

Cushing Street Rezone Proposal

Zone Comparison

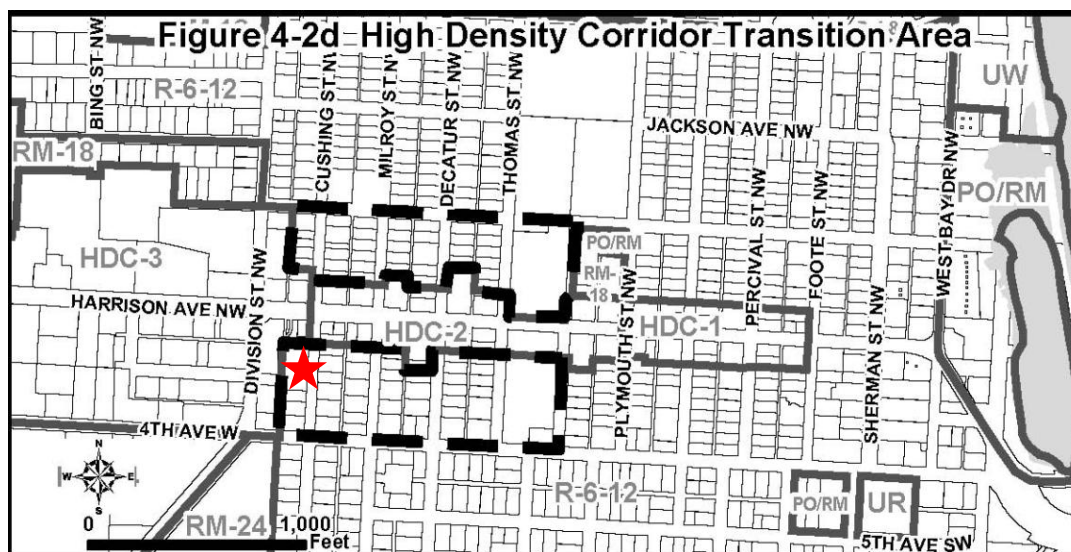
Current Zoning: Residential 6-12 Units per Acre (R-6-12) (OMC 18.04 Residential Districts)

To accommodate single-family houses, duplexes and townhouses, at densities between six (6) and twelve (12) units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth (¼) mile) arterial and major collector streets. Parcels located in the High Density Corridor Transition Area* are allowed triplex and fourplex housing types.

Permitted (P) & Conditional (C) Uses:

Accessory Dwelling Units (P), Co-Housing (P), Cottage Housing (P), Manufactured Homes (P), Single-Family Residences (P), Townhouses (P), Duplexes (P), Triplexes & Fourplexes (P), Group Homes with 6 or Fewer Clients and Confidential Shelters (P), Group Homes with 7 or More Clients (C), Nursing/Convalescent Homes (C), Retirement Homes (P), Child Day Care Centers (C), Home Occupations (P), Nursery – Retail and/or Wholesale Sales (C), Veterinary Clinics – Existing (P), Accessory Structures (P), Electric Vehicle Infrastructure (P), Garage/Yard/Rummage or Other Outdoor Sales (P), Large Garages (C), Residence Rented for Social Event, 7 times or more in 1 year (C), Satellite Earth Stations (P), Community Parks & Playgrounds (C), Country Clubs (C), Golf Courses (C), Neighborhood Parks (P/C), Open Space – Public (P/C), Racing & Performing Pigeons (C), Trails – Public (P/C), Agricultural Uses (P), Greenhouses, Bulb Farms (C), Emergency Housing (P), Model Homes (P), Residence Rented for Social Event, 6 times or less in 1 year (P), Wireless Communication Facility (P), Animals (P), Cemeteries (C), Community Clubhouses (P), Crisis Intervention (C), Historic House Museum (C), Places of Worship (C), Public Facilities (C), Public Facilities – Essential (C), Radio, Television and Other Communication Towers (C), Schools (C), Utility Facility (P/C), Wireless Communication Facilities (P/C), Workshops for Disabled People (C)

* From OMC 18.04.060(FF):



★ = Proposed Rezone Site

Proposed Zoning: High Density Corridor 3 (HDC-3) (OMC 18.06 Commercial Districts)

This district is intended to:

- a. Provide for a compatible mix of medium to high-intensity commercial, offices, and moderate to high-density multifamily residential uses.
- b. Ensure that access to transit is a part of all new projects.
- c. Establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street, and entrances that are visible from the street.
- d. Create a safe, convenient, and attractive environment for pedestrians, transit riders, and bicyclists, and which includes parking and access for vehicles.

Permitted (P) & Conditional (C) Uses:

Drinking Establishments (P), Restaurants, with drive-in or drive-through, existing (C), Restaurants, without drive-in or drive-through (P), Wholesale Products Incidental to Retail Business (P), Banks (P), Business Offices (P), Government Offices (P), Art Galleries (P), Auditoriums and Places of Assembly (P), Commercial Recreation (P), Health Fitness Centers and Dance Studios (P), Libraries (P), Museums, Parks, Neighborhood (P), Parks & Playgrounds, Other (P), Theaters, no drive-ins (P), Apartments (P), Apartments above ground floor in mixed use development (P), Boarding Houses (P), Fraternities, Dormitories (P), Group Homes, 6 or less (P), Group Homes, 7 or more (C), Retirement Homes (P), Single-Family Residences (P), Townhouses (P), Apparel and Accessory Stores (P), Building Materials, Garden and Farm Supplies (P), Commercial Greenhouses, Nurseries, Bulb Farms (P), Electric Vehicle Infrastructure (P), Food Stores (P), Furniture, Home Furnishings, and Appliances (P), Gasoline Dispensing Facilities accessory to a permitted use (P), Gasoline Dispensing Facility accessory to a permitted use – existing (P), General Merchandise Stores (P), Motor Vehicle Supply Stores (P), Office Supplies and Equipment (P), Pharmacies and Medical Supply Stores (P), Specialty Stores (P), Nursing, Congregate Care, and Convalescence Homes (P), Offices, Medical (P), Veterinary Offices/Clinics (P), Bed & Breakfast Houses, 1 guest room (P), Bed & Breakfast Houses, 2 to 5 guest rooms (P), Lodging Houses (P), Adult Day Care Home (P), Child Day Care Centers (P), Crisis Intervention (C), Family Child Care Homes (P), Funeral Parlors and Mortuaries (P), Laundries and Laundry Pick-Up Agencies (P), Personal Services (P), Auto Rental Agencies (P), Equipment Rental Services, Commercial (P), Printing, Commercial (P), Public Facilities (C), Radio/T.V. Studios (P), Recycling Facilities (P), School – Colleges and Business, Vocational or Trade Schools (C), Service and Repair Shops (P), Service Stations, Car Washes (P), Services of Personal Apparel and Equipment (P), Workshops for Disabled People (C), Inpatient Facilities (P), Other Correctional Facilities (C), Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities (C), Radio/TV and Other Communication Towers and Antennas (C), Sewage Treatment Facilities (C), State Education Facilities (C), State or Regional Transportation Facilities (C), Off Site Contractor Offices (P), Emergency Housing (P), Fireworks, as determined by Fire Dept. (P), Mobile Sidewalk Vendors (P), Parking Lot Sales (P), Residences Rented for Social Event, 6 or less in 1 year (P), Residences Rented for Social Event, 7 or more in 1 year (C), Agriculture (P), Animals (P), Fraternal Organizations (P), Garage/Yard/Rummage and Other Outdoor Sales (P), Home Occupations (P), Parking Facility, Commercial (P), Places of Worship (P), Racing Pigeons (C), Satellite Earth Stations (P), Schools (P), Utility Facility (P/C), Wireless Communications Facilities (P/C)