

## **Urban Centers Highlights of Proposed Ordinance**

The proposed ordinance repeals the current Urban Centers Demonstration Program (chapter 30.34A SCC) and replaces it with a new zoning classification and design standards.

### Zoning/Permitted Uses

The project creates a new Urban Center (UC) zoning classification which determines the allowed (or permitted uses). The new zone also requires new development to comply with new development regulations (see below).

- Uses not appropriate for pedestrian and transit oriented development are excluded (i.e. drive-through, junkyard and warehousing)
- Existing uses may become non-conforming but will be allowed to continue and some expansion of the use is allowed

### Development Regulations (Design Standards)

New regulations governing the construction of new structures are proposed. The regulations govern the design of buildings (i.e. height, setbacks, architectural details), parking requirements, landscaping and open space, and pedestrian and vehicular circulation. Specifically, the new standards include:

- Using floor area ratio (FAR) instead of dwelling units/acre to measure density.
  - Minimum/maximum floor area for residential, non-residential and mixed use
  - FAR bonuses for street level retail, health club, green roof, daycare, rooftop solar panels, community gardens for use by residents and structured parking
  - FAR super bonuses for 1% arts, LEED (silver certification) and Built Green
- Building Height
  - Heights limited for buildings adjacent to R-9600, R-8400, R-7200, townhouse and LDMR zoning (based on distance from zoning line)
  - 80 foot max with surface parking only; additional height granted at a rate of 1 foot increase in height for each 1% of structured parking up to max building height of 180 feet
- Parking
  - Minimum/maximum number of required parking spaces for residential, retail, restaurant, office and senior housing
  - Shared parking between uses is allowed and encouraged
- Landscaping
  - Required 25 foot Type A buffer when adjacent to single family zoning
  - Street trees required

- On-site recreation space
  - Each project is required to provide open space based on the amount of residential and/or non-residential uses
  - At least 50% of the open space is required to be active and 25% needs to be located in a single tract for active recreation
- Wider sidewalks required for all new projects and pedestrian facilities required throughout a project
- New regulations for signs, trash screening and lighting
- Architectural standards to improve the quality of design and for mitigating large bulky buildings
- Requirements to provide canopies or awnings along sidewalks for weather protection

### Review Process

Applications for new development will be approved by the director. A project may be appealed to the hearing examiner. Public notice to adjacent property owners is required and there is a comment period on the project.

New project are required to submit:

- A site plan showing the location of buildings, parking, road and sidewalks
- A separate plan is required showing on-site and off-site circulation, landscaping and open space
- Drawings showing the front, rear and side views of the building(s)

A city may be allowed to jointly review the project when interlocal agreement is in place.

### Other changes

- Changes to the Neighborhood Business zone bulk standards (height, setbacks and lot coverage) to better implement the Urban Village plan designation

### Areawide Rezone

To implement the Urban Center plan designation and maintain consistency, the county is proposing areawide rezones. Properties designated Urban Center will be rezoned to the new urban center zone and be subject to the new development regulations. Manufactured home parks located in an urban center will not be rezoned as they are currently subject to interim emergency zoning. Also, the OPUS Northwest Property (along 164<sup>th</sup> St) will retain Business Park zoning at the request of the property owner. Notice of an areawide rezone is required to be mailed to affected property owners within the rezone area and within 500 feet.