

Changes Proposed by ZCA09003 and ZCA09004

<u>Changes to Permitted Uses in TB zone</u>		
Requested Code Change	Proposed Conditions	Current Code Provision
Definition of hotel changed to include the term con-tell. A con-tell is a unit that is sold to a private individual, but is rented out to the general public for a portion of the year.	None. These units would be included under the hotel limitations on density, not the residential limits on density.	The definition of hotel/motel comes from the 2002 NAICS, under #721110. This definition is included in Attachment D. Hotels/motels and permitted in the Tourist Business zone, and have development limitations of: <ul style="list-style-type: none"> • Maximum 24 rooms per acre • Maximum 50% impervious surface for the site • Maximum height of 35 feet not exceeding 3 stories • Design standards
Allow sports clubs, civic centers, and community centers as a Permitted Use (WMC 21.08.040(A))	None.	Sports clubs are a conditional use. Civic and community centers are not permitted.
Allow Social Services subject to development condition (WMC 21.08.050(A)).	Limited to NAICS 62411 (Included in Attachment D), which provides social assistance services for children and youth.	Daycare 1 is not permitted. This NAICS already falls under "Social Service" (NAICS 6241), which is also not permitted in the TB zone.
Allow Office Supply (453210), Shoe Repair (8114), and Wireless Phone Stores (5172) (WMC 21.08.070(A))	None.	These uses are not permitted in the TB zone. Office supply would be allowed by clarifying the definition of "book, stationary, video and art supply stores" Shoe sales are permitted in the TB zone.
Allow residential on the ground floor subject to development standards.	Ground floor residential units would be permitted when: <ul style="list-style-type: none"> • It is located behind retail/commercial space • It is located 8 feet above the existing grade of the street or sidewalk • It is a live work unit • It is located along a non-retail oriented street 	Residential is not permitted on the ground floor.
Allow Dry Cleaning and Laundry	Limited to drop off and pick up	Dry cleaning and laundry service

Service subject to development condition (WMC 21.08.050A).	only.	is not permitted.
Allow Specialized Instruction Schools subject to development condition (WMC 21.08.050(A)).	Limited to the "arts", including Art, Cooking, Dance, Language and Music	This use is not permitted in the TB zone.
Allow Medical Offices subject to development condition (WMC 21.08.050(A)).	Allow 62111 – Physicians 621210 – Dentist 621310 – Chiropractor 621340 – Physical, Occupational and Speech and Audiology Therapy and subject to the same limitation on professional offices	Medical Office/Outpatient Clinics are not permitted in the TB zone.
Allow Motor Vehicle Dealers subject to development condition (WMC 21.08.070(A)).	Limited to showrooms only. Bulk storage, vehicular prep, repair or maintenance would not be permitted.	Motor vehicle sales are not permitted in the TB zone.
Allow Bulk Retail subject to development condition (WMC 21.08.070(A)).	Limited to 20,000 square feet of the gross floor area.	Bulk retail (definition in Attachment D) is not permitted within the TB zone.
Allow movie theaters to have several showing rooms (WMC 21.38.065.2)	Only permitted when dining is also provided.	Currently, movie theaters are permitted within the Tourist District Overlay, subject to a limitation of one screen.
Change the limitations on offices	Allow 50% of the gross square footage of the ground floor to be dedicated to offices.	20% of the ground floor is allowed to be professional office uses.
Change development conditions in WMC 21.08.070(B) to allow additional retail uses (Department Stores, Variety Stores, Furnishing Stores, Home Décor Stores, Furniture Stores, Motor Vehicle Dealers and Bulk Retail)	Allow department and variety stores to be up to 20,000 square feet, except large department stores, large home improvement stores, warehouse clubs, superstores, and super centers. Allow furniture and home furnishing stores to be up to 10,000 square feet, remove the limitation on culinary only related uses.	Department and variety stores are permitted to be 2,000 square feet. Furniture and home furnishing stores are permitted to be in the TB zone only with a development agreement, and only for culinary-related uses, including household appliance stores (443111) and stores under 44229 (definition in Attachment D).
<u>Changes to Residential Density in TB zone</u>		
Requested Code Change	Proposed Conditions	Current Code Provision
Measure residential density using FAR, subject to development standards and benchmarks.	An FAR would be used when: <ul style="list-style-type: none"> • Parking for residential units is below the building or underground. • A minimum of 25 percent 	Currently, residential units are permitted in the Tourist Business zone only where a development agreement for a mixed use development is in place.

	<p>of the ground floor commercial space must be permitted and/or under construction before residential units over 12 units per acre may be allowed.</p> <ul style="list-style-type: none"> One pedestrian-oriented node per building must be provided, with additional nodes for every 75 residential units proposed or constructed. 	<p>Residential is not permitted to be more than 25 percent of the entire area of the development, and may not access directly onto NE 148th Street, NE 145th Street or Woodinville-Redmond Road.</p> <p>Density is limited to 12 units per acre.</p>
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Changes to Height in TB zone

Requested Code Change	Proposed Conditions	Current Code Provision
Allow height to be increased to 60 feet with a development agreement (WMC 21.12.040(B))	<p>This height would only be allowed with a development agreement.</p> <p>WVA has also suggested that this could be an incentive based requirement, which could allow additional height with underground parking, with residential on the upper floors, where there is a hotel, or where there is additional pedestrian space on the street.</p>	<p>Base height is 35 feet.</p> <p>With additional setbacks, the height may go to 45 feet.</p> <p>With a development agreement, maximum height is 49 feet.</p>

Changes to Tree Protection

Requested Code Change	Proposed Conditions	Current Code Provision
Tree Credit requirement reduced to 10 tree credits per acre when site is undergoing redevelopment (WMC 21.15)	None.	60 tree credits per acre are required for all sites.
Allow other planting besides trees to count towards tree credit requirements (WMC 21.15)	For mixed use projects, and only if it provides a similar green or landscape character.	Shrubs and groundcover cannot be counted towards tree credits.

Changes to Parking Code

Requested Code Change	Proposed Conditions	Current Code Provision
Allow parking ratios authorized by a shared parking agreement to run with the land in perpetuity (WMC 21.18.040)	None.	Parking ratios cannot be held in perpetuity. If the ratio changed in the future, a use that met the triggers for parking in WMC 21.18.020 (new or enlarged building, new parking area, change of use) would be required to provide the new parking amount.

Allow parking stall dimensional requirements to be encroached by building columns (WMC 21.18.040)	Encroachment would only be permitted for the first or last 4 feet of the stall.	No encroachment is allowed. The parking code does not distinguish between surface and structured parking.
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Changes to Development Agreement Regulations

Requested Code Change	Proposed Conditions	Current Code Provision
Allow development agreements to be extended for an additional 10 year terms administratively or automatically (WMC 21.37.060)	<p>Administrative extensions for an additional ten years would be granted by the Director when there are economic or similar constraints beyond the control of the developer.</p> <p>Automatic extensions for an additional ten years would be granted when there have been reasonable efforts to move ahead with the development.</p>	In 2008, Council adopted WMC 21.37, including WMC 21.37.060, which limits development agreements to 10 years. Previously, there was no listed time limit in the City's code.