree requirement, if demonstrated that such trees will provide important wildlife habitat and are not classified as ~~hazard~~[danger](#) trees.

Chapter 19.85

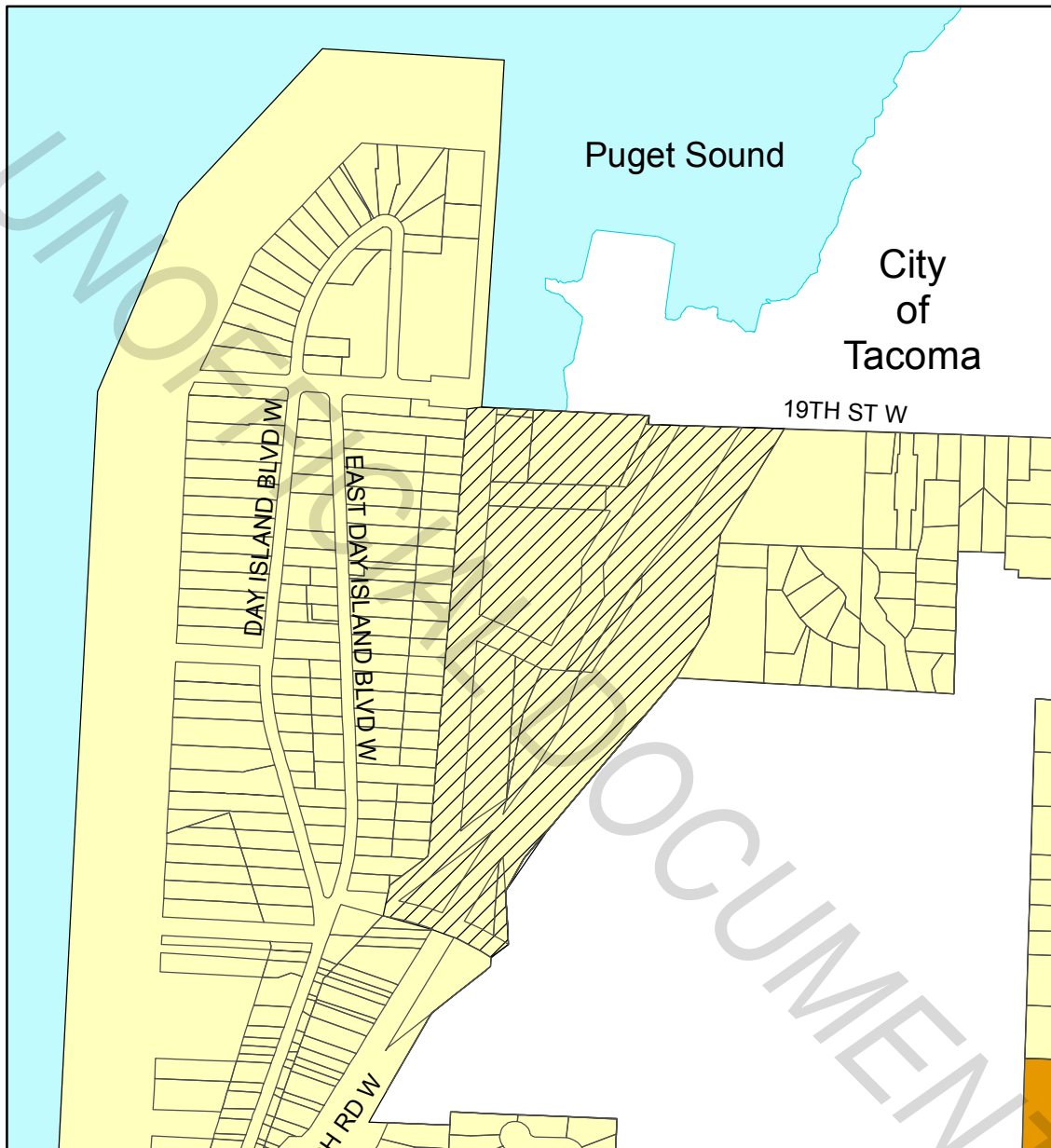
DISCRETIONARY LAND USE PERMITS

19.85.050 Administrative design review.

A. Purpose. The purpose of this section is to establish procedures for the review of small lot and multifamily developments for which design review is required. In addition, these procedures apply to projects that are subject to compliance with the design standards and guidelines

adopted by reference for the MU, MU-O, MU-M and C zones per Chapter [19.50](#) UPMC or the TC zone per Chapter [19.52](#) UPMC. The design review process is intended to enable the City to evaluate development proposals with respect to architectural design, landscape design, urban form, pedestrian and vehicular circulation, utility design, and site characteristics. The process allows the City to condition development proposals to ensure their compatibility with adjoining uses, compliance with development regulations, and consistency with comprehensive plan goals, objectives and policies. The process is intended to ensure that all critical design issues are addressed early in the site planning and review stages of project development.

EXHIBIT B MIXED USE - MARITIME ZONING MAP AMENDMENT



Planning and Development Services
October 21, 2013

Legend

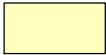
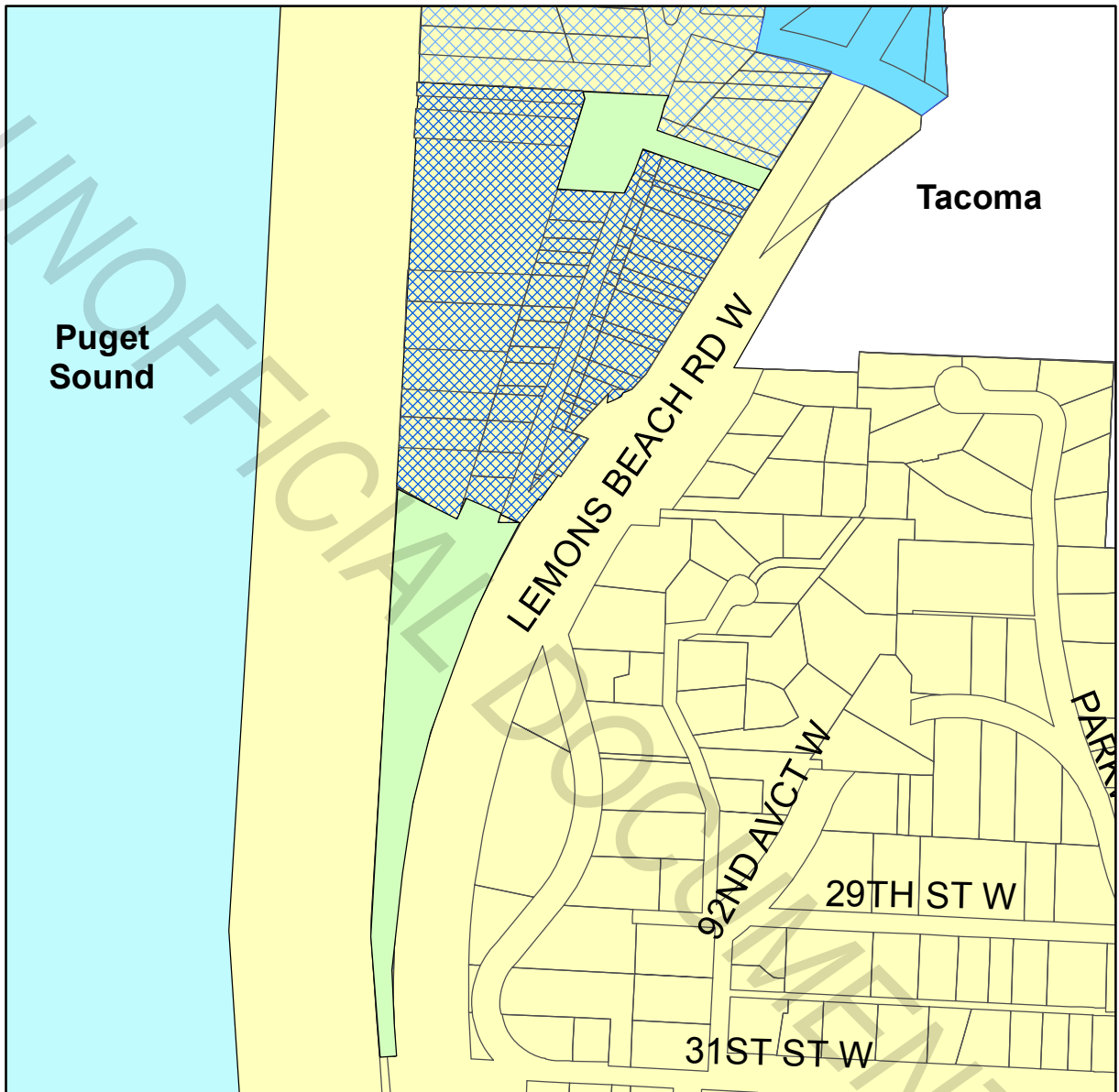
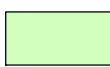
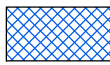
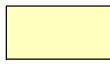
-  R1 Residential to
Mixed Use Maritime
-  R1 Residential
-  Parcels

Exhibit C
Day Island South Spit Overlay
to
Day Island Overlay
Zoning Map Amendment



Planning and Development Services Department
October 21, 2013

LEGEND

-  DAY ISLAND SOUTH SPIT OVERLAY
TO DAY ISLAND OVERLAY
-  DAY ISLAND OVERLAY
-  DAY ISLAND SOUTH SPIT OVERLAY
-  R1 RESIDENTIAL