AGENDA
Lynnwood Planning Commission
Thursday, April 26, 2012 — 7:00 pm
City Council Chambers, 19100 – 44th Ave. W., Lynnwood WA

A. CALL TO ORDER – ROLL CALL

B. APPROVAL OF MINUTES:
   Meeting of February 23, 2012

C. CITIZEN COMMENTS – on matters not on tonight’s agenda.

D. PUBLIC HEARINGS

   1. Transition Area Zoning Regulations (2008CAM0003) Proposed zoning and
design guideline regulations for the Alderwood - City Center Transition Area,
generally located east of 36th Ave W., south of 188th St. SW and west of Alderwood
Mall Blvd.

E. WORK SESSIONS

F. OTHER BUSINESS

   1. Proposed Amendment B-3/B-4 Limited Commercial Districts – Staff
proposal to combine B/3 and B/4 limited business districts while adding additional
flexibility with regard to permitted uses.

G. COUNCIL LIAISON REPORT

H. DIRECTOR’S REPORT

I. COMMISSIONERS’ COMMENTS

J. ADJOURNMENT
**Lynnwood Planning Commission**  
**Meeting of April 26, 2012**

### Staff Report

**Agenda Item:**  
Alderwood-City Center Transition Area

<table>
<thead>
<tr>
<th>Community Development Dept./Economic Development Dept.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACTION</strong></td>
</tr>
<tr>
<td>For public hearing, discussion, and continuation to future meeting or recommendation to the City Council for action.</td>
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</tbody>
</table>

**BACKGROUND**  
The Alderwood City Center Transition Area (ACC) Comprehensive Plan map designation was created in 2007 when the City Council amended the Land Use Element of the Comprehensive Plan to include the following land use concept for this area:

**Alderwood – City Center Transition Area**

**Purpose:** This Plan category is intended to provide for a transitional area between the Alderwood Mall and the City Center. The Mall is the retail center of south Snohomish County and experiences a high level of activity, consistent with its retail character. The City Center is intended to be the business center of Snohomish County, with the character and intensity of an urban, mixed use downtown area. This Transition Area will contain a mix of land uses that complements these two areas but at a lower intensity so as to minimize impacts on the residential area to the west (across 36th Ave. W.).

**Principal Uses:** Offices, retail (excluding big box stores), restaurants, services and multiple family residences (as part of a mixed use development)

**Location Criteria:** This land use category will be applied to the properties between the Alderwood Mall to the north and the City Center to the south, 33rd Ave W to the east and 36th Ave W to the west.

**Site Design:** Buildings will typically cover up to 50% of a site, with open parking or parking structures, landscaping, and open space occupying the rest of a site. Usually parking will be located in open parking areas; although some parking may be located in parking structures (either as separate structures or under buildings with other land uses). Pedestrian connections between properties and through the area to both the City Center and Alderwood will be required.
Prior to the area’s Comprehensive Plan designation as the “Alderwood – City Center Transition Area”, (ACC), the City Council designated it as a “Study Area” when the Council adopted the City Center Sub-Area Plan, zoning and design guidelines on March 14, 2005. The adopted City Center zoning map (Ord. 2555 and Ord. 2625) did not change the zoning of the Study Area from Business/Technical Park (BTP), Planned Commercial Development (PCD), Multiple Residential Medium Density (RMM) and a Planned Unit Development (PUD)/retail.

In 2008, City Council authorized a contract with Makers Architecture to recommend new zoning for the ACC. Public meetings were held in April and June of 2009 and in July of 2009. Residents in the neighborhoods west of 36th Ave W and property owners in the ACC gave input on how the area should be developed.


The draft zoning minimizes impact on neighbors west of 36th Ave West while still fulfilling the intent of the Comprehensive Plan to create a vital transition area between Alderwood Mall and the City Center. Setbacks, landscaping, height, lot coverage and use restrictions are included to minimize noise and visual impact of development on neighbors west of 36th Ave W. Taller buildings are permitted east of 33rd Ave W, and permitted uses are expanded to encourage development. Zero set backs on 33rd Ave W and 194th Ave W and pedestrian oriented facades are required to encourage pedestrian activity.

At the February 23, 2012 meeting, the staff answered several questions which the Planning Commission had raised. Following the discussion, Planning Commission directed staff to bring the zoning and design guidelines for the ACC forward for a public hearing.

RECOMMENDATION
None. For discussion following the public hearing.

The purposes of the meeting will be to allow public testimony on the amendments and continue review and discussion of the draft code and design guidelines associated with the ACC. It is expected the Commission’s discussion will clarify issues/topics needing further analysis or discussion prior to completion of the Commission’s work and a recommendation to City Council.

ATTACHMENTS
- Draft ACC Zoning Code
- Draft ACC Design Guidelines
- Draft ACC Map
- Staff Presentation
- Minutes of the February 23, 2012 Planning Commission meeting
Chapter 21.61

ALDERWOOD-CITY CENTER TRANSITION AREA (ACC) ZONE

21.61.100 Purpose.
The Alderwood - City Center Transition Area (“Transition Area”) is located in between the City Center, the Alderwood mall area, and a single family neighborhood on the west side of 36th Avenue West. The Transition Area provides a point of connection between the City Center and the Alderwood mall, each of which is a center of substantial activity and is planned for substantial growth and development. At the same time, the proximity of a single family neighborhood (west of 36th Avenue West) means that redevelopment and use of properties in the Transition Area must be appropriately regulated. Therefore, the Alderwood-City Center Transition Area Zone (ACC) is intended to promote development and redevelopment of the transition area in a manner that takes advantage of current and foreseeable opportunities in the real estate market while providing protection for the single-family neighborhood. This zone will create the linkage/connection between the Alderwood mall area and the City Center by allowing a mix of land uses that complements the two areas (Alderwood mall and the City Center) but at a lower intensity than the City Center and in a manner that minimizes impacts on the residential area to the west. In particular, development along the frontage of 36th Avenue West – that faces the single family neighborhood – will be controlled and limited.

21.61.150 Interpretation.
All regulations of the ACC zone and the Transition Area Design Guidelines shall apply to properties within the ACC zone. In the event of differences between the requirements of this zone and other chapters of this Code, the provisions of the ACC zone shall prevail.

21.61.200 Limited Development Area Overlay
To provide added protection to the residential areas west of 36th Avenue West, there is hereby created an overlay zone called the “Limited Development Area” (LDA).

A. The portion of the Alderwood-City Center Transition Area Zone (ACC) designated as the LDA Overlay Zone is:

The properties fronting the east side of 36th Avenue West, between 188th Street SW to the North and the future extension of 194th Street SW to the South (as 194th Street SW is identified in the City Center Street Grid Ordinance, as amended), from the 36th Avenue West right-of-way Eastern edge/property line to a line 100 feet deep (easterly) into the properties.
B. In the LDA Overlay Zone, certain land uses have specific requirements and the intensity of development is restricted, as stated in this Chapter.

21.61.250 Permitted uses.

A. Uses

1. Live/Work units
2. Multi-family dwellings
3. Caretaker and watchmen quarters
4. Hotel/motel, except as prohibited in the LDA
5. Offices (all types)
6. Personal care services (i.e. barber, hair salon, nail salon, tanning, etc.)
7. Banks and other financial institutions
8. Medical clinics
9. Hospitals, except prohibited in the LDA
10. Veterinarian clinic, (may include boarding of and day-care for small animals, provided all on-site activities are enclosed in a building)
11. Retail, up to 50,000 square feet per building; except that, in the LDA retail uses may occupy no more than 50% of the ground floor of a building. Where a building overlaps the LDA boundary, this limitation applies only to the portion of the building in the LDA.
12. Eating and drinking establishments, including outdoor dining as an accessory use; except that, in the LDA an eating and drinking establishment may occupy no more than 50% of the ground floor of a building excluding out-door dining areas. Where a building overlaps the LDA boundary, this limitation applies only to the portion of the building in the LDA.
13. Colleges, universities, trade and professional schools, technical and vocational schools
14. Athletic clubs and facilities, except prohibited in the LDA
15. Municipal Services
16. Research and Development
17. Assembly of Wood, Light Metal, Glass, Electronic, Electrical or Plastic Parts or Components which are extruded, stamped, manufactured, shaped, or prepared elsewhere, not precluding minor processes such as cutting, drilling, soldering, or minor welding
18. Printing, publishing and electronic media businesses such as copy centers
19. Testing, servicing and repairing of goods
20. Clubhouse and fraternal, social, recreation and other not-for-profit associations
21. Libraries, museums, and similar cultural uses
22. Wireless communication facilities (attached)
23. Child day care
24. Land uses not specifically listed in this section may be allowed when determined by the Community Development Director to be
compatible with the listed uses and consistent with the purpose of
the Alderwood - City Center Transition Area Zone. The Director’s
written decision is subject to appeal per LMC 1.35.200 (Process II).

B. Uses Allowed by Conditional Use Permit.
   1. Wireless communication facilities (not attached)

C. Allowed Accessory Uses
   1. Self-storage: Self storage may occupy up to 20% gross floor area
      of multi-story buildings. All related outdoor display or storage is
      prohibited.
   2. Outdoor dining.

21.61.260. Prohibited Uses
Uses not listed above as permitted outright or allowed by conditional use
permit or allowed as an accessory use to a permitted primary use, are prohibited
in this zone. Notwithstanding any provision above, the uses listed below are
specifically prohibited.
   1. Adult uses and establishments
   2. Drive-up and drive-through service facilities
   3. Gas stations
   4. Recreational Vehicle Parks, campgrounds
   5. Self-Storage on street level except for front office and lobby
      functions.
   6. Uses not fully contained within a building, except outdoor dining is
      permitted as an accessory use.
   7. Secure community transition facilities
   8. Sewage treatment plants
   9. Vehicle repair, servicing and other auto oriented services unless
      entirely within a building or a parking structure
   10. Wrecking yards
   11. Work release facilities and similar
   12. Outdoor sales and/or storage
   13. Warehouse and/or Distribution
   14. Any other uses similar to those listed above or any other uses
determined by the Community Development Director to be
 inconsistent with the ACC Zone Purpose Statement (LMC
 21.61.100)

21.61.300 Project Design Review.
A. Design Guidelines. The following structures and parking facilities
permitted in the Alderwood-City Center zone shall comply with the
Lynnwood Transition Area Design Guidelines (which are adopted by this
reference as if fully set forth herein) and receive approval pursuant to
Chapter 21.25 LMC, unless otherwise specified in this chapter. For
proposals in the Alderwood-City Center zone, the citywide design guidelines shall be replaced with the Transition Area design guidelines.

1. Construction (or expansion) of any nonresidential structure or building with a gross floor area of more than 1,000 square feet.
2. Construction (or expansion) of any parking lot and/or parking structure with 20 or more stalls or paved parking area of 5,400 square feet or more.
3. Construction of or addition to any structure containing residential units.

B. Applicable Lynnwood Transition Area standards shall supersede any development standards and requirements of this title and other titles of this code that may conflict, unless otherwise specified in this chapter. Where Transition Area standards are silent, development standards provide elsewhere in LMC shall apply.

C. Gateways and Prominent Intersections. See City of Lynnwood zoning map to identify development project sites within a gateway or prominent intersection location. Such sites shall be subject to applicable gateway and/or prominent intersection design guidelines in the Lynnwood Transition Area design guidelines. If any portion of a project site lies within a gateway or prominent intersection location, then the entire project shall comply with the applicable design guidelines.

21.61.400 Development Standards

A. Density (Multiple-Family Residential):
   1. Maximum Density: 70 dwelling units per acre (There is a cap of 300 dwelling units in the North End, including the ACC zone. When that number is reached, the future housing density will be analyzed).

B. Minimum lot area: One (1) acre.

C. Minimum lot width: 150 feet.

D. Minimum and maximum building setbacks:
   1. 36th Avenue West
      a. Minimum: 40 feet. The 40 foot setback shall consist of a minimum 25 foot wide landscaping buffer from the property line along 36th Avenue West plus an additional 15 feet of open space. Surface and underground parking, plazas, landscaping or other open space is allowed in the additional 15 feet of open space. (See also LMC 21.61.450 for landscaping requirements)
      b. Maximum: None
2. 33rd Avenue West
   a. Minimum: None.
   b. Maximum: Ten (10) feet, except that a larger setback is allowed
to create pedestrian oriented open space (such as a
forecourt, a plaza or similar pedestrian oriented
environment).

3. 188th Street SW
   a. Minimum: Twenty Five (25) feet
   b. Maximum: None.

4. 194th Street SW Extension (to be applied at such time the right of
   way exists):
   a. Minimum: None.
   b. Maximum: Ten (10) feet, except that a larger setback is allowed
to create pedestrian oriented open space (such as a
forecourt, a plaza or similar pedestrian oriented
environment).

5. Alderwood Mall Boulevard
   a. Minimum: Ten (10) feet
   b. Maximum: None.

6. Interior Property Lines: None

7. Maximum Lot Coverage: 50%, excluding parking structures and
   Occupiable Space uses located on the ground floor of parking
   structures.

E. Maximum building height:

1. See Table 21.61.01 for maximum building height.

Table 21.61.01 Maximum Building Height

<table>
<thead>
<tr>
<th>Distance from the east right of way line of 36th Avenue West</th>
<th>Maximum Building Height (excluding Corridor)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 40 feet</td>
<td>0 (No buildings allowed)</td>
</tr>
<tr>
<td>Greater than 40 feet up to 60 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td>Greater than 60 feet up to 100 feet</td>
<td>85 feet</td>
</tr>
<tr>
<td>Greater than 100 feet</td>
<td>West of 33rd: 85 feet; up to 120 with CUP</td>
</tr>
<tr>
<td></td>
<td>East of 33rd: 120 feet</td>
</tr>
</tbody>
</table>
2. Create a “corridor” extending from and centered on 191st Place Southwest and 192nd Street Southwest; no portion of a building or structure may exceed 40 feet in height as measured from the 36th Avenue West eastern most ROW. The corridor shall consist of the following areas (see Figure 2):

   a. Any area within 40 feet north and south of the centerline of 191st Place SW as extended to the east from the terminus of 191st Place SW to 33rd Avenue West.
   b. Any area within 35 feet north and south of the centerline of 192nd Street SW as extended to the east from the terminus of 192nd Street SW to 33rd Avenue West.
   c. Properties in the corridor may transfer the difference between the average finished building height measured at grade and 85 feet, to properties outside the corridor but within the ACC. No building may exceed 120 feet in height. Properties outside the corridor receiving a height transfer may build to a height of 120 feet without a CUP.
Access Management and Vehicular Connections.

1. A building site or a group of building(s) or uses which are developed, owned, and managed as an operating unit (e.g., shopping center, business park, multiple-family complex) shall be allowed no more than one driveway access to 36th Avenue West. Additional driveways may be permitted subject to the approval of the Public Works Director. (see LMC 21.02.175)

G. Service Areas

1. No service areas including, but are not limited to, trash dumpsters, compactors, refuse and recycling areas and mechanical equipment areas, shall be located within 40 feet of a public street or a residential zone.

2. Loading docks shall not be located within 100 feet of a residential zone or public street and shall be screened from direct views using materials compatible with the building.

3. All trash and recycling facilities shall either be located within the primary building or shall be enclosed with a solid structure with a minimum height of seven (7) feet and a roof. However, if the service area is not visible from an adjacent property or public right-of-way, the enclosure does not require a roof. Exterior materials of the structure shall match or complement those of the primary project buildings; wood is not allowed as an exterior material.

H. Surface Parking and Parking Structures.

As provided in LMC Chapter 21.18; except that:

1. Residential surface parking shall have a minimum of 1 and a maximum of 1.5 spaces per dwelling unit.

2. The minimum setback and width of landscaping between a parking structure and a public street is reduced to 10 feet; except that this provision shall not apply to the LDA.

21.61.450 Landscaping

A. Signed Plans. All landscaping plans shall bear the seal of a registered landscape architect or signature of a Certified Professional Horticulturalist (CPH) and be drawn to a scale no less than one inch to 20 feet. The landscape architect or CPH shall certify that the species of plants are fast-growing and that the design of the plan will fulfill city code requirements within five (5) years.

B. Installation Prior to Occupancy. All landscaping that fulfills the city code requirements shall be installed prior to occupancy of any structure located on the same site. If, due to extreme weather conditions or some unforeseen emergency, all required landscaping cannot be installed prior to occupancy, then a cash deposit or guarantee account with the city shall be provided as financial security to guarantee installation of the remaining landscaping, as provided in 21.04.920
C Trees shall be selected from the Tree Preservation And Protection Guidelines For The City Of Lynnwood.

D Groundcover shall consist of lawn and/or low evergreen and deciduous plantings with a maximum height of 30 inches, and shall be provided so as to achieve 50 percent groundcover within two (2) years.

E Branches shall be eliminated to a height of six (6) feet where necessary to prevent sight obstruction.

F Surface parking Lot Coverage: Five percent (5%) of the parking area located only between the sides of the building opposite the street and interior property lines; 10 percent (10%) of parking areas between buildings, between buildings and the loosest side property line, or single aisle, double loaded parking areas located between buildings and the street and 15 percent (15%) of multi aisle areas located between buildings and street shall be in landscaping (exclusive of landscaping on the street frontage and required landscape buffers) provided that:

1. No landscaping area shall be less than 25 square feet in area or less than three feet in width
2. No parking stall shall be located more than 45 feet form a landscaped area and
3. All landscaping must be located between parking stalls, at the end of parking columns, or between parking stalls and the property lines.

21.61.460 Additional Requirements 36th Avenue West Street and 188th Street SW Frontages

A 25 foot wide landscape buffer meeting the following requirements shall be installed along the street/front lot line:
1. At least one tree must be planted for every 30 linear feet of street frontage. At least 50% of the trees shall be evergreen conifers.
2. All required trees shall be capable of reaching a mature height of at least 25 feet but not more than 35 feet. Minimum tree height at planting shall be eight (8) feet for evergreen trees and 10 feet for deciduous trees.

21.61.470 Additional Requirements 33rd Ave. W. and the Extension of 194th St. SW (from 36th Ave W to 33rd Ave W) Street Frontages

A minimum of 60 percent of the property street frontage shall be buildings or pedestrian oriented open space. Landscaping buffer meeting the following requirements shall be installed in setbacks elsewhere.
1. Trees two-and-one-half- to three-inch minimum caliper size, 12- to 15-foot minimum height, planted 25 feet on centers, plus groundcover.
2. Minimum tree height at planting shall be eight (8) feet for evergreen trees and 10 feet for deciduous trees.

21.61.480 Additional Requirements Alderwood Mall Boulevard Frontage
A ten (10) foot wide landscape buffer meeting the following requirements shall be installed along the property line.

1. Trees two-and-one-half- to three-inch minimum caliper size, 12- to 15-foot minimum height, planted 25 feet on centers, plus groundcover.
2. Minimum tree height at planting shall be eight (8) feet for evergreen trees and 10 feet for deciduous trees.

**21.61.600 Nonconforming Uses and Structures.**

It is expected that much development within the ACC Zone will be as a result of renovations and expansions as much as entirely new development. It is not the intent of the city to discourage such development, as new investment should enhance the image and appeal of the ACC. However, it is also necessary to ensure that all forms of development contribute positively to the character and quality of the area. The general principle to be applied is that changes to nonconforming conditions should not increase the degree of the nonconformity, but rather move the site and its uses and buildings towards greater conformity. Given the location and configuration of current buildings, application of all design standards may not be possible or practical; however, every effort should be made to comply with such standards for the portions of sites and buildings in proximity to the alterations being made. This section supersedes Chapter 21.12 LMC.

A. Nonconforming Uses. Any “prohibited” uses legally existing at the time of the adoption of the ordinance codified in this chapter shall be considered “legal nonconforming uses.” Such uses are not permitted to expand. Exterior landscaping, facade improvements, repair/maintenance or interior upgrades are permitted.

B. Nonconforming Sites. Throughout the ACC zone, there are many properties where site development existing at the time of the adoption of the ordinance codified in this chapter does not comply with the site design standards and guidelines in this chapter. Certain types of minor changes to existing site development would not trigger compliance with the development standards and design guidelines in this chapter, such as re-stripping of parking stalls, and new or altered signage (see LMC 21.16) or lighting or renovation of landscaping. Any other site improvements, exterior renovation or expansion of building footprints shall incorporate site design features that bring the site more into compliance with the standards of the Transition Area design guidelines, regardless of whether or not the site improvements, renovation and/or expansion is subject to the design review requirements per LMC 21.61.300.

C. Nonconforming Buildings: Throughout the ACC zone, there are buildings and other structures existing at the adoption of the ordinance codified in this chapter that do not comply with the regulations in this chapter and Transition Area Design Guidelines. Expansion of building footprints or increases in building height of such structures shall incorporate standards
that bring the site and building more into compliance with the requirements of this Chapter and the ACC Zone Guidelines. Compliance shall be localized to the area of the building being altered. Particular emphasis should be given to the provision of pedestrian amenities oriented towards the streets. For example, if a building is expanded towards the street, elements such as parking lot landscaping and pedestrian connections to the sidewalk are expected to be accomplished.

D. Alternative Process for Compliance. The Community Development Director may approve a plan and design for alteration of a nonconforming site or building that does not fully comply with the requirements of subsections (B) and (C) of this section if the Director finds that the alternative plan and design provides overall a greater degree of compliance with the principle of this section (as stated above). Appeals of the Community Development Director’s decision shall be processed as a Process II application (LMC1.35.200).
CHAPTER 21.16
SIGNS

21.16.335 Signs in the Transition Area

Only the following signs are permitted in the Transition Area:

A. General Regulations
   1. Back-lit signs are prohibited; signs with individual backlit letters are acceptable.
   2. Illuminated signs are permitted except on top floor building facades facing westerly that would be visible from the residential areas west of 36th Avenue W.
   3. External sign lighting is permitted. The lighting shall not shine directly toward adjacent residentially-zoned properties and shall not project towards the night sky.
   4. For residential real estate signs, see LMC 21.16.290.D.
   5. For Commercial Incidental signs, Internal Information signs, Portable Business signs, Temporary Commercial Event signs, Real Estate signs, Construction signs and variances for commercial signs, see LMC 21.16.310.

B. Monument Sign Standards. Monument signs shall conform to the requirements of Table 21.61.02 below.
Table 21.61.02 Monument Sign Standards

<table>
<thead>
<tr>
<th>Requirements</th>
<th>Single and Multi-Tenant Developments</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>(less than 25,000 square feet (sq. ft.) of floor area)</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>4 feet</td>
</tr>
<tr>
<td>Maximum Sign Area</td>
<td>20 sq. ft.</td>
</tr>
<tr>
<td>Minimum Setback from Front Property Lines</td>
<td>For signs 4 feet in height or less: Five (5) feet. For signs greater than four (4) feet in height up to eight (8) feet in height or less: 10 feet</td>
</tr>
<tr>
<td>Minimum Setback – Side</td>
<td>Five (5) feet</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Two (2) feet of landscaping surrounding the entire base of the sign</td>
</tr>
<tr>
<td>Minimum Separation</td>
<td>250 ft. between signs</td>
</tr>
</tbody>
</table>

Notes for Table:

a. Monument signs shall include the address number on the face of the sign. Address numbers shall meet Fire Department requirements and shall not be counted towards the sign area.
b. The sign shall consist of materials and colors that minimize reflection capabilities and are consistent and complimentary to the architecture of the primary building on site. Materials shall be easily maintained and shall retain their shape, color, texture and appearance over time.
c. The sign shall comply with the design criteria in Figure 5 of LMC Chapter 21.16.
d. Signs shall not be located within a triangular area at street intersection or street and driveway intersections formed by two points measuring 20 feet back from the point where the two street right-of-way lines merge or a street right-of-way line and edge of driveway merge and extending a line that connects these two points to complete the triangle (see Figure 4 of LMC Chapter 21.16).
e. Landscaping shall include a decorative combination of groundcover and shrubs to provide seasonal interest in the area surrounding the base of the sign. Landscaping shall be well maintained at all times of the year. The required landscaping area shall be protected by a raised curb if not surrounded by additional landscaping.
f. An individual building, development, or complex may not display more than one monument sign per street frontage. However, additional
monument signs can be used on the site as long as they advertise a
different business onsite and can be placed at least 250 feet from the
first sign along applicable street frontages. No two signs shall be closer
than 250 linear feet.

C. Wall Sign Standards

1. Single story building:
   a. Business tenants with building frontage: One (1) square foot of
      signage for each linear foot of building frontage, provided that each
      tenant is allowed a minimum of 40 sq. ft. of signage.
   b. Business tenants without building frontage: 1/2 square foot for each
      lineal foot of building façade, not to exceed 100 square feet
      maximum.
   c. Allowable sign area may not be transferred from one façade and/or
      building frontage to another.

2. Multi-story building:
   a. Ground-floor business tenants with a direct exterior entrance into
      the business (not a lobby) are permitted one (1) square foot of
      signage for each linear foot of building frontage of the applicable
      tenant space, provided that each tenant is allowed a minimum of 40
      square foot of signage. This signage shall be located at their
      exterior entry on the ground floor.
   b. Other business tenants with building frontage. The total exterior
      wall signage allowed shall be a maximum of one (1) square foot of
      signage for each linear foot of building façade of the applicable
      tenant space, provided that each tenant is allowed a minimum of 40
      square foot of signage. This signage shall be located only on either
      the ground floor or the top floor (below the cornice or edge of the roof)
      of the building (or both), as determined by the building owner.
   c. Business tenants without building frontage. The total exterior wall
      signage allowed shall be a maximum of ½ square foot for each
      lineal foot of building façade which does not meet the definition of
      building frontage, up to a maximum of 100 square foot (total for all
      business tenants). The property owner shall allocate this signage
      among tenants without building frontage, including tenant spaces
      without wall space along the exterior façade. This signage may
      be located only at the ground floor or the top floor of the building (or
      both), as determined by the owner.
   d. Allowable sign area may not be transferred from one façade and/or
      building frontage to another.
   e. In no case shall allowable sign area be permitted on intermediate
      floors (above the first story or below the top story).
3. Residential Development or Institutional Identification Signs. Wall signs for multi-family development identification are permitted. Signs at ground-floor public residential or institutional entrances shall have a maximum size of 20 square feet per such entrance. Additional signs may be permitted on the top floor (below the cornice or roof edge), provided such signs shall be allocated as part of the total allowable sign area per facade by the owner (see above).

4. Home Occupation Signs. Home Occupations may be allocated sign area as part of an internal or external sign directory; no other signage is permitted.

5. Maximum Height: Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building.

6. Mounting: Building signs should be mounted plumb with the building, with a maximum protrusion of one (1) foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.

D. Projecting, Marquee and Awning Signs. Projecting, marquee and awning signs shall meet the requirements of LMC 21.16.310(B)(2) in addition to the following:

1. The sign shall not project more than five (5) feet from the building, unless the sign is a part of a permanent marquee or awning over the sidewalk. Vertically oriented signs shall not project more than three (3) feet from the building. Signs shall not project into the public right-of-way.

2. Sign area shall be counted as part of the allocation for wall signs, above.

3. Signs shall not extend above the building parapet, soffit, eave line or the roof of the building, except for theaters.

4. Marquee and awning signs shall not cover more than 70% of the applicable storefront or awning.

E. Blade Signs. Blade signs are small signs with faces perpendicular to the building façade. They generally are mounted directly to the building façade or hung below a canopy or projecting weather protection. Blade signs are generally oriented to face pedestrians walking down the fronting sidewalk. Blade signs meeting the following conditions are allowed for commercial uses:

1. Projection: Blade signs may project up to three (3) feet. Bracket signs shall have one (1) foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.

2. Clearance: Blade/bracket signs shall maintain a minimum clearance of eight (8) feet between the walkway and the bottom of the sign.

3. Dimensions: Blade signs shall not exceed six (6) square feet in area. Bracket signs shall not exceed two (2) feet in height.
4. Mounting: Blade signs must avoid covering or modifying windows or other architectural feature.

F. Prohibited Signs. The following signs are specifically prohibited:

1. Pole-mounted signs.
2. Signs employing moving or flashing lights.
3. Signs employing exposed electrical conduits.
4. Visible ballast boxes or other equipment.
5. Roof-mounted signs.

G. Other Signs – See LMC 21.16.310 C-J.
NEW DEFINITIONS

Chapter 21.02
Definitions

21.02.460 Live/Work Unit
"Live-work unit" means a building or portion thereof that combines a business that is allowed in a zone with a residential dwelling unit for the owner or employee of the business. The dwelling unit may the same share floor area with the business or may be an individual dwelling unit within the same building. Buildings with Live/Work units do not need to meet the definition of a multi-family dwelling.

21.61.400 Occupiable Space
Occupiable Space means spaces for uses such as retail, office, residential, personal service shops, customer serving offices, restaurant, entertainment, and the like. Structured parking and self-service storage facilities (mini-storage and similar spaces designed to contain objects, not persons as the primary use are not considered occupiable space.)
Chapter 21.61

ALDERWOOD-CITY CENTER TRANSITION AREA (ACC) ZONE

21.61.100 Purpose.
The Alderwood - City Center Transition Area ("Transition Area") is located in between the City Center, the Alderwood mall area, and a single family neighborhood on the west side of 36th Avenue West. The Transition Area provides a point of connection between the City Center and the Alderwood mall, each of which is a center of substantial activity and is planned for substantial growth and development. At the same time, the proximity of a single family neighborhood (west of 36th Avenue West) means that redevelopment and use of properties in the Transition Area must be appropriately regulated. Therefore, the Alderwood-City Center Transition Area Zone (ACC) is intended to promote development and redevelopment of the transition area in a manner that takes advantage of current and foreseeable opportunities in the real estate market while providing protection for the single-family neighborhood. This zone will create the linkage/connection between the Alderwood mall area and the City Center by allowing a mix of land uses that complements the two areas (Alderwood mall and the City Center) but at a lower intensity than the City Center and in a manner that minimizes impacts on the residential area to the west. In particular, development along the frontage of 36th Avenue West – that faces the single family neighborhood – will be controlled and limited.

21.61.150 Interpretation.
All regulations of the ACC zone and the Transition Area Design Guidelines shall apply to properties within the ACC zone. In the event of differences between the requirements of this zone and other chapters of this Code, the provisions of the ACC zone shall prevail.

21.61.200 Limited Development Area Overlay
To provide added protection to the residential areas west of 36th Avenue West, there is hereby created an overlay zone called the "Limited Development Area" (LDA).

A. The portion of the Alderwood-City Center Transition Area Zone (ACC) designated as the LDA Overlay Zone is:

The properties fronting the east side of 36th Avenue West, between 188th Street SW to the North and the future extension of 194th Street SW to the South (as 194th Street SW is identified in the City Center Street Grid Ordinance, as amended), from the 36th Avenue West right-of-way Eastern edge/property line to a line 100 feet deep (easterly) into the properties.
B. In the LDA Overlay Zone, certain land uses have specific requirements and the intensity of development is restricted, as stated in this Chapter.

21.61.250 Permitted uses.

A. Uses

1. Live/Work units
2. Multi-family dwellings
3. Caretaker and watchmen quarters
4. Hotel/motel, except as prohibited in the LDA
5. Offices (all types)
6. Personal care services (i.e. barber, hair salon, nail salon, tanning, etc.)
7. Banks and other financial institutions
8. Medical clinics
9. Hospitals, except prohibited in the LDA
10. Veterinarian clinic, (may include boarding of and day-care for small animals, provided all on-site activities are enclosed in a building)
11. Retail, up to 50,000 square feet per building; except that, in the LDA retail uses may occupy no more than 50% of the ground floor of a building. Where a building overlaps the LDA boundary, this limitation applies only to the portion of the building in the LDA.
12. Eating and drinking establishments, including outdoor dining as an accessory use; except that, in the LDA an eating and drinking establishment may occupy no more than 50% of the ground floor of a building excluding out-door dining areas. Where a building overlaps the LDA boundary, this limitation applies only to the portion of the building in the LDA.
13. Colleges, universities, trade and professional schools, technical and vocational schools
14. Athletic clubs and facilities, except prohibited in the LDA
15. Municipal Services
16. Research and Development
17. Assembly of Wood, Light Metal, Glass, Electronic, Electrical or Plastic Parts or Components which are extruded, stamped, manufactured, shaped, or prepared elsewhere, not precluding minor processes such as cutting, drilling, soldering, or minor welding
18. Printing, publishing and electronic media businesses such as copy centers
19. Testing, servicing and repairing of goods
20. Clubhouse and fraternal, social, recreation and other not-for-profit associations
21. Libraries, museums, and similar cultural uses
22. Wireless communication facilities (attached)
23. Child day care
24. Land uses not specifically listed in this section may be allowed when determined by the Community Development Director to be
compatible with the listed uses and consistent with the purpose of
the Alderwood - City Center Transition Area Zone. The Director’s
written decision is subject to appeal per LMC 1.35.200 (Process II).

B. Uses Allowed by Conditional Use Permit.
   1. Wireless communication facilities (not attached)

C. Allowed Accessory Uses
   1. Self-storage: Self storage may occupy up to 20% gross floor area
      of multi-story buildings. All related outdoor display or storage is
      prohibited.
   2. Outdoor dining.

21.61.260. Prohibited Uses
Uses not listed above as permitted outright or allowed by conditional use
permit or allowed as an accessory use to a permitted primary use, are prohibited
in this zone. Notwithstanding any provision above, the uses listed below are
specifically prohibited.
   1. Adult uses and establishments
   2. Drive-up and drive-through service facilities
   3. Gas stations
   4. Recreational Vehicle Parks, campgrounds
   5. Self-Storage on street level except for front office and lobby
      functions.
   6. Uses not fully contained within a building, except outdoor dining is
      permitted as an accessory use.
   7. Secure community transition facilities
   8. Sewage treatment plants
   9. Vehicle repair, servicing and other auto oriented services unless
      entirely within a building or a parking structure
   10. Wrecking yards
   11. Work release facilities and similar
   12. Outdoor sales and/or storage
   13. Warehouse and/or Distribution
   14. Any other uses similar to those listed above or any other uses
determined by the Community Development Director to be
inconsistent with the ACC Zone Purpose Statement (LMC
21.61.100)

21.61.300 Project Design Review.
A. Design Guidelines. The following structures and parking facilities
permitted in the Alderwood-City Center zone shall comply with the
Lynnwood Transition Area Design Guidelines (which are adopted by this
reference as if fully set forth herein) and receive approval pursuant to
Chapter 21.25 LMC, unless otherwise specified in this chapter. For
proposals in the Alderwood-City Center zone, the citywide design
guidelines shall be replaced with the Transition Area design guidelines.

1. Construction (or expansion) of any nonresidential structure or building
with a gross floor area of more than 1,000 square feet.
2. Construction (or expansion) of any parking lot and/or parking structure
with 20 or more stalls or paved parking area of 5,400 square feet or
more.
3. Construction of or addition to any structure containing residential units.

B. Applicable Lynnwood Transition Area standards shall supersede any
development standards and requirements of this title and other titles of
this code that may conflict, unless otherwise specified in this chapter.
Where Transition Area standards are silent, development standards
provide elsewhere in LMC shall apply.

C. Gateways and Prominent Intersections. See City of Lynnwood zoning map
to identify development project sites within a gateway or prominent
intersection location. Such sites shall be subject to applicable gateway
and/or prominent intersection design guidelines in the Lynnwood
Transition Area design guidelines. If any portion of a project site lies within
a gateway or prominent intersection location, then the entire project shall
comply with the applicable design guidelines.

21.61.400 Development Standards
A. Density (Multiple-Family Residential):
1. Maximum Density: 70 dwelling units per acre (There is a cap of
300 dwelling units in the North End, including the ACC zone. When
that number is reached, the future housing density will be
analyzed).
B. Minimum lot area: One (1) acre.
C. Minimum lot width: 150 feet.
D. Minimum and maximum building setbacks:
1. 36th Avenue West
   a. Minimum: 40 feet. The 40 foot setback shall consist of a
      minimum 25 foot wide landscaping buffer from the
      property line along 36th Avenue West plus an
      additional 15 feet of open space. Surface and
      underground parking, plazas, landscaping or other
      open space is allowed in the additional 15 feet of
      open space. (See also LMC 21.61.450 for
      landscaping requirements)
   b. Maximum: None
2. 33rd Avenue West
   a. Minimum: None.
   b. Maximum: Ten (10) feet, except that a larger setback is allowed to create pedestrian oriented open space (such as a forecourt, a plaza or similar pedestrian oriented environment).

3. 188th Street SW
   a. Minimum: Twenty Five (25) feet
   b. Maximum: None.

4. 194th Street SW Extension (to be applied at such time the right of way exists):
   a. Minimum: None.
   b. Maximum: Ten (10) feet, except that a larger setback is allowed to create pedestrian oriented open space (such as a forecourt, a plaza or similar pedestrian oriented environment).

5. Alderwood Mall Boulevard
   a. Minimum: Ten (10) feet
   b. Maximum: None.

6. Interior Property Lines: None

7. Maximum Lot Coverage: 50%, excluding parking structures and Occupiable Space uses located on the ground floor of parking structures.

E. Maximum building height:

1. See Table 21.61.01 for maximum building height.

Table 21.61.01 Maximum Building Height

<table>
<thead>
<tr>
<th>Distance from the east right of way line of 36th Avenue West</th>
<th>Maximum Building Height (excluding Corridor)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 40 feet</td>
<td>0 (No buildings allowed)</td>
</tr>
<tr>
<td>Greater than 40 feet up to 60 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td>Greater than 60 feet up to 100 feet</td>
<td>85 feet</td>
</tr>
<tr>
<td>Greater than 100 feet</td>
<td>West of 33rd: 85 feet; up to 120 with CUP</td>
</tr>
</tbody>
</table>
<pre><code>                                               | East of 33rd: 120 feet                       |
</code></pre>
2. Create a “corridor” extending from and centered on 191st Place Southwest and 192nd Street Southwest; no portion of a building or structure may exceed 40 feet in height as measured from the 36th Avenue West eastern most ROW. The corridor shall consist of the following areas (see Figure 2):

   a. Any area within 40 feet north and south of the centerline of 191st Place SW as extended to the east from the terminus of 191st Place SW to 33rd Avenue West.

   b. Any area within 35 feet north and south of the centerline of 192nd Street SW as extended to the east from the terminus of 192nd Street SW to 33rd Avenue West.

   c. Properties in the corridor may transfer the difference between the average finished building height measured at grade and 85 feet, to properties outside the corridor but within the ACC. No building may exceed 120 feet in height. Properties outside the corridor receiving a height transfer may build to a height of 120 feet without a CUP.
Access Management and Vehicular Connections.

1. A building site or a group of building(s) or uses which are developed, owned, and managed as an operating unit (e.g., shopping center, business park, multiple-family complex). shall be allowed no more than one driveway access to 36th Avenue West. Additional driveways may be permitted subject to the approval of the Public Works Director. (see LMC 21.02.175)

G. Service Areas

1. No service areas including, but are not limited to, trash dumpsters, compactors, refuse and recycling areas and mechanical equipment areas, shall be located within 40 feet of a public street or a residential zone.

2. Loading docks shall not be located within 100 feet of a residential zone or public street and shall be screened from direct views using materials compatible with the building.

3. All trash and recycling facilities shall either be located within the primary building or shall be enclosed with a solid structure with a minimum height of seven (7) feet and a roof. However if the service area is not visible from an adjacent property or public right-of-way, the enclosure does not require a roof. Exterior materials of the structure shall match or complement those of the primary project buildings; wood is not allowed as an exterior material.

H. Surface Parking and Parking Structures.

As provided in LMC Chapter 21.18; except that:

1. Residential surface parking shall have a minimum of 1 and a maximum of 1.5 spaces per dwelling unit.

2. The minimum setback and width of landscaping between a parking structure and a public street is reduced to 10 feet; except that this provision shall not apply to the LDA.

21.61.450 Landscaping

A. Signed Plans. All landscaping plans shall bear the seal of a registered landscape architect or signature of a Certified Professional Horticulturalist (CPH) and be drawn to a scale no less than one inch to 20 feet. The landscape architect or CPH shall certify that the species of plants are fast-growing and that the design of the plan will fulfill city code requirements within five (5) years.

B. Installation Prior to Occupancy. All landscaping that fulfills the city code requirements shall be installed prior to occupancy of any structure located on the same site. If, due to extreme weather conditions or some unforeseen emergency, all required landscaping cannot be installed prior to occupancy, then a cash deposit or guarantee account with the city shall be provided as financial security to guarantee installation of the remaining landscaping, as provided in 21.04.920.
C. Trees shall be selected from the *Tree Preservation And Protection Guidelines For The City Of Lynnwood.*

D. Groundcover shall consist of lawn and/or low evergreen and deciduous plantings with a maximum height of 30 inches, and shall be provided so as to achieve 50 percent groundcover within two (2) years.

E. Branches shall be eliminated to a height of six (6) feet where necessary to prevent sight obstruction.

F. Surface parking Lot Coverage: Five percent (5%) of the parking area located only between the sides of the building opposite the street and interior property lines; 10 percent (10%) of parking areas between buildings, between buildings and the loosest side property line, or single aisle, double loaded parking areas located between buildings and the street and 15 percent (15%) of multi aisle areas located between buildings and street shall be in landscaping (exclusive of landscaping on the street frontage and required landscape buffers) provided that:

   1. No landscaping area shall be less than 25 square feet in area or less than three feet in width
   2. No parking stall shall be located more than 45 feet from a landscaped area and
   3. All landscaping must be located between parking stalls, at the end of parking columns, or between parking stalls and the property lines.

21.61.460 Additional Requirements 36th Avenue West Street and 188th Street SW Frontages

A 25 foot wide landscape buffer meeting the following requirements shall be installed along the street/front lot line:

   1. At least one tree must be planted for every 30 linear feet of street frontage. At least 50% of the trees shall be evergreen conifers.
   2. All required trees shall be capable of reaching a mature height of at least 25 feet but not more than 35 feet. Minimum tree height at planting shall be eight (8) feet for evergreen trees and 10 feet for deciduous trees.

21.61.470 Additional Requirements 33rd Ave. W. and the Extension of 194th St. SW (from 36th Ave W to 33rd Ave W) Street Frontages

A minimum of 60 percent of the property street frontage shall be buildings or pedestrian oriented open space. Landscaping buffer meeting the following requirements shall be installed in setbacks elsewhere.

   1. Trees two-and-one-half- to three-inch minimum caliper size, 12- to 15-foot minimum height, planted 25 feet on centers, plus groundcover.
   2. Minimum tree height at planting shall be eight (8) feet for evergreen trees and 10 feet for deciduous trees.

21.61.480 Additional Requirements Alderwood Mall Boulevard Frontage
A ten (10) foot wide landscape buffer meeting the following requirements shall be installed along the property line.
1. Trees two-and-one-half- to three-inch minimum caliper size, 12- to 15-foot minimum height, planted 25 feet on centers, plus groundcover.
2. Minimum tree height at planting shall be eight (8) feet for evergreen trees and 10 feet for deciduous trees.

21.61.600 Nonconforming Uses and Structures.
It is expected that much development within the ACC Zone will be as a result of renovations and expansions as much as entirely new development. It is not the intent of the city to discourage such development, as new investment should enhance the image and appeal of the ACC. However, it is also necessary to ensure that all forms of development contribute positively to the character and quality of the area. The general principle to be applied is that changes to nonconforming conditions should not increase the degree of the nonconformity, but rather move the site and its uses and buildings towards greater conformity. Given the location and configuration of current buildings, application of all design standards may not be possible or practical; however, every effort should be made to comply with such standards for the portions of sites and buildings in proximity to the alterations being made. This section supersedes Chapter 21.12 LMC.

A. Nonconforming Uses. Any “prohibited” uses legally existing at the time of the adoption of the ordinance codified in this chapter shall be considered “legal nonconforming uses.” Such uses are not permitted to expand. Exterior landscaping, facade improvements, repair/maintenance or interior upgrades are permitted.

B. Nonconforming Sites. Throughout the ACC zone, there are many properties where site development existing at the time of the adoption of the ordinance codified in this chapter does not comply with the site design standards and guidelines in this chapter. Certain types of minor changes to existing site development would not trigger compliance with the development standards and design guidelines in this chapter, such as re-stripping of parking stalls, and new or altered signage (see LMC 21.16) or lighting or renovation of landscaping. Any other site improvements, exterior renovation or expansion of building footprints shall incorporate site design features that bring the site more into compliance with the standards of the Transition Area design guidelines, regardless of whether or not the site improvements, renovation and/or expansion is subject to the design review requirements per LMC 21.61.300.

C. Nonconforming Buildings: Throughout the ACC zone, there are buildings and other structures existing at the adoption of the ordinance codified in this chapter that do not comply with the regulations in this chapter and Transition Area Design Guidelines. Expansion of building footprints or increases in building height of such structures shall incorporate standards
that bring the site and building more into compliance with the requirements of this Chapter and the ACC Zone Guidelines. Compliance shall be localized to the area of the building being altered. Particular emphasis should be given to the provision of pedestrian amenities oriented towards the streets. For example, if a building is expanded towards the street, elements such as parking lot landscaping and pedestrian connections to the sidewalk are expected to be accomplished.

D. Alternative Process for Compliance. The Community Development Director may approve a plan and design for alteration of a nonconforming site or building that does not fully comply with the requirements of subsections (B) and (C) of this section if the Director finds that the alternative plan and design provides overall a greater degree of compliance with the principle of this section (as stated above). Appeals of the Community Development Director’s decision shall be processed as a Process II application (LMC1.35.200).
CHAPTER 21.16
SIGN

21.16.335 Signs in the Transition Area

Only the following signs are permitted in the Transition Area:

A. General Regulations
   1. Back-lit signs are prohibited; signs with individual backlit letters are acceptable.
   2. Illuminated signs are permitted except on top floor building facades facing westerly that would be visible from the residential areas west of 36th Avenue W.
   3. External sign lighting is permitted. The lighting shall not shine directly toward adjacent residentially-zoned properties and shall not project towards the night sky.
   4. For residential real estate signs, see LMC 21.16.290.D.
   5. For Commercial Incidental signs, Internal Information signs, Portable Business signs, Temporary Commercial Event signs, Real Estate signs, Construction signs and variances for commercial signs, see LMC 21.16.310.

B. Monument Sign Standards. Monument signs shall conform to the requirements of Table 21.61.02 below.
Table 21.61.02 Monument Sign Standards

<table>
<thead>
<tr>
<th>Requirements $^{a, b, c}$</th>
<th>Single and Multi-Tenant Developments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(less than 25,000 square feet (sq. ft.) of floor area)</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>4 feet</td>
</tr>
<tr>
<td>Maximum Sign Area</td>
<td>20 sq. ft.</td>
</tr>
<tr>
<td>Minimum Setback from Front Property Lines $^{d}$</td>
<td>For signs 4 feet in height or less: Five (5) feet. For signs greater than four (4) feet in height up to eight (8) feet in height or less: 10 feet</td>
</tr>
<tr>
<td>Minimum Setback – Side $^{d}$</td>
<td>Five (5) feet</td>
</tr>
<tr>
<td>Landscaping $^{e}$</td>
<td>Two (2) feet of landscaping surrounding the entire base of the sign</td>
</tr>
<tr>
<td>Minimum Separation $^{f}$</td>
<td>250 ft. between signs</td>
</tr>
</tbody>
</table>

Notes for Table:

a. Monument signs shall include the address number on the face of the sign. Address numbers shall meet Fire Department requirements and shall not be counted towards the sign area.
b. The sign shall consist of materials and colors that minimize reflection capabilities and are consistent and complimentary to the architecture of the primary building on site. Materials shall be easily maintained and shall retain their shape, color, texture and appearance over time.
c. The sign shall comply with the design criteria in Figure 5 of LMC Chapter 21.16.
d. Signs shall not be located within a triangular area at street intersection or street and driveway intersections formed by two points measuring 20 feet back from the point where the two street right-of-way lines merge or a street right-of-way line and edge of driveway merge and extending a line that connects these two points to complete the triangle (see Figure 4 of LMC Chapter 21.16).
e. Landscaping shall include a decorative combination of groundcover and shrubs to provide seasonal interest in the area surrounding the base of the sign. Landscaping shall be well maintained at all times of the year. The required landscaping area shall be protected by a raised curb if not surrounded by additional landscaping.
f. An individual building, development, or complex may not display more than one monument sign per street frontage. However, additional
monument signs can be used on the site as long as they advertise a different business onsite and can be placed at least 250 feet from the first sign along applicable street frontages. No two signs shall be closer than 250 linear feet.

C. Wall Sign Standards

1. Single story building:
   a. Business tenants with building frontage: One (1) square foot of signage for each linear foot of building frontage, provided that each tenant is allowed a minimum of 40 sq. ft. of signage.
   b. Business tenants without building frontage: 1/2 square foot for each lineal foot of building façade, not to exceed 100 square feet maximum.
   c. Allowable sign area may not be transferred from one façade and/or building frontage to another.

2. Multi-story building:
   a. Ground-floor business tenants with a direct exterior entrance into the business (not a lobby) are permitted one (1) square foot of signage for each linear foot of building frontage of the applicable tenant space, provided that each tenant is allowed a minimum of 40 square foot of signage. This signage shall be located at their exterior entry on the ground floor.
   b. Other business tenants with building frontage. The total exterior wall signage allowed shall be a maximum of one (1) square foot of signage for each linear foot of building, up to a maximum of 250 square foot per building frontage (total for all business tenants). This signage may identify either the building, a major tenant of the building, or individual tenants that do not have a direct exterior entrance into their tenant space (or a combination of all three), as determined and allocated by the building owner. This signage may be located only on either the ground floor or the top floor (below the cornice or edge of the roof) of the building (or both), as determined by the owner.
   c. Business tenants without building frontage. The total exterior wall signage allowed shall be a maximum of ½ square foot for each lineal foot of building façade which does not meet the definition of building frontage, up to a maximum of 100 square foot (total for all business tenants). The property owner shall allocate this signage among tenants without building frontage, including tenant spaces without wall space along the exterior façade. This signage may be located only at the ground floor or the top floor of the building (or both), as determined by the owner.
   d. Allowable sign area may not be transferred from one façade and/or building frontage to another.
   e. In no case shall allowable sign area be permitted on intermediate floors (above the first story or below the top story).
3. Residential Development or Institutional Identification Signs. Wall signs for multi-family development identification are permitted. Signs at ground-floor public residential or institutional entrances shall have a maximum size of 20 square feet per such entrance. Additional signs may be permitted on the top floor (below the cornice or roof edge), provided such signs shall be allocated as part of the total allowable sign area per facade by the owner (see above).

4. Home Occupation Signs. Home Occupations may be allocated sign area as part of an internal or external sign directory; no other signage is permitted.

5. Maximum Height: Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building.

6. Mounting: Building signs should be mounted plumb with the building, with a maximum protrusion of one (1) foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building’s architectural character in terms of form, color, and materials.

D. Projecting, Marquee and Awning Signs. Projecting, marquee and awning signs shall meet the requirements of LMC 21.16.310(B)(2) in addition to the following:

1. The sign shall not project more than five (5) feet from the building, unless the sign is a part of a permanent marquee or awning over the sidewalk. Vertically oriented signs shall not project more than three (3) feet from the building. Signs shall not project into the public right-of-way.

2. Sign area shall be counted as part of the allocation for wall signs, above.

3. Signs shall not extend above the building parapet, soffit, eave line or the roof of the building, except for theaters.

4. Marquee and awning signs shall not cover more than 70% of the applicable storefront or awning.

E. Blade Signs. Blade signs are small signs with faces perpendicular to the building façade. They generally are mounted directly to the building façade or hung below a canopy or projecting weather protection. Blade signs are generally oriented to face pedestrians walking down the fronting sidewalk. Blade signs meeting the following conditions are allowed for commercial uses:

1. Projection: Blade signs may project up to three (3) feet. Bracket signs shall have one (1) foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.

2. Clearance: Blade/bracket signs shall maintain a minimum clearance of eight (8) feet between the walkway and the bottom of the sign.

3. Dimensions: Blade signs shall not exceed six (6) square feet in area. Bracket signs shall not exceed two (2) feet in height.
4. Mounting: Blade signs must avoid covering or modifying windows or other architectural feature.

F. Prohibited Signs. The following signs are specifically prohibited:

1. Pole-mounted signs.
2. Signs employing moving or flashing lights.
3. Signs employing exposed electrical conduits.
4. Visible ballast boxes or other equipment.
5. Roof-mounted signs.

G. Other Signs – See LMC 21.16.310 C-J.
NEW DEFINITIONS

Chapter 21.02
Definitions

21.02.460 Live/Work Unit
"Live-work unit" means a building or portion thereof that combines a business that is allowed in a zone with a residential dwelling unit for the owner or employee of the business. The dwelling unit may the same share floor area with the business or may be an individual dwelling unit within the same building. Buildings with Live/Work units do not need to meet the definition of a multi-family dwelling.

21.61.400 Occupiable Space
Occupiable Space means spaces for uses such as retail, office, residential, personal service shops, customer serving offices, restaurant, entertainment, and the like. Structured parking and self-service storage facilities (mini-storage and similar spaces designed to contain objects, not persons as the primary use are not considered occupiable space.)
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INTRODUCTION

The provisions of this document shall apply to all development and redevelopment within the Lynnwood Alderwood / City Center Transition Area, ACC Zone, ("Transition Area"), except as provided in the Zoning Code. The degree to which each guideline applies to a development / redevelopment project shall be evaluated on a case by case basis in an effort to achieve an overall design that meets the purpose and intent of the Transition Area Design Guidelines. These guidelines are intended to carry out the Comprehensive Plan for the City of Lynnwood with respect to the land use and development designation for the Transition Area, including:

- Create a transition area between Alderwood mall and the intense development of the City Center while encouraging development and providing for a pedestrian connection.
- Create a lively, busy and pedestrian-oriented street frontage along 33rd Ave. W. and the future extension of 194th St. SW;
- Soften the appearance of development and redevelopment in the Transition Area as seen from the adjacent single family neighborhood; and
- Encourage new development to display quality and character through materials and architectural expression.

Each guideline includes examples and illustrations of ways in which the intent of the standard can be achieved. The graphic images are meant to be examples, and are not the only acceptable means for accomplishing the intent of the standards. Applicants and project designers are encouraged to consider designs, styles, and techniques not pictured in the examples that fulfill the intent of the design guideline.
TRANSITION AREA

A. SITE DESIGN GUIDELINES
A.1. Site Landscaping

INTENT
To provide variety and interest within landscaped areas;

To integrate the entire site into the overall landscape design; and

To reduce the visual impact of development on adjacent uses.

GUIDELINES
1. Landscape areas should reinforce pedestrian and vehicular circulation routes and entrances.

2. Plant material should include a variety of seasonal colors, forms, and textures that contrast or compliment each other with a mixture of evergreen and deciduous trees, shrubs, and groundcover and low-maintenance perennials. Continuous expanses of uniform landscape treatment along an entire street front should be avoided.

3. Drought tolerant plants and/or plants native to the Pacific Northwest should be used where opportunity allows.

4. Plant material should be provided to enhance the corners at intersections. Plant material within the intersection sight distance triangle as defined in the City of Lynnwood Municipal Code shall not exceed 36 inches in height.

5. Avoid planting groundcover or shrubs where pedestrian access is anticipated. Pedestrian walkways may extend across required landscape areas.

6. All areas not devoted to required landscape areas, parking lots, structures, or other site improvements, should be planted or developed as open space.

7. Perennials and/or annuals should be provided to highlight pedestrian areas such as building and/or site entrances, public open space, plazas and pedestrian connections.

8. River rock, gravel, driftwood, and similar non-living materials should not be used as groundcover substitutes, but may be allowed as accent features within landscape planting areas so long
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as the area covered by such features does not exceed 5% of the total landscape planting area.

9. Automatic irrigation shall be provided in all required landscape areas.

10. A maintenance plan, including on-going tasks and schedules, shall be submitted to the City for review for all landscape areas, to include:
   - Litter pick-up.
   - Mowing turf.
   - Weeding planting beds.
   - Removing noxious weeds.
   - Sweeping.
   - Replacement of dead or dying plant material.
   - Irrigation repair/adjustments.
   - Trimming hedges.

11. Tree selection within all landscape areas, including street trees, shall consider existing utilities, lighting, existing and proposed signage, adjacent trees, existing natural features, tree root growth, solar access, planting area width, and overall height of trees selected at maturity.
A.2. Location of Surface Parking Lots

INTENT
To ensure that surface parking lots do not dominate street frontages.

To create a pedestrian-friendly environment in the Transition Area.

GUIDELINES
1. Parking lots shall not be located at intersections of public streets.

2. Along 33rd Ave West, and the future 194th St. SW, surface parking should be located either to the rear or to the side of the building.

3. Phased projects must submit a plan for phasing parking with the intent that, as the property develops over time, surface parking is relocated into structures or underground and is shared by multiple uses, if appropriate.
A.3. Parking Lot Landscaping

INTENT
To diminish the visual effect of surface parking and to contribute to the amount of vegetation in the Transition Area.

GUIDELINES
1. Surface parking lot landscaping shall be used to reinforce pedestrian and vehicular circulation, including:
   • Parking lot entrances
   • Ends of driving aisles
   • Defining pedestrian walkways through parking lots.

2. Landscape areas next to a pedestrian walkway or sidewalk shall be maintained and plant material chosen to maintain a clear visual zone between 3 and 8 feet from ground level, except for tree trunks.

3. Curb stops shall be provided that creates space for all trees and shrubs where vehicle overhangs would otherwise extend into landscape areas.

4. The number of trees required in the interior landscape area in parking lots shall be dependant upon the location of the parking lot in relation to the building and public right-of-way:
   • Where the parking lot is located directly adjacent to the public right-of-way and/or closer to the street than a building, and/or is visible for the public right-of-way, one tree for every four spaces shall be provided (1:4).
   • Where the parking lot is located to the side of the building, one tree for every six spaces shall be provided (1:6).
   • Where the parking lot is located behind the building and generally is not visible from the public right-of-way, one tree for every eight spaces shall be provided (1:8).
A.4. Parking Lot Screening

INTENT
To soften the impact of surface parking on the streetscape.

GUIDELINES
1. Parking lots that front a public right-of-way shall include one of the following:
   - A 10 foot wide landscaped planting area along the entire street frontage, except for driveways, walkways and other pedestrian spaces.
   - A 5 foot wide landscaped planting bed with a minimum of 50% evergreen plant materials that incorporates a continuous wall, and/or trellis. The planting bed shall be in front of the wall.
   - An elevated planter with a minimum width of 5 feet constructed of masonry, concrete or other permanent material and which combines groundcover and annuals, perennials, ornamental grasses, low shrubs and or small trees that provide seasonal interest.

2. A minimum 5 foot wide landscape planting area shall be provided between parking lots on adjacent parcels except where parking lots have been consolidated and subject to operational agreements approved by the City.

3. Walls and raised planters shall not exceed a maximum height of 3 feet, unless:
   - Screen treatment does not create a safety hazard.
   - Portion of treatment that is above 3 feet in height is a minimum of 75% transparent (i.e. see-through metal railing or other similar treatment).

4. The use of wood, razor ribbon, chain link, barbed wire or similar is prohibited.

5. Where parking lots are located in front, beside or in between buildings, 75% of plant material used to meet landscaping requirements between a parking lot and a street right-of-way shall be evergreen varieties.
A.5. Sidewalks and Street Trees

**INTENT**

To produce a streetscape that is safe, convenient, comfortable and appealing for people on foot and to help frame the streets with vegetation.

**GUIDELINES**

1. Sidewalks and street trees shall be provided in accordance with the following standards for each street:
   - 36th Ave. W.:
     - *Sidewalks*: 12 feet wide, including 5 foot wide planting zone along curb
     - *Street trees*: 30 feet on center, minimum of 2.5” caliper at time of planting
   
   Other Streets:
   - *Sidewalks*: 12 feet wide, including a 5 foot wide planting zone along the curb
   - *Street trees*: 25-30 feet on center, minimum of 2.5” caliper at time of planting

   Street trees shall be selected from the City’s list of approved trees

2. Tree planting pits shall be covered by one of the following:
   - Living plant material, surrounded by a low, protective and decorative metal fence.
   - Cast iron tree grates, of a type that meets ADA requirements.

3. Along 33rd Ave West and 194th St SW, pedestrian scale decorative lighting, no taller than 15 feet shall be provided at regular intervals. Lighting design should comply with the Illuminating Engineering Society of North America’s Recommended Practices and Design Guidelines, latest edition.
A.6. Pedestrian Connections

INTENT

To improve the pedestrian environment by making it easier, safer and more comfortable to walk between businesses and residences and public sidewalks.

To ensure that the Transition Area is conducive to pedestrian circulation.

GUIDELINES

1. Buildings facing a public right-of-way shall connect major building entrances to the nearest public sidewalk by a walkway that is at least 8 feet wide, paved (concrete or unit pavers) and be separated from any adjacent parking stalls by a planting bed a minimum of 3 feet wide. (Buildings set to the back of the sidewalk automatically meet this standard.)

2. A walkway a minimum of 8 feet wide shall be provided through any surface parking lot with more than 30 stalls. Such walkways shall be separated from any adjacent parking stalls by a planting bed at least 3 feet wide. Decorative paving or some other material to identify the walkway path from the vehicular drive aisle shall be used. Uniform pedestrian scale lighting shall be used the entire length of the walkway.
   - Generally, walkways should be provided a minimum of every 4 rows and a maximum distance of 180 feet shall be maintained between paths
   - Where possible, align the walkways to connect with major building entries or other sidewalks, walkways or destinations.

3. Walkways a minimum of 8 feet wide should be provided that allow pedestrians to walk safely between adjacent properties. Uniform pedestrian scale lighting shall be installed the length of the walkway.

4. Walkways shall be lit to at least 1 foot candle and open to the public. The City may also require other measures to increase safety and security in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
5. All walkways should be defined and identified with a minimum of two of the following features:
   - 6-inch vertical curb;
   - Trellis;
   - Special paving;
   - Bollards;
   - A continuous landscaped area, at least 3 feet wide, on one side of the walkway;
A.7. Vehicular Access and Circulation

INTENT
To provide access management from public streets; to reduce turning movements that increase congestion and reduce safety, particularly on 36th Ave West

To provide safe and convenient access routes through large areas by connecting public and/or private roadways and access ways

To enhance the visual character of interior access roads

To minimize conflicts with pedestrian circulation and activity

GUIDELINES
1. Internal access roads should be designed to look and function like streets, utilizing street trees and sidewalks
A.8. Open Space

INTENT
To provide a variety of public spaces in association with individual buildings, so that, over time, there are numerous choices for gathering, meeting friends and associates, and enjoying good weather.

GUIDELINES
1. Every new building or development shall provide open space in an amount at least equal to 1% of the sum of the square feet of building area and the square feet of site area.
2. Such space shall be located where it is visible and accessible from either a public sidewalk or a pedestrian connection. Spaces should be adjacent to or visible from a building entry.
3. Such space shall include at least five of the following features:
   Benches. Ledges are also acceptable, as long as they are 15” to 18” in height.
   Landscaping components that add visual interest and do not act as a visual barrier including planting beds, potted plants or both.
   Pedestrian scaled lighting.
   Artwork (including pavement artwork), with valuation of at least one-half of one percent of the total construction cost.
   Water feature(s).
   Information kiosk.
   Trellis and/or shelter.
   Decorative paving.
   Another feature not listed above that meets the intent of these guidelines.
4. Between 25% and 75% of the area of the space should be hard surfaced.
5. Open Space shall not have:
   Asphalt or gravel pavement. Adjacent parking areas or service areas which are not separated by landscaping (min. 3 feet wide)
   Adjacent chain link fences
   Outdoor storage or retail that do not contribute to the pedestrian oriented environment
A.9. Community Gateways

INTENT
To mark key intersections within and around the edges of the City Center.

GUIDELINES
1. At designated Gateways, there shall be a special feature provided at the corner of a site next to the street(s) and composed of at least three of the following elements:
   - Seasonal plantings
   - Specimen tree.
   - Public Art
   - Water Feature
   - Public Open Space
   - Unique pedestrian scale lighting
   - Monument
   - Special Landscape Treatment
   - Decorative Paving
   Other methods may be proposed that meet the intent of this guideline

2. A Gateway Feature may be combined with a Public Space to meet both requirements.

3. Features used shall be oriented towards both pedestrians and vehicles along the right-of-way.
11.A.10 Service Areas

**INTENT:**
To minimize adverse visual, olfactory or auditory impacts of mechanical equipment and service areas at ground and roof levels

To provide adequate, durable, well-maintained and accessible service and equipment areas

To protect adjacent residential uses and adjacent properties from impacts due to location and utilization of service areas

**GUIDELINES**
Service Areas (loading docks, trash dumpsters, compactors, recycling areas and mechanical equipment areas)

1. Service areas shall be located to avoid negative visual, auditory, olfactory or physical impacts on the street environment and adjacent residential zoned properties.

2. Service area enclosures that are visible from a sidewalk or walkway shall be screened with landscaping and masonry or metal walls using materials consistent with the principal structure. The minimum width of the landscaping area should be three feet.

3. Ground mounted mechanical equipment shall be located and screened by masonry or metal walls using materials consistent with the principal structure. to minimize visual and noise impacts to pedestrians on streets, in open spaces and adjoining properties.

4. Locate and screen utility meters, electrical conduit and other service and utilities apparatus so they are not visible from adjoining properties and nearby streets.

5. A structural enclosure shall be constructed of masonry or heavy gauge metal. The walls must provide full screening from the affected roadway or use. The enclosure may use overlapping walls to screen dumpsters and other materials. Gates shall be made of heavy gauge, site obscuring metal.

6. Collection points shall be located and configured so that the enclosing gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right of way.
7. Weather protection of recyclables shall be insured with weather proof containers or by providing a roof over the storage area.
A.11. Storm Water Facility Planning

INTENT:
To comply with storm water management requirements.
To integrate storm water management/water quality systems into the site design as an amenity.
To reduce the economic burden of storm water management systems on developments.

Note: These guidelines address design issues and are not intended to diminish or alter other requirements for storm water management measures in Chapter 13.45, LMC.

GUIDELINES:

1. When used, biofiltration swales, rain gardens, storm water planters, and other storm water management measures shall be integrated into the overall site design in a manner that is consistent with the landscape design concept. Methods of filtration are listed below in order of preference:

2. Incorporate the biofiltration system, including low-impact development (LID) features, as part of the landscape features of the development. If the biofiltration system is incorporated into the landscaping of the site's open space, then, upon approval of the Director, the storm water facility may be counted as part of the required open space.

3. Locate biofiltration swales, ponds, or other approved biofiltration systems as part of a landscape screen. Trees may be planted near the grass swale as long as they do not substantially shade the grass or undermine soil structure within the swale. The swale or pond should be designed so it does not impede pedestrian circulation or shared parking between two or more properties.

4. Where topography is favorable, locate the biofiltration swale, wet pond, or other approved biofiltration system within the paved parking or service area. The swale or pond should be landscaped as part of the required internal parking area landscaping and oriented so it does not impede pedestrian circulation.
TRANSITION AREA

B. BUILDING DESIGN STANDARDS
B.1. Building / Sidewalk Relationship

INTENT
To ensure that buildings within the ACC Zone (except those along 36th Ave. W. – see separate setback and landscaping requirements in zoning regulations) are generally located adjacent to a public right of way or walkway and enliven the streets, sidewalks and walkways.

GUIDELINES
1. Other than along 36th Ave. W. building facades facing a sidewalk or walkway should incorporate windows, canopies and other features (see other guidelines which address these elements).

2. Setting facades close to the public right of way may be accomplished through occupiable spaces that extend out to the sidewalk, not necessarily the full height of the building.
B.2. Building Design

INTENT:

To provide building design that has a high level of design quality and creates comfortable human environments.

To incorporate design treatments which add interest and reduce the scale of large buildings.

To encourage building design that is authentic and responsive to site conditions.

To encourage functional, durable, and environmentally responsible buildings.

GUIDELINES:

New buildings should not exhibit specific historical styles and themes such as "Bavarian" or "Colonial" architecture. Traditional building elements, that are inconsistent with other structures in and near the Transition Area. Buildings within a multi-building development should generally be designed so that the buildings’ characters complement one another through the use of similar forms, materials, proportions or other characteristics. Although some buildings may include corporate signature elements, such elements that do not meet the intent of these guidelines are not acceptable.
B.3. Building Entrances

INTENT
To ensure entries to buildings and businesses are inviting, easily identifiable and accessible

To encourage pedestrian activity

GUIDELINES
Building entries shall have a direct walkway to a public sidewalk. Building entries should face the street if feasible

1. For Buildings on 33rd Ave West, 194th St SW and Aldenwood Mall Parkway:
   Principal building entrances (i.e., the building entrance used by commercial customers, residents, or visitors) shall be visible from the street and oriented toward the sidewalk or walkway so that access by foot is clear and convenient.

   Where entries are located to the side of the building they must be visible from the street and connected to the public sidewalk by a pedestrian pathway.

   Entries on a building wall opposite the street must be a connected to the public sidewalk by a pedestrian pathway

2. All principal building entrances shall include the following features:

   A. Pedestrian covering. Building entrances shall be covered by at least 50 square feet of pedestrian weather protection. Entries may satisfy this requirement by being set back into the building façade.

   B. Lighting. Pedestrian entrances shall be lit to at least two foot-candles as measured on the ground plane for residential buildings and four foot-candles for all other buildings.

   C. Transparency. Entries shall feature glass doors, windows, or glazing (window area) near the door so that the visitor and occupant can view people opening the door from the other side (not required for entries leading directly to a single residential dwelling).

   D. Security. To the extent feasible, entries shall be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance).
E. Architectural or artwork enhancements. Building entrances shall be enhanced by one or more of the following measures. Entrances on 33rd Ave. W, the future extension of 194th St. SW and Alderwood Mall Parkway shall feature two of these measures.

- Special or ornamental doors, windows, or other architectural elements.
- Special paving or materials (e.g., decorative tile work).
- Special architectural lighting.
- Landscaping.
- Artwork.
- Adjacent pedestrian-oriented space.

3. Other Public Access for Commercial Buildings:
The design of secondary public entries shall comply with the following measures (applies only to entries used by the public):

- Weather protection at least 5 feet deep is required over each secondary entry.
- There must be at least two foot-candles illumination on the ground surface.
- Two or more of the design elements noted in Guideline 2, above, must be incorporated within or adjacent to the secondary entry.

4. Buildings with ground floor residential units within 20 feet of the right-of-way must have entry elevation at least 3 feet above sidewalk grade except for designated universally accessible units.

5. Residential units on the ground floor and within 15 feet of the right-of-way must feature transparency on at least 30% of the ground floor between 5 and 11 feet above grade.
B.4. Ground Level Building Facades

INTENT
To ensure that sidewalks and walkways are lined with interesting building facades and activities and uses that create a safe, attractive, welcoming environment.

To emphasize the importance of the ground level as a place of activity and visual interest.

GUIDELINES
1. The ground level facades of buildings that are oriented to streets or walkways shall have transparent windows, window displays or a combination of sculptural mosaic or bas-relief artwork and transparent windows over at least 75% of the ground floor façade between 2 feet and 10 feet above grade.

Notwithstanding the above, ground floor building façade facing 33rd Ave West 194th St SW and Alderwood Mall Parkway shall feature transparency on at least 50% of the ground floor between 2 and 8 feet above grade.

2. To qualify as transparent, windows shall not be mirrored glass or darkly tinted glass.

3. Where Pedestrian-Oriented Uses and transparency are not provided, the façade shall comply with the guideline entitled "Treating Blank Walls."

4. Ground-floor, street-facing façades of commercial and mixed used buildings except on 36th Ave West shall incorporate at least six (6) of the following elements:
   a) lighting or hanging baskets supported by ornamental brackets.
   b) medallions.
   c) belt courses.
   d) plinths for columns.
   e) shallow recesses.
   f) awnings.
   g) cornice.
   h) pilasters.
   i) kickplate for storefront window.
   j) projecting sills.
   k) tilework.
   l) awnings.
   m) pilasters.
   n) pedestrian scale sign(s) painted on windows.
   o) planter box.
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p) an architectural element not listed above, as approved, that meets the intent.
B.5. Weather Protection

INTENT
To provide pedestrians with cover from rainfall thereby making the experience of walking during inclement weather more pleasant.

GUIDELINES
1. Canopies that provide weather protection (min. width of five feet) shall be provided along at least 75% of the frontage if the frontage is adjacent to a public right-of-way or walkway.

2. Canopies must be constructed of a permanent, durable material, such as glass or steel.

3. Overhead, pedestrian-oriented signs may be hung from canopies ("blade signs").

4. Canopies shall be a minimum of 8 feet above and a maximum of 14 feet above the sidewalk or walkway.
B.6. Treating Blank Walls

INTENT
To reduce the impact of large undifferentiated walls
To reduce the apparent size of large walls through the use of various architectural and landscaping treatments
To ensure that all visible sides of buildings provide visual interest and variety

GUIDELINES
1. All blank walls longer than 30 feet and are visible from that street, pedestrian walkway or adjacent property shall be treated with at least four of the following elements:
   • masonry (but not flat concrete block).
   • concrete or masonry plinth at base of wall.
   • belt courses of a different texture and color.
   • projecting cornice.
   • projecting metal canopy.
   • decorative tile work or medallions.
   • vertical trellis containing climbing vines or plant material.
   • landscaped planting bed at least 8 feet wide or a raised planter bed at least 2 feet high and 3 feet wide at the base of the wall.
   • opaque or translucent glass windows.
   • artwork.
   • vertical articulation.
   • lighting fixtures.
   • recesses.
   • an architectural element not listed above, as approved, that meets the intent.

2. Freestanding walls, such as at trash enclosures or loading docks, shall be constructed of materials and have exterior colors that complement the exterior of the primary buildings.

3. At buildings fronting on 33rd Ave. W. or 194th St SW where windows are not provided, no more than 10 linear feet unembellished surface shall be allowed.
projecting cornice
masonry
belt course
metal canopy
medallion
opaque glass windows
concrete plinth
recess
lighting fixture
B.7. Upper Level Setbacks

INTENT
To reduce the bulk of taller buildings, to reinforce pedestrian scale on street frontages, and to allow for a reasonable visibility of the sky from street level.

GUIDELINES
1. Upper facades of buildings over 65 should step back. The amount of step back should be sufficient to create a distinct “base.”

2. Step backs shall be at least an average of 10 feet.

3. An upper level setback may incorporate a sloping roof.

Kirkland
B.8. Roof Expression

INTENT
To create a skyline that is visually interesting.

GUIDELINES
1. Buildings over 65 feet in height should incorporate features that create a visually distinctive roof form. The following are examples of such features:
   • Terraced Step Backs
   • Pitched Roof Elements
   • Projecting Cornice Elements
   • Trellises along the Parapet
   • Geometric Forms (dome, pyramid, etc.)
   • Change of materials or color on top floor
B.9. Screening Mechanical and Communications Equipment on the Roof

INTENT
To conceal, to the greatest extent possible, equipment, dishes and other appurtenances located on the roofs of buildings or alternatively, to integrate them into the architecture.

GUIDELINES
1. All mechanical equipment located on the roof shall be contained within opaque parapet walls or placed behind (or within) roof forms. Plywood walls or chain-link fencing with slats are not acceptable forms of screening. Whatever the screening method, it shall be integrated into the architectural design of the building. The screening shall insure that the equipment is not visible within 150 feet of the building when viewed from ground level.

2. Efforts shall be made to locate communication equipment so that it is not visible from nearby streets. Equipment shall be concealed behind parapet walls if possible.
B.10. Screening of Parking Structures

INTENT
To reduce the visual impact of structured parking located above grade.

GUIDELINES
1. The facades of parking levels that are visible from a public street should be treated in such a way as to seem more like a typical floor, rather than open slabs with visible cars and ceiling lights. This may be accomplished by two or more of the following:
   • Square openings, rather than horizontal openings
   • Planting designed to grow on the façade
   • Louvers
   • Expanded metal panels
   • Decorative metal grills
   • Spandrel (opaque) glass
   • Other methods may be proposed that will accomplish the intent.

2. Free standing parking structures shall incorporate the above features on portions of the facade above ground level. At ground level, parking structures adjacent to or where the ground floor is visible from a street or pedestrian walkway, shall comply with Guidelines address Ground Level Building Facades and Treating Blank Walls,

See also LMC 21.18.710.
B.11. Parapet Walls

**INTENT:**

To insure that portions of parapet walls that extend above the upper edge of the parapet/cornice ("raised parapet wall") complement the design of the façade on which they are located and do not appear out of proportion or scale with that wall or the building.

**GUIDELINES:**

1. The face of raised parapet walls (generally located above building entries) may extend above the upper edge of the parapet wall generally so long as:
   - the height of the raised parapet does not exceed twice the height of the parapet (measured from the roof deck line)
   - the width of the raised parapet does not exceed 25% of the length (width) of the building frontage on which it is located,
   - the raised parapet is structurally integrated into the rest of the building
   - the appearance of the raised parapet matches or complements the design of the rest of the façade at which it is located.

   Signs may be located on these raised parapet walls.
B.12. Gateway Locations

INTENT
To identify and highlight major entrances into the City Center.

GUIDELINES
1. Within designated Gateway Areas (see Zoning Map), buildings should incorporate architectural features that are bold and dramatic.
   The following is a list of possible/acceptable features:
   • Tower forms at corners
   • Landscaped forecourts
   • Plazas
   • Large entries
   • High bay lobbies
   • Accent lighting
   • Unusual shapes or forms
   • Artwork, such as a sculpture or mural
B.13. Accessory Buildings and Structures

INTENT
To reduce the visual impact of accessory structures and promote a well-designed and coordinated exterior appearance of a development.

GUIDELINES
1. All exterior materials and colors on an accessory structure shall either match or complement those of the primary structure(s).
B.14. Exterior Materials

INTENT
To ensure that the character of the Transition Area is seen as high quality.

GUIDELINES
1. Buildings should use solid, permanent, low–maintenance materials to add variety, permanence and richness to building and streetscape.

2. Plywood shall not be used as an exterior surface.

3. Exposed concrete walls shall be painted or given an architectural finish.

4. Metal siding when used over 25% of a building façade that is visible from a public street or walkway shall have a matte finish in a neutral color. Include 2 or more of the following:
   - Visible window or door trim painted or finished in a complimentary color
   - Color and edge trim that cover exposed edges of the sheet metal panels
   - A base of masonry, stone, or other approved permanent material extending up to at least 2 feet above grade that is durable and satisfies the Intent of the Guidelines. (The intent is to provide more durable materials near grade level.)
   - Other detail/color combinations for metal siding approved by the Director, provided design quality and permanence meet the intent of this section.

5. Concrete block walls. Concrete block construction used on over 25 percent of a building façade visible from a public roadway or walkway must be architecturally treated in one or more of the following ways:
   - Use of textured blocks with surfaces such as split face or grooved.
   - Use of other masonry types, such as brick, glass block, or tile in conjunction with concrete blocks.
   - Use of decorative coursing to break up blank wall areas.
   - Use of matching colored mortar where color is an element of architectural treatment for any of the options above.
   - Other treatment approved by the Director.

6. Requirements for Exterior Insulation and Finish System (EIFS) and similar troweled finishes:
   - To avoid deterioration, EIFS should be trimmed and/or should...
be sheltered from extreme weather by roof overhangs or other methods.

- EIFS may only be used in conjunction with other approved building materials.
- EIFS is prohibited on the first floor of a building.

7. Prohibited materials:

- Mirrored glass.
- Corrugated fiberglass.
- Chain link fencing (except for temporary purposes such as a construction site).
- Crushed colored rock or tumbled glass.
- Wood
- Any sheet materials, such as wood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials.
TRANSITION AREA

C. SIGN DESIGN STANDARDS
C.1. Pedestrian-Oriented Signs

INTENT
To ensure that the Transition Area reinforces pedestrian activity and commerce and to convey an image for the Transition Area that is urban in nature.

GUIDELINES
1. Pole signs are not permitted on any street within the Transition Area (see zoning regulations). Generally, signs shall be affixed to building facades, but monument signs are allowed. The area around the base of such signs shall be landscaped with shrubs and seasonal color.

2. Roof top signs are not permitted within the Transition Area.
C.2. Integrating Signs with Architecture

INTENT
To ensure that signs are considered in the design of buildings and that the design of signs fits with the building with which they are associated.

GUIDELINES
1. The design of buildings and sites shall identify locations and sizes for future signs and shall recommend a sign program for all project signs. The sign program shall allow for advertising which fits with the architectural character, proportions, and details of the development. As tenants install signs, it is expected that such signs shall be in conformance with the sign program.
C.3. Creative and Artistic Elements

INTENT
To encourage businesses to employ graphic symbols, creative elements, lighting and other features to identify their products and services.

GUIDELINES
1. Signs should be expressive and individualized.

2. Signs should convey the product or service offered by the business in clear, graphic form.

3. Projecting signs, supported by ornamental brackets and oriented to pedestrians are strongly encourage.

4. Neon may be incorporated into signs in an artful way however, simply outlining the roof or building in neon tubing shall not be allowed.
ALDERWOOD-CITY CENTER TRANSITION AREA

Public Hearing
April 26, 2012
PURPOSE

- Meet state, regional, and local policies to plan for the projected future demands of employment and population growth.

- Provide a transition between the City Center and Alderwood Mall.

- Protect single family neighborhoods from encroachment by development.

- Support the vision to be a welcoming city that builds a healthy and sustainable environment.
COMPREHENSIVE PLAN DIRECTIVES

- To provide a transition area between Alderwood Mall and City Center
- To contain a mix of uses that will complement these areas (at a lower intensity than City Center)
- Minimize impacts on the residential area to the west
ACTIVITIES TO DATE

- 2007: Transition Area removed from City Center sub area plan and designated for further study
- 2008: Council authorized a contract with Makers Architecture to recommend new zoning
- 2009: 2 public meetings with residents and businesses, April and June
- 2010: 1 public meeting with residents and businesses, July
- 2010: 4 Planning Commission work sessions, August, September, October and November
- 2012: 3 Planning Commission work sessions, January and February
- 2012: Planning Commission public hearing, April 26
LIMITED DEVELOPMENT AND VIEW CORRIDOR

From 36th Ave West

- 40 foot setback including 25’ of landscaping
- 40-60 feet height limited to 40 feet
- Corridors with a max height of 40 feet may transfer height to other buildings in the ACC, not to exceed 120 feet height, no CUP necessary
- Max bldg. height 85 feet; 120 with CUP
- Max bldg. height 120 feet
- 50% coverage excluding structured parking
## RECOMMENDED USES

<table>
<thead>
<tr>
<th>Live/Work Units</th>
<th>Day Care</th>
<th>Municipal Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi family</td>
<td>Vet clinics/Pet day care</td>
<td>Colleges, trade schools</td>
</tr>
<tr>
<td>Hotels/motels*</td>
<td>Athletic Clubs*</td>
<td>Printing/Publishing</td>
</tr>
<tr>
<td>Offices</td>
<td>Retail less than 50,000sf**</td>
<td>Research &amp; Development</td>
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<tr>
<td>Personal Care Services</td>
<td>Restaurants**</td>
<td>Assembly</td>
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<tr>
<td>Banks</td>
<td>Clubhouse, fraternal organizations</td>
<td>Testing/repair of goods</td>
</tr>
<tr>
<td>Hospitals* &amp; medical clinics</td>
<td>Libraries &amp; Museums</td>
<td>Wireless communications (Attached)</td>
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</tbody>
</table>

*Prohibited in the Limited Development Area (LDA)

**In the LDA, may occupy no more than 50% of the ground floor of a building
DEVELOPMENT STANDARDS

Maximum Density: 70 dwelling units per acre, assess at 300 units
Minimum lot area: 1 acre
Minimum lot width: 150 feet
Building setbacks: Vary
  - Ensure Buffer on 36th Ave W (min 40’)
  - Ensure building are close to the street on 33rd, 194th and Alderwood Mall Blvd. (10’ max)
  - Allow for flexibility on 188th (min 25’)

ACCESS AND LANDSCAPING

- Limited access from 36th Ave West
- Service areas and loading docks screened and set back from residential and public right of way
- Landscaping required throughout parking areas and in set backs
  - Along 36th St SW and 188th St SW: 25 foot wide landscape buffer
  - Along 33rd Ave W and 194th St SW: minimum of 60% of the street frontage as buildings or pedestrian oriented open space, landscaping elsewhere
SIGNS

- Minimize impact on neighbors
- Limited to top and ground floors only
- One Monument sign per street frontage per development; area and height defined
- Signs can be externally lit with some restrictions to protect residential areas
- Prohibited signs:
  - Pole mounted
  - Roof signs
  - Back lit cabinet signs (individual back lit letters are OK)
  - Limitations on moving, changeable electronic signs
DESIGN GUIDELINES

- Developed to encourage pedestrian activity, protect adjacent uses, provide visual interest and create open space
- Variety in landscaping along streets, parking lots and buildings
- Parking to the rear on 33rd and 194th, elsewhere, screened to soften impact
- 12 foot sidewalks
- Pedestrian connections between properties and through parking lots
- Pedestrian scale building facades
- Treatment of blank walls
- Transparency on ground floor
- Upper level set backs and interesting roof lines
- Screen mechanical equipment and service areas
QUESTIONS AND COMMENTS?
The meeting was called to order Chair Wright at 7:00 p.m.

Approval of Minutes

1. Meeting of October 28, 2010

Motion made by Commissioner Larsen, seconded by Commissioner Ambalada, to approve the minutes. The motion passed unanimously.

Council Liaison Report

Councilmember Ted Hikel reported that the Council has been very busy trying to decide on a budget. The Mayor’s Budget was presented to the Council in December. A task group of three councilmembers was appointed by Council President Mark Smith and came up with three reports with another one expected. On Monday November 22 the Council will be considering new taxes/revenues for the coming year. The proposals are for a new employee fee, maxing out all of our banked capacity for property taxes, increased utility taxes, and wage/step longevity freezes.

Citizen Comments

None.

Public Hearings

None.
Other Business

None.

Work Session

1. Transition Area Zoning Regulations (2008CAM0003). Proposed zoning regulations (permitted and prohibited land uses, development regulations, etc.) for the Alderwood-City Center Transition Area, generally located east of 36th Ave. W., south of 188th St. SW and west of Alderwood Mall Blvd.

Chair Wright solicited public comment. There was none.

Planning Manager Garrett stated that they have continued to revise the outline of zoning regulations. He displayed and discussed aerial photos of the Alderwood City Center Transition Area. He discussed two changes from the last version:

- **View impact and view issues** – At the last work session staff heard concerns that the program that had been recommended at that point had a substantial impact on views from the neighborhood. Staff is now suggesting an approach that deals with establishing two view corridors (described at the top of page 3 of the outline). Regulations could establish a view corridor that would look somewhat like an extension of the two streets – 192nd and 191st. In the view corridor building height would be limited in a manner that still allows the existing view substantially to remain. Outside of that narrow corridor they would allow substantial development to compensate for the decreased development in those corridors.

- **36th Avenue Frontage** – They have retained the stair step approach/limited development area but the building heights have been increased as shown at the bottom of page 2 of the outline.

Other changes are:

- The land use Assembly is now shown as a conditional use.
- General typos and edits.

He addressed the topic of a prior agreement that might have been in place when the zoning for the area was adopted back in 1979. Since the last meeting staff has reviewed City Council meeting minutes from mid-1977 to the adoption of the new zoning regulations in 1979. They saw indications of substantial discussions going on about how this area should be zoned. There was a special City Council meeting at Lynnwood High School in that period with substantial public comments. They did not find any Council action regarding an agreement; however the Council did adopt, by Ordinance, a land use map designation for this area. About 4 or 5 months later the actual zoning regulations were adopted. The record in the Council minutes and the Ordinance gives very little background. He stated that the Purpose Statement of this zone recognizes the need for development in that area not to substantially or significantly impact the
single-family neighborhood. Staff still recognizes that this is an active single-
family neighborhood opposite properties with redevelopment potential. The
challenge is modernizing the zoning regulations while still respecting this
balance.

Discussion:

Commissioner Ambalada commented that the outline is very good and
reasonable. She referred to the view and asked if it would be defined as
territorial. Planning Manager Garrett commented that it would not be territorial
from the streets. From the streets there are currently mountain views.

Commissioner Braithwaite had the following questions:

- He asked if the zoning regulations are flexible enough to be economically
feasible for developers. Planning Manager Garrett commented that they
do not have in-house capability of doing a detailed economic analysis, but
they generally depend on outside services, such as contractors, or
information from property owners. He acknowledged that very little
development is viable under current conditions, but they expect that in five
to seven years it will be.
- He asked for more of a definition of the view corridor. Planning Manager
Garrett explained this. Commissioner Braithwaite commented that this
would impact certain property owners more than others. Planning
Manager Garrett affirmed this.
- He asked if 120 feet is the next cost-efficient point for the stair step plan.
Planning Manager Garrett stated that this is based on what they have
heard is possible with a single run of elevators. Commissioner Braithwaite
pointed out that under Development Standards it still says 85 feet.
Planning Manager Garrett noted that this would be corrected.
- He asked about screening for rooftop equipment. Planning Manager
Garrett referred to page 4 of the Design Guidelines, item 2(a) which is a
fairly standard approach that the City uses. He stated that this would take
care of air conditioning units and vents, but would not totally screen
elevator overruns. He suggested that the Commission discuss whether the
120 feet be measured to the top of the wall or to the top of the elevator
overrun.
- He suggested that they not be too specific with Design Guidelines and
requiring specific architectural styles because when this is finally
developed it may not be popular anymore. Planning Manager Garrett
noted that the Design Guidelines for 33rd are in there because they see
that street as becoming the main street of the area and a key part of that
is the retail character where you can see into the buildings.

Chair Wright requested more information about where they would be seeing
building elevation of 120 feet. Planning Manager Garrett reviewed this and noted
that it would be the first 1/6th of the block which would have the stair step as described in the outline. He offered to provide a map for future reference.

Commissioner Larsen:
- He asked how tall the Fisher Building is. Staff replied that it is between 75 and 80 feet. Commissioner Larsen asked what they expect the tallest buildings would be in the City Center area when that is built out. Planning Manager Garrett stated that in the north end the maximum building height was 140 feet. In the highest areas the maximum height would be 350 and then it would drop in several bands to 35 feet near the single family neighborhoods.
- He suggested that noise may be a big issue with this development and pointed out that sound bounces off glass and buildings pretty effectively. He suggested stating that no surface should be parallel to 36th in order to reduce the sound impacts.
- He likes the concept of a view corridor, but recommended working with the owners to make sure they will be comfortable with this.

Commissioner Aubuchon:
- He asked Councilmember Hikel if the history that was shared by Planning Manager Garrett is what he recalled. Councilmember Hikel agreed that there was no formal agreement written down. The agreement recognized what would be a good compromise with developers and the neighborhood. He noted that the zoning they ended up with was Industrial Park/Business Park. He stressed that the view corridors would still impact the neighborhood because there would still be 10 or 12 story buildings right across the street from single-family. He also expressed frustration with the impacts of the red lighting at the top of the Loews Theater building. He spoke to the potential for increased traffic, density, and visual impacts. He asked how this meets the guidelines for protecting single-family neighborhoods and discussed the importance of protecting these neighborhoods. Commissioner Aubuchon stressed that there was no written agreement at the time. He wanted to make sure that no one was led astray. Councilmember Hikel replied that what was written in the original zoning was what everybody agreed to. Commissioner Aubuchon asked if there are any projects pending or any pressing planning issue that they have to address. Planning Manager Garrett stated that he was not aware of any pending projects, but there is a planning issue in that they need to make the Comprehensive Plan and the zoning consistent.
- Commissioner Aubuchon pointed out that under the General Sign Regulations it is stipulated that there would be no neon signs permitted on the top of the building except facing west. He recommended that no signage be allowed on the top of those buildings at all because even if it doesn’t face the houses there is still a glow. Planning Manager Garrett discussed the importance of signage to the businesses, but noted that they could have restrictions. Commissioner Aubuchon stated that he did
not want neon signs at the top of buildings, but did not mind an “open” sign at ground level or on the 33rd Avenue frontage.

Ms. Monroe commented that from an economic development perspective the freeway visibility for signage might be important. Commissioner Aubuchon replied that we do not need to see billboards from the freeway.

Chair Wright quipped that if they allow 120 foot buildings in that area it would block the lights for Councilmember Hikel.

Commissioner Davies asked why 120 feet was desired when the height of the current Pemco and Fisher buildings is about 80 feet. He thinks that buildings higher than those two existing buildings would be found the most objectionable to the neighborhood whereas another additional building or two that height or lower would not be as objectionable. Planning Manager Garrett replied that they are looking for Commission direction for the building height. They came up with the 120 feet idea when they considered doing the view corridors because they knew that doing a view corridor would substantially reduce potential development in those corridors. Commissioner Davies suggested that they try to encourage the taller buildings in the City Center, not in this area. Planning Manager Garrett noted that they could follow that approach if it was the desire of the Commission.

Commissioner Aubuchon commented that they could put a 120-foot building over by the bus barn and it would be about the same height, relative to 36th Street, as the Fisher Building which is one of the tallest buildings currently. Commissioner Aubuchon suggested that there might be some compromise areas that they could agree to in order to get to the 120 feet to offset part of this view corridor. He spoke against the higher buildings on 36th.

Commissioner Ambalada suggested that they try to have a strong relationship with the neighborhood that they are protecting. With regard to the lighting, the new Mercedes Benz on Highway 99 has a couple lights that directly affect the mobile home park in that area.

Chair Wright agreed with the 120 feet on the east side of 33rd and possibly on a portion some distance back on the west side of 33rd as well. 36th does not seem workable for that height of a building.

Commissioner Larsen commented that when he first saw the Fisher building and the Cosmos buildings they seemed very big to him, but from a functional perspective this is an area with a lot of potential. He suggested trying 85 foot allowed by the zoning code to 120 feet with an SPU that would be partly based on access, orientation, mix, etc.

Commissioner Braithwaite observed that the zoning regulations as they are now have no maximum height restriction. Councilmember Hikel commented that
whatever impacts they make will have long-range consequences for the property owners and the neighborhood. He again stressed the importance of preserving single-family neighborhoods.

Commissioner Ambalada suggested setting up a special meeting with members of the neighborhood. Planning Manager Garrett commented that they attempted that and the response they got was that the neighbors didn’t want anything changed. There will be opportunity for the neighborhood to come in for comments when they have public hearings and they are welcome to be present at any work sessions. Staff is feeling the need to move toward a resolution of one sort or another and would not be supportive of looping back into a broad-based neighborhood program at this point in the project. Commissioner Ambalada asked about the promenade project. Planning Manager Garrett replied that there are no pending projects.

Planning Manager Garrett restated what staff had heard from the Commission:

- **Building Height** – Some support of Commissioner Larsen’s suggestion to have an 85-foot maximum by right and then allow up to 120 feet with some sort of special permit.
- **36th Avenue** – Concerns about noise and suggestions to have buildings set at an angle.
- **Land Use** – No further comments tonight. Consensus from Commission to move forward with the regulations.

2. **Project Highway 99 (2009CAM0001).** Draft Subarea Plan, Zoning Regulations and Design Guidelines, together with a Draft Supplemental Environmental Impact Report for the Highway 99 corridor, between 216th St. SW and 148th St. SW.

Public Comment:

**Ed Trimakas, 20515 Highway 99, Lynnwood,** stated that at the last meeting he had provided a pro bono study that he did of the corridor plan as he understood it. He offered to provide any answers to questions or disagreements that the Commission might have to this study. He also said that Planning Manager Garrett had stepped forward and made some proposals which he wanted to address tonight. They have a purpose-built building on property that has been zoned Commercial General (CG) for the past 34 years which is now being forced to become HMU-RE (Residential Encouraged). He expressed frustration that property 200 yards away from him still retains its Commercial General zoning while he is forced to jump through many different hoops. He discussed staff’s solution to his dilemma. He asked how they could allow a competitor to his property to retain their CG zoning because they happened to be new. He criticized the concept of nodes along Highway 99 and pointed out that they normally result from a community, a locust or some reason which they would grow. In the case of the City’s plans they have simply decided that certain
intersections would be nodes. Not only is this arbitrary, but it is unfair. He complained that in the course of the two years of this study he did not imagine the code would throw him out of business for the rest of his life. The building is useless if he can not do an auto-centric business. He suggested that instead of this broad approach they could leave this particular site CG. He criticized the Makers study and expressed frustration that he had not been automatically included as a person of interest. He expressed concern that this hybrid code has never been tried on a 5¼ acre strip with no real loci other than the fact that there are intersections.

Commissioner Ambalada thanked him for coming to share his thoughts with the Commission.

Commissioner Aubuchon also thanked him for taking the time to share his thoughts with the Commission. He commented that the area around Mr. Trimakas’ building has increased in value substantially. He asked Mr. Trimakas if he is actively trying to lease his property. Mr. Trimakas replied that he is. He is not interested in selling it because the accumulated depreciation tax is huge. Commissioner Aubuchon asked Planning Manager Garrett how much of the zoning on Highway 99 is impacted by the state. Planning Manager Garrett was not aware of any parts that were impacted directly by the state. The larger question the city is facing is: How do they accommodate future growth?

Mr. Trimakas commented that the staff refers to the need to respond to anticipated growth to limit sprawl. He asked where they can sprawl in Lynnwood. He expressed frustration that Makers had expanded the project from the original intent of the City. By anecdotal survey he has ascertained that 80% of those with land in that area do not want the plan.

Staff Report:

Planning Manager Garrett briefly reviewed the history of this item. He reviewed summary tables of the comments on draft project documents with staff responses. He explained that they were looking for feedback from the Commission regarding the comments and responses.

Two other areas staff requested feedback were:

1. Trimakas’ property - Staff is understanding and supportive of the concern of owners of single-purpose buildings. Staff’s recommendation is to go forward and write regulations to allow their continued use and occupancy.

2. Public comments indicate concern that nodes of residential required may require too much of a hardship. Staff’s recommendation at this point would be to set all nodes as residential encouraged. The encouraged concept would have a series of incentives for those that are open to doing mixed use. These incentives could include more density, higher building heights, more lot coverage, and reduced parking.
Commissioner Aubuchon referred to Shoreline’s high density housing development at Echo Lake on Highway 99. He doesn’t think this works well along a state highway moving 45 mph with 7 lanes of traffic. He also questioned the value of the Makers study. He suggested moving the high density residential development away from the Highway 99 corridor and leaving that area for commerce.

Commissioner Ambalada commented that she thinks they are going in the right direction, but that they need to be more compassionate and use common sense in dealing with requirements for businesses and property owners. She thinks encouraging residential rather than requiring it is a positive move. She recommended helping businesses as much as possible.

Commissioner Braithwaite stated that he has always been skeptical about residential development being successful on Highway 99. He commented that one of the challenges is to envision this area in 20 or 30 years. He is pleased to see that they have gone from requiring residential to encouraging it. He recommended encouraging incentives for larger lot sizes in order to get the efficiencies that make these sorts of developments economically viable. He emphasized that some of these nodes are far from pedestrian-friendly, but rather are pedestrian-kill zones at the moment. He suggested that they think more about pedestrian safety. He also wanted to be careful not to discourage traditional development in that area as well because of the tax revenue it can provide to the City. He had comments on the responses as follows:

- Page 1, the first item – He recalled that if a developer made improvements to more than 10% of the building they had to adhere to the new rules. He wondered if this might need to be revised or looked at again. Planning Manager Garrett commented that if the use of a property is non-conforming then the use could be expanded by no more than 25%. This would not apply to the re-occupancy because they would not be a non-conforming use. Also, going from residential required to residential encouraged removes the requirement for residential with the development of the property.

- Page 3, last item – He spoke against allowing 5-story wood frame buildings due to earthquake issues. Planning Manager Garrett commented that the current code allows wood frame construction only up to four stories and only for residential. The Wood Products Institute has come out with recommendations for allowing five-story wood frame residential construction using engineered wood products.

- Page 4, first item – They need to expand the plan for how they are going to address pedestrian safety.

- Page 7, first item – He thinks that in 20 years there will still be a lot of cars driving down Highway 99 and they should be more flexible in terms of both parking and drive-through facilities. Trying to eliminate those might be denying what Highway 99 really is.
Commissioner Larsen discussed the challenge of addressing rapid growth and the need to proceed with a lot of caution. His biggest concern, in addition to the pedestrian issue, is: *How do they bridge from today to where they want to go with this plan? How do they encourage investment to make this happen?* To the extent that they can soften some of these regulations, do more grandfathering, and not intimidate some of these owners they can encourage the owners to hang in there while the economy is in the dumps they can slowly move this where it needs to go. He suggested getting third-party input on this plan, perhaps by FutureWise or the City of Shoreline Planning Director Joe Tovar.

**Staff’s summary of comments:**
- Some concerns about the overall direction we are going.
- General comments that if this goes forward, to go forward softly and slowly. Need to discuss how to encourage the transition.
- *Residential encouraged* is much better than *residential required*. Possibly move this further to *residential allowed* with the concept being that putting residential right on the highway doesn’t seem very practical or feasible. Perhaps putting it further back off the highway could be a possibility in the future.
- Lighten up on some of the guidelines to allow development to occur so it won’t be too restrictive to encourage growth along the highway.

Commissioner Aubuchon added that what Commissioner Larsen said was that we might want to consider situations like Mr. Trimakas’ to be grandfathered in. He also referred to some of the public meetings they had earlier where it was always discussed that the residential would be behind the retail and not directly on Highway 99. That had been his understanding of what the presentation was. Ms. Monroe said the intention was not to preclude putting it on the highway, but realistically on those deeper properties a mixed development could be horizontal mixed use, not necessarily vertical.

Commissioner Larsen suggested recognizing the role of the Comprehensive Plan versus the zoning regulations. The Comprehensive Plan is more about the policy and what the City desires for an area. In the Comprehensive Plan they could voice the intent of what we are trying to accomplish in this area with recognition that markets evolve. They could say when these things develop, here’s how we want to respond to them. This will give investors a sense of how long something’s going to take to evolve and how it may play out in the future. Planning Manager Garrett replied that he would see the Sub-area Plan as being the place where this is kept.

Commissioner Ambalada added that in developing the Comprehensive Plan they should indicate that they are doing this towards accomplishing the Growth Management Act.

Commissioner Braithwaite summarized his comments as:
• Lots of carrot, less stick
• Allow residential
• Give incentives for property owners – additional density

Planning Manager Garrett suggested that they need to work with the Commission more to flush out the direction they have been given tonight prior to drafting any code language. He recommended that staff put together a document that encompasses the direction of where they are going to take this project before they actually write the code.


Deputy Community Development Director Dave Osaki explained that the draft that the Planning Commission came up with was in their packet. It was reviewed by the City Attorney and should be the final draft reflecting the Planning Commission recommendation. Since that time they have gone through the procedural matters such as the Environmental Review Process and the 60-day state agency review period where no comments were received. He stated that they intend to bring this back before the Planning Commission early next year for a public hearing. The next extension of the interim regulations is scheduled for April of 2011. There was a commitment to the City Council to at least get it through the Planning Commission hearing process before the next extension of those interim regulations.

Commissioner Braithwaite if the draft here was the same as the last time they looked at it. Deputy Director Osaki stated that it was exactly the same.

**Director’s Report**

Planning Manager Garrett had the following comments:

- Most of the Council effort is going into the budget at this point. There are a lot of materials on the city website.
- The Lynnwood High School site process may become active again. Staff is recommending that the Commission take a project committee role in this process.
- He will be making a 2011 Work Program. Some items on it will be the Lynnwood High School site, the Changing Electronic Message Board Signs code amendment, Highway 99, Transition Area, and the 2011 Docket.
- Next meeting will be December 9 in the annex at 7:00 p.m.
- The Council approved 7 of the 8 docket items. The item still before them is the mobile home park zone and they have asked staff to final up an ordinance to institute a mobile home park zone similar to what the county
did. This will come back to the Council on December 13 and they may take final action that night.

- There are two Commission seats up for renewal – Commission Aubuchon and Commissioner Wojack.

**Adjournment**

The meeting was adjourned 9:22 p.m.

__________________________
Richard Wright, Chair
DATE: April 20, 2012

TO: Planning Commission

FROM: Corbitt Loch, Deputy Director

RE: Alderwood-City Center Transition Area Public Hearing

It has recently become known that due to an error in the City’s central mailroom, written notice of the April 26, 2012 public hearing was not mailed in time to provide the 20 days of advance notice as required by City Code. Staff from Community Development and Economic Development collaborated to prepare this written notice to more than 700 addresses, but a human error caused a delay in mailing.

In order to ensure all interested citizens have ample time to participate in this important matter, it would be appropriate for the Commission to accept public testimony on April 26, 2012, and keep the hearing open until the next Commission meeting (May 10, 2012). Deliberation and decision-making by the Commission should not begin until the public testimony portion of the hearing has concluded (expected on May 10, 2012).

As this agenda item is introduced on April 26, 2012, it would be appropriate for the Chair to announce the Commission’s intent to accept public testimony (written or oral) through May 10, 2012. At the conclusion of public testimony on April 26, 2012, a suitable motion would be as follows:

“I move the Planning Commission keep the public hearing for the Alderwood-City Center Transition Area agenda item open and that the Commission accept public testimony on May 10, 2012.”

Meanwhile, please know City staff is developing new mailing procedures to ensure this error does not occur again.

Attachment: Map of 600-foot mailing radius
Transition Area Notifications

Note 1: Streets, lots, and plats on this map are maintained by Snohomish County and may not be current.


Note 3: Mailing List was created using assessor, business license and utility billing data for the highlighted parcels.

Note 4: Parties of Record are those who requested in writing to receive notifications for this proposal.

Note 5: Created by the City of Lynnwood Community Development Department on April 19, 2012.
TITLE: Amendment B-3/ B-4 Limited Commercial Districts

DEPARTMENT CONTACT: Paul Krauss, Director

DOCUMENT ATTACHMENTS

Description:
- Draft Ordinance

Type:
- Backup Material
DATE

TO: Lynnwood City Council and Planning Commission
FROM: Paul Krauss, Community Development Director
RE: B-3/ B-4 Zoning Districts, Potential Code Amendment
FYI Memorandum

ISSUE

Like many cities Lynnwood has a variety of commercial zoning districts to regulate the intensity and nature of different areas. The spectrum of zones in Lynnwood runs from very low intensity districts intended to provide limited neighborhood services in close proximity to residential areas, up through very intensely developed areas set aside for highway commercial and regional shopping centers. Where Lynnwood is unusual is that we have two very low intensity commercial zones: B3 Neighborhood Business and B4 Restricted Business. These districts are seldom used and when they are they seem to hamstring property owners by having relatively few, economically viable commercial uses. In fact there are only 17 lots in Lynnwood zoned B-3 and 2 lots zoned B-4. When combined the total area in these zones is around 31 acres.

Staff runs across issues with these districts several times a year as property owners struggle to find tenants or businesses consistent with the few that are permitted. Most recently the issue has been raised by the recent annexation of the Perrinville area where the south-east corner of the intersection of Olympic View Drive and 76th Ave. came into the City. The northern half of the intersection, located in the City of Edmonds, is occupied by commercial uses and a post office. On the west side of 76th Ave are homes in Edmonds. The Lynnwood area is zoned B-3 and contains a mix of older, somewhat dilapidated mixed commercial buildings and a new retail building at the corner that has never been occupied. The entire site backs up to Lynndale Park.

The owner/developer of the Perrinville site was unable to get tenants and defaulted on the mortgage. The property is now owned by the bank. Staff met with the bank to discuss potential development and again confronted the unusually restrictive nature of the B-3 zone. In addition to seeking more flexibility in the type of commercial uses that might be allowed, the developer raised a question about the potential for allowing medium density residential development. Medium density residential development is not allowed in the B-3 zone. The Perrinville site seems well suited for this use being isolated from most single family homes, backing up to a major park, and being adjacent to a variety of neighborhood-scale commercial services and located at the intersection
of two major streets. This discussion provided the impetus for staff to take a more thorough look at the B-3/ B-4 issue and bring forward potential amendments to the zoning code for your consideration.

Staff is proposing to eliminate the B-4 Restricted Business Zone. As noted above there are only two lots in the entire City having that zoning designation. These would be merged into a revised B-3 Neighborhood Business Zone that has slightly more flexibility in terms of permitted commercial uses and also allows for the potential of medium density or mixed-use housing (commercial on the ground floor with residential above with a maximum height of 3 stories or 45’).

STAFF RECOMMENDATION

If the City Council is comfortable with allowing staff to move forward with development of this concept, we will bring working with the Planning Commission. Once a draft ordinance has been developed the Commission would hold a public hearing before bringing the ordinance to the City Council for formal adoption.

21.46.050 Purpose.
A. General. The purposes of the regulations set forth in this chapter are:

1. To regulate the location, height, bulk, and size of buildings constructed for business and commercial uses, thereby assuring adequate light and air in commercial zones;

2. To provide a range of use zones of varying degrees of restrictiveness in the types of businesses permitted; thereby providing for the development of shopping centers and the various other types of business and/or commercial areas;

3. To facilitate the economical provision of utilities; to provide for convenient, efficient, and safe access to commercial zones by vehicles and by pedestrians; and

4. To encourage general improvement of the appearance of commercial areas.

It is further intended that the establishment of several zones for business and commercial uses, differentiated by the types of business uses permitted and by the
height and character of structures allowed, will provide additional protection for residential areas wherever they exist in close proximity to business zones, excluding in such transitional areas those uses which would be detrimental to nearby residences by reasons of traffic generation or other characteristics of the business.

B. Individual Zones. The purposes of the individual zones are as follows:

2. Neighborhood Business (B-3). The Neighborhood Business zone is intended to provide for compatible retail, professional, and personal service uses, and offices and services including municipal services of not more than two stories which generally serve the everyday needs of the residents of the surrounding neighborhood. Individual zones should be located:

   a. To provide for neighborhood commercial centers at appropriate locations along arterial streets within residential areas; or

   b. To preserve existing neighborhood commercial centers which are at appropriate locations within residential areas, but which may not be located along an arterial street; or

   c. As a transition zone between residential zones and more intensive commercial zones.

   d. To allow for limited medium density residential and mixed-use construction.

The boundaries between Neighborhood Business zones and adjacent residential zones should be well defined and have significant buffering standards to discourage encroachment into and/or degradation of those residential zones. The size of individual zones should be scaled to the intensity of residential development in the area.

21.46.100 Permitted structures and uses.
A. No building, structure or land shall be used and no building or structure shall be erected, enlarged or structurally altered, except for one or more of the uses permitted by Table 21.46.01.

Table 21.46.01

| Automotive Uses | B-3 | B-2 | PCD | B-1 | CG |

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Page 3 of 12
<table>
<thead>
<tr>
<th>Business Type</th>
<th>P</th>
<th>p*</th>
<th>P</th>
<th>P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto Parts, Accessory, and Supplies Stores</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auto Glass Stores</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Auto Lubrication Stores</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Auto Wrecking Yards*</td>
<td></td>
<td></td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Automobile Mechanical Repair</td>
<td></td>
<td></td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Automobile Repair, including body and fender and mechanical repair, excluding</td>
<td></td>
<td></td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>outdoor storage, display or sales</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automobile Sales and Display*</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Automobiles, rental or sale on open lot</td>
<td></td>
<td></td>
<td>p**</td>
<td>P</td>
</tr>
<tr>
<td>Battery Service and Sales</td>
<td></td>
<td></td>
<td>p*</td>
<td>P</td>
</tr>
<tr>
<td>Car Wash</td>
<td>A</td>
<td></td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Mobile or Manufactured Homes, open lots for sale or rental of</td>
<td></td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Park and Pool Lots*</td>
<td></td>
<td>C</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Parking Garages and accessory refueling and servicing</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public and Private Parking Lots for Passenger Cars</td>
<td></td>
<td>C</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Service Stations, full, self, or gas*</td>
<td></td>
<td>C</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Tire Store, not including recapping</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Tire Store; provided, that such activities be conducted indoors without</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>outdoor storage, overnight parking, excessive noise or other adverse</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>environmental impacts</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tire, Brake, Muffler Tune-Up</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

*Provided, that such activities be conducted indoors without outdoor storage,
overnight parking, excessive noise or other adverse environmental impacts.

** (1) Only at properties either with frontage on the freeway right-of-way or within
1,500 feet of a freeway on- or off-ramp (measured in a straight line from the
nearest point of the end of the freeway ramp (where the ramp connects to a public
street) to the nearest point of the property).

(2) Sale of used vehicles as a principal use of the property is prohibited.
### Table 21.46.02

<table>
<thead>
<tr>
<th>Business Service Uses</th>
<th>B-3</th>
<th>B-2</th>
<th>PCD</th>
<th>B-1</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Services, not including furniture or equipment sales</td>
<td>P</td>
<td>A1</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Business and Professional Services not mentioned elsewhere in this section</td>
<td></td>
<td></td>
<td>P</td>
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</tbody>
</table>

### Table 21.46.03

<table>
<thead>
<tr>
<th>Eating and Entertainment Uses</th>
<th>B-3</th>
<th>B-2</th>
<th>PCD</th>
<th>B-1</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fountains and Ice Cream Stands</td>
<td>P</td>
<td>A1</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
</tr>
<tr>
<td>Indoor Amusement Enterprises, including skating rinks, bowling alleys, pool halls</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Restaurants and Cafeterias providing on-premises service only to seated patrons, no alcoholic beverages served†</td>
<td>P</td>
<td>A1</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
</tr>
<tr>
<td>Restaurants providing on-premises service only, to seated patrons, with cocktail lounges‡</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
</tr>
<tr>
<td>Restaurants, drive-in car service‡</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
<td>P-X</td>
</tr>
<tr>
<td>Taverns, Bars, and Cabarets</td>
<td></td>
<td></td>
<td>P</td>
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### Table 21.46.04

<table>
<thead>
<tr>
<th>Institutional Uses</th>
<th>B-4</th>
<th>B-3</th>
<th>B-2</th>
<th>PCD</th>
<th>B-1</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child Day Care*</td>
<td>P</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P-X</td>
<td></td>
</tr>
<tr>
<td>Churches, not using complementary parking</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
<td></td>
</tr>
<tr>
<td>Churches with complementary parking‡</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>C</td>
<td>C-X</td>
<td></td>
</tr>
<tr>
<td>Nursing and Convalescent Homes and Housing for the Elderly and Physically Disabled*</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Libraries, Museums, Art Galleries and similar institutions</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
<td></td>
</tr>
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</table>

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Page 5 of 12_
<table>
<thead>
<tr>
<th>Municipal Services</th>
<th>p</th>
<th>p</th>
<th>p</th>
<th>p</th>
<th>p</th>
<th>p</th>
</tr>
</thead>
<tbody>
<tr>
<td>Higher Education: Universities; Colleges; Technical, Business, Trade and Vocational Schools, excluding automotive and mechanical schools</td>
<td>p</td>
<td>p*</td>
<td>p</td>
<td>p</td>
<td>p-χ</td>
<td></td>
</tr>
<tr>
<td>Primary and Specialty Education: Preschools, Elementary, Secondary, Dance, Music, Art and similar schools</td>
<td>p</td>
<td>C*</td>
<td>p</td>
<td>p</td>
<td>p-χ</td>
<td></td>
</tr>
</tbody>
</table>

* Minimum building site of three acres; see also LMC 21.02.175.

Table 21.46.05

<table>
<thead>
<tr>
<th>Medical Uses</th>
<th>B-4</th>
<th>B-3</th>
<th>B-2</th>
<th>PCD</th>
<th>B-1</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medical, Dental, Optical and Chiropractic Clinics</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Veterinary Clinics*</td>
<td>p*</td>
<td>-</td>
<td>p</td>
<td>p</td>
<td>p-χ</td>
<td></td>
</tr>
</tbody>
</table>

*excluding outdoor kennels and runs

Table 21.46.06

<table>
<thead>
<tr>
<th>Office Uses</th>
<th>B-4</th>
<th>B-3</th>
<th>B-2</th>
<th>PCD</th>
<th>B-1</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business or Professional Office, including offices of a clerical or administrative nature</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Office as a Home Occupation*</td>
<td>p</td>
<td>C</td>
<td>-</td>
<td>C</td>
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<td>C</td>
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</table>

Table 21.46.07

<table>
<thead>
<tr>
<th>Personal Service Uses</th>
<th>B-4</th>
<th>B-3</th>
<th>B-2</th>
<th>PCD</th>
<th>B-1</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Banks and other financial institutions</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Barber Shops and Beauty Parlors</td>
<td>p</td>
<td>A1</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Dressmaker and Tailoring Shops</td>
<td>p</td>
<td>-</td>
<td>p</td>
<td>p</td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Service Type</td>
<td>B-4</td>
<td>B-3</td>
<td>PCD</td>
<td>B-1</td>
<td>CG</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------------------------------------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td></td>
</tr>
<tr>
<td>Dry Cleaning and Laundry Plants</td>
<td>P</td>
<td>–</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Dry Cleaning and Laundry, Self-Service</td>
<td>P</td>
<td>–</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Dry Cleaning and Laundry Pick-up Station for work to be done elsewhere</td>
<td>P</td>
<td>Al</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Locksmith</td>
<td>P</td>
<td>–</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Pet Grooming</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
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</tbody>
</table>

**Table 21.46.08**

<table>
<thead>
<tr>
<th>Service Type</th>
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<th>B-3</th>
<th>PCD</th>
<th>B-1</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appliance Repair Shops and the like</td>
<td>P</td>
<td>–</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Shoe Repair</td>
<td>P</td>
<td>–</td>
<td>P</td>
<td>P</td>
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</tbody>
</table>

**Table 21.46.09**

<table>
<thead>
<tr>
<th>Service Type</th>
<th>B-3</th>
<th>B-2</th>
<th>PCD</th>
<th>B-1</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement Centers located 300 feet or more from a single-family or multiple-family zone*</td>
<td>–</td>
<td>–</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Amusement Centers located less than 300 feet from a single-family or multiple-family zone*</td>
<td>–</td>
<td>–</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Indoor Amusement Enterprises, including skating rinks, bowling alleys, pool halls</td>
<td>–</td>
<td>–</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
</tr>
<tr>
<td>Carnivals (see Chapter 5.30)</td>
<td>–</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Circuses (see Chapter 5.30)</td>
<td>–</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dance Halls, licensed*</td>
<td>–</td>
<td>–</td>
<td>P</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Handball Courts, Racquet Clubs, and Indoor and Outdoor</td>
<td>–</td>
<td>C</td>
<td>–</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Clubs</td>
<td>–</td>
<td>–</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor Ancillary Playground and related equipment</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Outdoor Commercial Recreation and Entertainment,</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>P</td>
</tr>
</tbody>
</table>

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Page 7 of 12
including stadiums, race tracks, outdoor theaters, swimming pools, golf courses

<table>
<thead>
<tr>
<th></th>
<th>B-3</th>
<th>B-2</th>
<th>PCD</th>
<th>B-1</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overnight Campgrounds</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>C</td>
</tr>
</tbody>
</table>

* As measured from the property line of the parcel on which the center is located to the property line of the nearest residentially zoned parcel.

Table 21.46.10

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th>B-3</th>
<th>B-2</th>
<th>PCD</th>
<th>B-1</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Family Homes</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>All uses permitted in single-family zones</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Multiple-Family Housing Units*</td>
<td>C*</td>
<td>C</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Caretaker or Watchman Quarters</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Living Quarters for Homeless Mothers*</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Motels and Motor Hotels</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
</tr>
<tr>
<td>Respite Care</td>
<td>C</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
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</tbody>
</table>

- 0.5 acre minimum lot size, subject to standards and procedures established in Section for the Multiple Residential Medium Density Zone (RMM) with the exception that maximum building height is 3 stories or 45’ whichever is less.

Table 21.46.11

<table>
<thead>
<tr>
<th>Retail Uses</th>
<th>B-3</th>
<th>B-2</th>
<th>PCD</th>
<th>B-1</th>
<th>CG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apparel Shops</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Appliance Stores, including incidental repair</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Art Stores and Supplies</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Category</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
</tr>
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<td>--------------------------------------------------------------------------</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>-----</td>
</tr>
<tr>
<td>Audio Sales and Service</td>
<td></td>
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<td>P</td>
</tr>
<tr>
<td>Bakery Retail Stores</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
</tr>
<tr>
<td>Bicycle Sales and Repair</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
</tr>
<tr>
<td>Boat and Equipment Sales and Display, indoors</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Boats and Trailer, open lots for sale or rental of</td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Building Supplies Stores, indoor</td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Carpet Shops</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Convenience Stores not located on the same or adjacent lot to a service station(^+)</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P-X</td>
</tr>
<tr>
<td>Convenience Stores located on the same lot and/or within the same building and operated as a single business with a full-service station, self-service station, gas station(^+)</td>
<td>C</td>
<td>-</td>
<td>C</td>
<td>C</td>
<td>C-X</td>
</tr>
<tr>
<td>Dairy Product Stores</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Department Store</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Drug Store</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td>Florist Shops, Accessory Greenhouses and Plant Nurseries</td>
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<td>Fountains and Ice Cream Stands</td>
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<td>Fresh Fruit, Vegetable or Produce Stand, Outdoor</td>
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<td>Hobby Shops</td>
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<td>Office Supplies, not including furniture or equipment sales</td>
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<td>Pet Shops</td>
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<td>Retail Lumber Yards</td>
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<td>Light Industrial Uses+</td>
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<td>B-2</td>
<td>PCD</td>
<td>B-1</td>
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<td>Assembly of Glass, Light Metal, Plastic, Electronic, Electrical or Wood Parts, which are extruded, stamped, manufactured or shaped elsewhere, not precluding minor processes such as cutting or drilling</td>
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<td>Bottling and Packaging Plants in existing spaces of 10,000 sq. ft. or less*</td>
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<td>Bottling and Packaging Plants in existing spaces of more than 10,000 sq. ft.*</td>
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<td>Cold Storage Lockers</td>
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<td>Contractor's Offices and Shops in spaces of 10,000 sq. ft. or less*</td>
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<td>Contractor's Offices and Shops in spaces of more than 10,000 sq. ft.*</td>
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<td>Garment Factories in existing spaces of 10,000 sq. ft. or less*</td>
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<td>Garment Factories in existing spaces of more than 10,000 sq. ft.*</td>
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<td>Heavy Equipment Yards</td>
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<td>Ice Storage and Dispensing</td>
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<td>Research and Development</td>
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<td>Printing, Publishing, and Binding (no noise beyond the premises)</td>
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<td>Public Utilities Facilities*</td>
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<td>Other Uses</td>
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<td>Adult Establishments</td>
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<td>Adult Retail Uses</td>
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<td>Charitable or Relief Supplies Collection or Storage</td>
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<td>Customer Parking, outdoor</td>
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<td>Radio or Television Stations, not including Wireless Communications Facility</td>
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<td>Recycling Collection Centers*</td>
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<td>Temporary Special Events, per Chapter 5.30 LMC</td>
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<td>Wireless Communications Facility less than 300 feet from residential zones (as measured from the wireless communications support structure to the property line of the nearest residually zoned parcel)*</td>
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<td>Wireless Communications Facility 300 feet or more from residential zones (as measured from the wireless communications support structure to the property line of the nearest residually zoned parcel)*</td>
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<td>Wireless Communications Facility, Attached</td>
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</table>

*Inclusive of all aspects of the business.

Table 21.46.13

+See LMC 21.46.110 through 21.46.119.

Key:

P = Permitted as principal use
A = Permitted as accessory use with a principal use

C = May be permitted as a principal use upon approval of a conditional use permit

AI = Permitted as accessory use if located in the building of a permitted principal use, and internally oriented with principal public access through the main access of the building

= Not permitted

-X = Not permitted in controlled area

CA = Permitted only in controlled area. See LMC 21.46.120.