

12.64.104 SR 522 CORRIDOR DISTRICT REQUIREMENTS

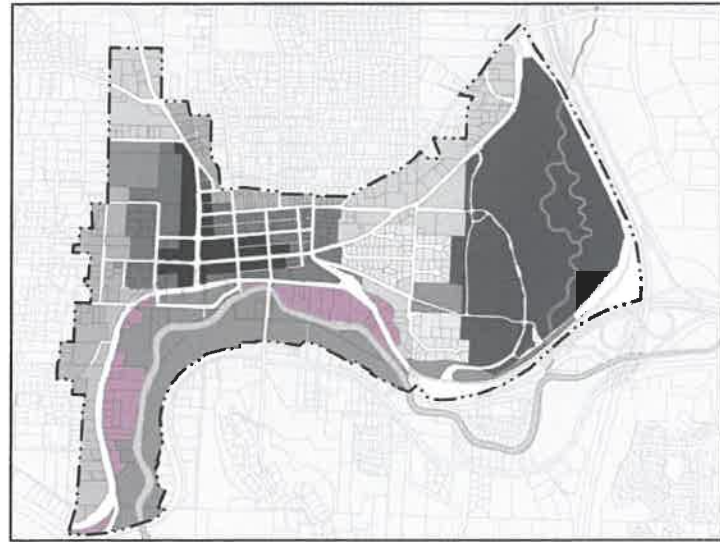


CHART LEGEND

---	not permitted	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted:	these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use		
required:	these are required elements of all new development as indicated.		
(C1):	City-wide conditions for manufactured homes apply		
(R):	exceptions apply for development in the special riverfront overlay, see Special SR 522 Requirements		
D & CS & S:	Design & Construction Standards & Specifications		

A. DISTRICT CHARTS

12.64.200 Site Development Regulations	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	---
2. Neighborhood Center Retail	---
3. Business & Personal Services	permitted
4. Auto Oriented Retail	permitted
5. Corner Store Retail	permitted
B. Civic & Cultural	permitted
C. Office	permitted
D. Lodging	permitted
E. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi-Family w/ Individual Entry	permitted
3. Detached Single Family Housing	permitted
4. Manufactured Homes	conditional; (C1)
5. Home Occupation	permitted

Add Business and Personal Services as permitted in 522, consistent with existing uses in the district.

12.64.200 Site Development Regulations (cont.)	District Requirements
12.64.202 Building Height	
minimum height	1 floor & 20 feet
maximum height	4 floors & 45 feet; (R)
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	n/a
Across the Street from Residential Only Zones	n/a
Special Height Requirement	not required
12.64.204 Building Orientation	
required or not required	not required
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	permitted
2) Corner Entry	permitted
3) Arcade	permitted
4) Grand Portico	permitted
5) Forecourt	permitted
6) Grand Entry	permitted
7) Stoop	permitted
8) Porch	---
9) Front Door	---
10) Edge Treatment: Fenced	permitted
11) Edge Treatment: Terraced	permitted
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	15 ft / no max
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	10 ft
min w/out living space windows	5 ft
12.64.209 Rear Yard Setback	
minimum setback	10 ft
12.64.210 Special Setback Regulations	
minimum setback	25 ft
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	60%
12.64.213 Build-to-Corner	
required or not required	not required
12.64.214 Maximum Building Length	
maximum	180 ft
12.64.215 Special Building Length Limit	
Corner	n/a
Mid-Block	n/a
12.64.216 Space Between Buildings	
	30 ft

12.64.300 Street, Surface Water Management, and Open Space Regulations	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	1500 ft
2. Pre-Located Streets	n/a
B. Sammamish River Access	required
C. Street Configuration	required
D. Street Type	
1. City Street	---
2. Neighborhood Avenue	permitted
3. Neighborhood Green Street	permitted
4. Neighborhood Street	permitted
5. NE 185th St. / 98th Ave. NE Connector	n/a
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	n/a
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	80%; (R)
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	per D & CS & S
2. Parkway Landscaping	required (522)
3. Neighborhood Street Landscaping	permitted
B. Interior Block Setback Areas	
1. Paving	---
2. Groundcover	required
3. Moderate Screening	required
4. Heavy Screening	required

12.64.304. Provision of Open Space		
12.64.201 Building Use	Public Open Space Requirements	Private Outdoor Space Requirements
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	100 sqft/1000 sqft	N/A
D. Lodging	100 sqft/room	N/A
E. Residential:	150 sqft/DU	60 sqft/DU minimum on Average
E.5. Home Occupation	150 sqft/DU	N/A

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.104 SR 522 CORRIDOR DISTRICT REQUIREMENTS (CONT.)

12.64.400 Parking Regulations	District Requirements
12.64.401 Parking Types	
A. Surface Parking Lot - Front	---
B. Surface Parking Lot - Side	permitted
C. Surface Parking Lot - Rear	permitted
D. Surface Parking Lot - Exposed	permitted
E. Parking Structure - Exposed	permitted
F. Parking Structure - Wrapped: Ground Level	permitted
G. Parking Structure - Wrapped: All Levels	permitted
H. Parking Structure - Partially Submerged Podium	permitted
I. Parking Structure - Underground	permitted

12.64.402 Provision of Parking				
12.64.201 Building Use	Minimum Parking Requirements	Permitted Maximum Parking in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)	1 vehicle space per 400 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
Pedestrian Oriented - eating and drinking establishments	1 vehicle space per 400 sf	1 vehicle space per 200 sf	No reductions	On-site, or off-site within 800 feet, or cash-in-lieu
b) Neighborhood Center Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
c) Auto Oriented Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
d) Corner Store Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site, or on street within 200 feet, or cash-in-lieu
2 - Civic & Cultural				
	1 vehicle space per 500 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
3 - Office				
	1 vehicle space per 500 sf	1 vehicle space per 300 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
4 - Lodging				
	1 vehicle space per bedroom	1 vehicle space per bedroom	No reductions	On-site, or off-site within 100 feet
5 - Residential (All)				
	1 vehicle space per bedroom or 2.2 spaces per unit, whichever is less*	1 vehicle space per bedroom	10% reduction allowed for shared-use parking	On-site, or off-site within 100 feet

*If the formula results in a fraction, the minimum number of parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounded up and fractions below 0.50 rounding down.

Parking requirements amended to match those of the General Downtown Corridor District.

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.500 Architectural Regulations	District Requirements
12.64.501 Building Height Massing Regulations	
Top	required
Base	required
12.64.502 Building Length Massing Regulations	
Street & River Facade Increment	120 ft

12.64.600 Signage Regulations	District Requirements
12.64.601 General Signage Regulations	
	see section 12.64.601
12.64.602 Sign Types Regulations	
	see section 12.64.602

B. SPECIAL SR 522 CORRIDOR REQUIREMENTS

All Special Requirements on this page apply to development in the SR 522 Corridor.

1. Driveway Access

- Driveways shall be spaced a minimum of 250 feet apart from intersections with public streets or other driveways.
- Where a parcel or assembled parcel has less than 250 feet of street frontage, driveways shall be located at opposite ends of the available street frontage where the side property lines intersect the right-of-way, so that each drive may serve the adjacent properties.
- To have driveways spaced less than 250 feet apart on one property, they must be one way and located at opposite ends of a property.
- Where parcel configuration, topography or other site limitations make these regulations impractical, the city traffic engineer shall determine driveway location.

2. Special Riverfront Overlay

- Building Height: maximum three floors / 35 feet within the Shoreline Master Program (SMP) jurisdiction and four floors / 45 feet outside the SMP jurisdiction.
- View Corridor Provision: A minimum of one-fourth of the property width shall be maintained as a View Corridor free of structures for the entire depth of the property from the street toward the river.
 - "Property width" is defined as the widest part of a parcel, or in the case of triangular lots, the point midway between the front and rear property lines as measured parallel to the course of the Sammamish River nearest the property. Where these regulations do not clearly define the property width, the Community Development Director/ Designee shall determine property width.
 - Surface parking can be in the required View Corridor.
 - The total View Corridor area may be provided in two separate View Corridors.
- Impervious Surface Coverage shall not exceed the following limits:
 - Properties with frontage on the Sammamish River: 60 percent;
 - Properties without river frontage: 70 percent.

3. Mobile Home Park Overlay

- Development shall be limited to the existing mobile home park (MPH) and any additional mobile homes or manufactured homes which may be permitted by existing approvals or by new approvals obtained under Chapter 12.08 BMC.
- Mobile/manufactured homes in the overlay shall be developed in accordance with Chapter 12.08 BMC.
- Redevelopment to uses other than a mobile home park shall require prior review and approval of an amendment to the Imagine Bothell... Comprehensive Plan and SR 522 Corridor district regulations shall apply.

12.64.201 BUILDING USE

For the purposes of this Plan, all permitted and conditionally permitted uses have been classified into Use Categories. Descriptions and special requirements for each category, including aspects of their development such as size and location, are established in the text below. Use Category Charts include permitted and provisional uses for each category. Uses listed as permitted are defined as those uses permitted by right. Uses listed as provisional are defined as those uses which require special consideration either of their impacts on the neighborhood / land uses in the vicinity and/or of their physical organization and design. A provisional use shall be considered for approval if the proposed use conforms with the vision, goals and regulations of the Plan and any relevant requirement of the Bothell Municipal Code.

All permitted uses for a single District are allowed either alone or in combination with any other permitted uses within a parcel. Any proposed use not listed in the Use Category Charts shall be classified by the community development director as permitted, provisional, or not permitted, based on the listed use to which the proposed use is most similar. If the community development director determines that the proposed use is not similar to any use in the table, the proposed use shall not be permitted. The determination of the community development director shall be appealable to the hearing body.

A. RETAIL

Description: Shopping including retail anchors, eating & drinking establishments, specialty goods/foods, entertainment & recreation, convenience uses, services, and commercial goods.

Definition - Anchor: A large commercial development that generates significant pedestrian traffic and that increases the traffic of shoppers at or near its location. Consumers, attracted by the anchor store, are likely to visit the location, and thus nearby stores' sales and profits are increased by the presence of the anchor.

Definition - Cluster: A cluster is made up of two or more abutting retail establishments.

Special Conditions: Minimum interior height for ground level retail of all types is 14 ft. from floor to ceiling. Use conversions in an existing building are not required to meet this requirement.

1. Pedestrian Oriented Retail

Description: Pedestrian oriented and activity-generating retail uses that are appropriate and desirable in a downtown core environment.

Chairs and tables for outdoor dining and carts for merchant display may be permitted in the public right-of-way (i.e. in sidewalk areas) provided that:

- a. The use maintains a minimum five-foot wide unobstructed portion of sidewalk corridor which is clear and unimpeded for pedestrian traffic.
b. The use keeps the full width of the building entrance clear and unimpeded for building access.

f. Provisional: Eating and Drinking establishments exceeding 2,500 s.f.

2. Neighborhood Center Retail

Description: Convenience uses, small-scale shopping and personal services to serve nearby residential neighborhoods in Neighborhood Center Overlay.

- a. A maximum size of 5,000 s.f. per non-anchor use.
b. A maximum size of 2,500 s.f. per Eating and Drinking establishments.
c. A maximum size of 25,000 s.f. total per unanchored center.
d. A maximum size of 65,000 s.f. per medium to large-scale grocery store or similar community-oriented anchors.
e. Provisional: Neighborhood serving retail & services exceeding 5,000 s.f. per use.
g. Provisional: Unanchored Neighborhood Centers exceeding 25,000 s.f.
h. Provisional: Community oriented anchor exceeding 65,000 s.f.
i. May be free-standing buildings or incorporated into mixed use building.

3. Business & Personal Services

Description: Small to medium sized businesses providing services to local businesses and households.

There are no special conditions for Business & Personal Services

4. Auto Oriented Retail

Description: Medium to large scale shopping, entertainment and service uses that are best suited to an auto-oriented environment.

Provisional: Uses featuring outdoor sales or outdoor storage not clearly ancillary to use

5. Corner Store Retail

Description: Small scale, convenience shopping and personal service uses to serve the immediate community.

- a. A maximum size of 2,500 s.f. per use.
b. A maximum size of 5,000 s.f. total per cluster.
c. Corner store shall be integrated into a larger building on the corner of a block.
d. Corner Store Retail must be located on the corner of a block, and the entrance must face a public street, square, or plaza space.
e. Provisional: Individual uses larger than 2,500 s.f. provided that the use is unique and not already provided within 1 mile trade area.

B. CIVIC & CULTURAL

Description: Services (including education and utilities), cultural institutions and recreational facilities made available to the general public for free or at a reasonable cost.

Provisional: Public and private utilities, including pipelines, utility lines, water and wastewater facilities, substations, and telephone.

C. OFFICE

Description: Workplace uses including professional, administrative, medical, research and development, financial and educational activities for businesses, individuals and non-profit organizations.

D. LODGING

Description: Short-term commercial lodging facilities including all hospitality uses, such as hotels, bed and breakfasts, and motels.

E. RESIDENTIAL

Description: All owner- and renter-occupied dwelling units, including multi-family with common entry, multi-family with individual entry, detached single family, manufactured homes, and home occupation.

1. Multi-Family with Common Lobby Entry

Description: Buildings designed as residence for multiple households where some dwelling units are accessed through a common lobby, shared hallway, or shared stairwell.

2. Multi-Family with Individual Entry

Description: Individual or attached buildings designed as a residence for multiple households where all dwelling units have a dedicated entrance accessed directly from the sidewalk or publicly accessible open space.

3. Detached Single-Family Homes

Description: A detached building designed as a residence for one household.

4. Manufactured Homes

Description: A dwelling unit, manufactured whole and designed to be transported to a site and installed on a relatively permanent basis (see BMC 11.02.050 "M").

5. Home Occupation

Description: A dwelling unit in which the occupant conducts a home-based business or enterprise.

- a. Provisional: Work activities that require hazardous assembly, including fabrication, manufacturing, repair or processing operations such as welding and woodworking
b. The maximum number of employees not including the owner/occupant is limited to two per unit.
e. ~~Once established, Live-Work may not be converted to a solely commercial or business use. However, Live-Work units may revert to solely residential use.~~

Amendment to allow conversion of Live-Work units to commercial or business use.

Amendment to allow limited sit-down dining outside the central downtown districts.

, including restaurants with drive-through service and/or those with on-site dining associated with special attractions or facilities outside the central downtown districts