				File #13-0118			
STANDARD	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4	ADDITIONAL REGULATIONS
FRONT YARD SETBACK	10' maximum, if located in a High Density Corridor; 10' minimum otherwise.	5' minimum for residential otherwise none.	0-10' See 18.06A.180	0-10'See 18.06A.180	0-10'See 18.06A.180	0-10' See 18.06A.180	<ol> <li>50' minimum from property line for agriculture buildings (or structures) which house animals other than pets.</li> <li>Must comply with clear sight triangle requirements, Section 18.40.060(C).</li> <li>Must comply with site design standards, Chapter</li> </ol>
REAR YARD	10' minimum;	10' minimum;	10' minimum;	10'	10' minimum;	10' minimum;	18.06A.180.  1. 50' minimum from property
SETBACK	Except:	Except:	Except:	minimum;	Except:	Except:	line for agriculture
		1. Next to single-	1. Next to an R4,	Except:	1. Next to	1. Next to single-	buildings (or
	4, R 4-8, or R		R4-8, or R6-12	1. Next to an	single-family	family use or an	, , ,
	6-12 district =		district = 15'	R4, R4-8, or	use or an R4,	R4, R4-8, or R6-	
	15' minimum +	6-12 district =	minimum + 5' for	R6-12 district =	R4-8, or R6-	12 district - 15'	
	5' for each	15' minimum +	each bldg. floor	15' minimum +	12 district =	minimum + 5' for	
	bldg. floor	5' for each bldg.	above 2 stories;	5' for each bldg.	15' minimum +	each bldg. floor	
	above 2	floor above 2	10 ft. where an	floor above 2	5' for each	above 2 stories.	
	stories.	stories.	alley separates	stories; 10 ft.	bldg. floor	2. Next to MR7-	
	2. Next to MR	2. Next to MR 7-	HDC-1 from the	where an alley	above 2	13, Mr10-18,	
	7-13, MR 10-	13, MR 10-18,	above residential	separates HDC-	stories.	RM-18, RM-24 or	
	18, RM-18,	RM-18, RM-24	district.	2 from the	2. Next to	RMH district	
	RM-24 or RMH	or RMH district	2. Next to MR7-	above	MR7-13,	(refer to 1 above	
	district = 10'	(refer to 1 above		residential	MR10-18,	if adjacent use is	
	minimum + 5'	if adjacent use is	1	district.	RM-18, RM-	single-family) =	
	for each bldg.	single-family) =	RMH district = 10'	2. Next to MR7-	24 or RMH	10' minimum + 5'	
	floor above 2	10' minimum +	minimum + 5' for	13, MR 10-18,	district (refer	for each bldg.	
	stories.	5' for each bldg.	each bldg. floor	RM-18, RM-24,	to 1 above if	floor above 2	
		floor above 2	above 2 stories.	or RMH district	adjacent use	stories	
		stories.		= 10' minimum	is single-		
				+ 5' for each	family) = 10'		
				bldg, floor	minimum + 5'		
				above 2 stories.	_		
					floor above 2		
					stories		

SIDE YARD SETBACK  No minimum on interior, 10' Except: interior, 10' minimum on flanking street; Except: district = 15' Except: district = 15' above 2 stories.  No minimum on interior, 10' Except: interior, 10' minimum on flanking street; Except: district = 15' minimum + 5' for each building floor above 2  No minimum on interior, 10' interior, 10' interior, 10' Except: Except: flanking street; flanking street; flanking street; flanking street; Except: district = 15' for each building floor above 2 stories.  No minimum on interior, 10' Except: Except: flanking street; flanking s	STANDARD	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4		ADDITIONAL REGULATIONS
minimum on 1. Next to R 4, R 4, R 4-8, or R 6-12 district = 15' Except: Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' Except: Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-24 or RMH district = 10' minimum + 5' for each bildg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.   minimum on flanking street; Except: Except: Except: Except: 15' minimum + 5' or flanking street; Except: Except: 15' minimum + 5' or flanking street; Except: 15' minimum + 5' or R6-12 district = 15' district = 15' floor above 2 stories. 15' minimum + 5' for each building above 2 stories. 15' minimum + 5' for each building above 2 stories. 13, MR 10-18, RM-24 or RMH storict = 10' MR10-18, RM-18, RM-24 or RMH district = 10' MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.   minimum on flanking street; Except: Except: 15' minimum + 5' or flanking street; Except: 15' minimum + 5' for flanking street; Except: 15' minimum + 5' for flanking street; Except: 15' minimum + 5' for floor above 2 stories. 2 stories. 2. Next to RR, R4-8, or R6-12 district = 15' district = 15' above 2 stories. 3, Residential excluding mixed use structures: 5' except 6' on one side of zero lot. 9 condition and strict = 15' minimum - 5' for floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot. 9 condition and strict = 15' minimum - 5' for floor above 2 stories. 2 condition animals other than p district = 15' district = 15' minimum + 5' for floor above 2 stories. 2 stories. 2 no floor above 2 stories. 3, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bidg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot. 9 condition animals other than p district = 15' d		No minimum on	No minimum;	No minimum on	No minimum on	No Minimum;	No Minimum;	1.	5' minimum from property
flanking street; Except:  1. Next to R 4, R minimum + 5' for above 2 stories.  2. Next to MR 7- for each building floor above 2 stories.  2. Next to MR 7- floor above 2 stories.  3. Residential excluding mixed use structures:  5' except 6' on one side of zero lot.  4-8, or R 6-12 district = 15' flanking street; Except:  4-8, or R 6-12 district = 15' minimum + 5' for flanking street; Except:  4-8, or R 6-12 district = 15' minimum + 5' for for each building floor above 2 stories.  4-8, or R 6-12 district = 15' minimum + 5' for for each building floor above 2 stories.  4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories.  5- for each building floor above 2 stories.  4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories.  4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories.  4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories.  5- for each building floor above 2 stories.  4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories.  4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories.  4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories.  5- for each building floor above 2 stories.  4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories.  4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories.  4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories.  5- Next to R4, R4-R4-Minimum + 5' for stories.  4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories.  5- Next to R4, R4-R4-Minimum + 5' for each building floor above 2 stories.  5- RMH district = 10' floor above 2 stories.  5- except 6' on one side of zero lot.  5- for each building floor above 2 stories.  5- except 6' on one side of zero lot.  5- for each building floor above 2 stories.  6- for each building floor above 2 stories.  7- RMH-10-18, RM-18,	SETBACK	interior, 10'	Except:	interior, 10'	interior, 10'	Except:	Except:		line for agriculture buildings
Except: district = 15'		minimum on	1. Next to R 4, R	minimum on	minimum on	1. Next to R4,	1. Next to R4, R4-8,		(or structures) which house
1. Next to R 4, R minimum + 5' for 4-8, or R 6-12 each building floor or R6-12 district = 15' above 2 stories.  minimum + 5'   2. Next to MR 7- for each building floor above 2   15' minimum + 5' for each building floor above 2   18, RM-24 or RMH   13, MR 10-18, RM-24 or RMH   13, MR 10-18, RM-24 or RMH   14, RM-24 or RMH   16, RM-18, RM-24 or RMH   16, RM-24 o		flanking street;	4-8, or R 6-12	flanking street;	flanking street;	R4-8, or R6-12	or R6-12 district =		animals other than pets.
4-8, or R 6-12 district = 15' above 2 stories.  minimum + 5' cor each building floor above 2 stories.  15' minimum + 5' for each building floor above 2 stories.  16' minimum + 5' for each building floor above 2 stories.  18. RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  18. Residential excluding mixed use structures; 5' each building floor above 2 stories.  18. RM-24 or RMH district = 10' minimum + 5' for each bldg.		Except:	district = 15'	Except:	Except:	district = 15'	15' minimum + 5'	2.	Must comply with clear sight
district = 15' above 2 stories. minimum + 5' 2. Next to MR 7- for each building for above 2 18, RM-24 or RMH stories.  2. Next to MR 7- 13, MR 10-18, RM-24 or RMH district = 10' 2. Next to MR 7- 13, MR 10-18, RM-24 or RMH district = 10' minimum + 5' for each blidg. floor above 2 stories.  3. Residential sideyards reduced consistent v 18.04.080(H)(5). 4. Must comply with sit standards, Chapter 18.06A.180 4. Must comply with sit standards, Chapter 19' minimum + 5' for each bldg. floor above 2 stories. 3. Residential sideyards reduced consistent v 18.04.080(H)(5). 4. Must comply with sit standards, Chapter 19' minimum + 5' for each bldg. floor above 2 stories. 4. Next to MR7-13, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 5' for each building floor above 2 stories. 5' except 6' on one side of zero lot.  15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential sideyards reduced consistent v 18.04.080(H)(5). 4. Must comply with sit standards, Chapter 19' minimum + 5' for each bldg. floor above 2 stories. 3. Residential sideyards reduced consistent v 18.04.080(H)(5). 4. Must comply with sit standards, Chapter 19' minimum + 5' for each bldg. floor above 2 stories. 3. Residential sideyards reduced consistent v 18.04.080(H)(5). 4. Must comply with sit standards, Chapter 19' minimum + 5' for each bldg. floor above 2 stories. 3. Residential sideyards reduced consistent v 18.04.080(H)(5). 4. Must comply with sit standards, Chapter 19' minimum + 5' for each bldg. floor above 2 each building 10' minimum + 5' for each bldg. floor above 2 each building 10' minimum + 5' for each bldg. floor above 2 each building 10' minimum + 5' for each bldg. floor above 2 each building 10' minimum + 5' for each bldg. floor above 2 each building 10' minimum + 5' for each bldg. floor above 2 each building 10' minimum + 5' for each bldg. floor above 2 each building 10' minimum + 5' for each bldg. fl		1. Next to R 4, R	minimum + 5' for	1. Next to R4, R4-8,	1. Next to R4, R4-	minimum + 5'for	for each building		triangle requirements,
minimum + 5' for each building floor above 2 stories.  2. Next to MR 7-13, MR 10-18, RM-24 or RMH district = 10'  13, MR 10-18, RM-18, RM-18, RM-18, RM-18, RM-18, RM-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each building above 2 stories.  3. Residential excluding mixed use structures: 5' bldg. floor above except 6' on one side of zero lot.  3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.  3. Resident for each building floor above 2 stories.  4. Must comply with sit standards, Chapter stories.  5. Next to MR7-13, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.  5. Next to MR7-13, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.  5. Next to MR7-13, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  6. Next to MR7-13, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  8. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  8. MR10-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  9. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  9. Next to MR7-13, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  9. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  9. Next to MR7-13, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  9. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  9. Next to MR7-13, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  9. Residential excluding mixed use structures; 5' except 6'		4-8, or R 6-12	each building floor	or R6-12 district =	8, or R6-12	each building	floor above 2		Section 18.40.060(C).
for each building floor above 2 floor above 2 stories.  18, RM-24 or RMH district = 10' 2. Next to MR 7- 13, MR 10-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.  18, 04.080(H)(5).  19, 04.080(H)		district = 15'	above 2 stories.	15' minimum + 5'	district = 15'	floor above 2	stories.	3.	Residential sideyards can be
floor above 2 tstories.  18, RM-24 or RMH district = 10'  13, MR 10-18, RM-24 or RMH district = 10'  13, MR 10-18, RM-24 or RMH district = 10'  14, RM-18, RM-24 or RMH district = 10'  15, MR 10-18, RM-24 or RMH district = 10'  16, MR 10-18, RM-24 or RMH district = 10'  17, MR 10-18, RM-24 or RMH district = 10'  18, RM-24 or RMH district = 10'  19, MR 10-18, RM-24 or RMH district = 10'  10' minimum + 5' for each bldg. floor above 2 stories.  3. Residential excluding mixed use structures: 5' bldg. floor above except 6' on one 2 stories.  3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.  113, MR 10-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.  13, MR 10-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  2. Next to MR7-13, KRM-24 or district = 10' minimum + 5' for each bldg. floor above 2 stories.  3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  4. Must comply with sit standards, Chapter 10' minimum + 5' for each bldg. floor above 2 stories.  3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  4. Must comply with sit standards, Chapter 10' minimum + 5' for each bldg. floor above 2 stories.  3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.		minimum + 5'	2. Next to MR 7-	for each building	minimum + 5' for	stories.	2. Next to MR7-13,		reduced consistent with
stories.  district = 10' 2. Next to MR 7- 2. Next to MR 7- 13, MR 10-18, RM-18, RM-24 or RM-18, RM-24 or RMH district = 10' minimum + 5' for above 2 stories.  3. Residential excluding mixed use structures: 5' bldg. floor above 2 stories.  3. Residential excluding mixed use structures: 5' except 6' on one one side of zero lot.  district = 10' RM-18, RM-24 or district = 10' RMH district = 10' minimum + 5' for above 2 stories. RM-18, RM-24 or district = 10' RMH district = 10' RMH district = 10' minimum + 5' for above 2 stories. RM-18, RM-24 or district = 10' RMH district = 10' minimum + 5' for above 2 stories. RM-18, RM-24 or district = 10' RMH district = 10' minimum + 5' for above 2 stories. RM-18, RM-24 or district = 10' RMH district = 10' minimum + 5' for above 2 stories. Si reach bldg. floor above 2 stories. AR-180  RM-18, RM-24 or district = 10' RMH district = 10' minimum + 5' for above 2 stories. Si Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  district = 10' RMH district = 10' minimum + 5' for above 2 stories. Si Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  district = 10' RMH district = 10' minimum + 5' for above 2 stories. Si Residential excluding mixed use structures; 5' except 6' on one side of zero lot.		for each building	13, MR 10-18, RM-	floor above 2	each building	2. Next to MR7-	MR10-18, RM-18,		18.04.080(H)(5).
2. Next to MR 7- 13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed 4 5' for each bldg. floor above 2 stories. 5' bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one one side of zero		floor above 2	18, RM-24 or RMH	stories.	floor above 2	13, MR10-18,	RM-24 or RMH	4.	Must comply with site design
13, MR 10-18, RM-24 or RMH district above 2 stories. or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 13, MR 10-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 14 5' for each use structures: 5' bldg. floor above except 6' on one 2 stories. 15 Residential excluding mixed use structures: 5' use structures: 5' except 6' on one one side of zero lot.  16 MR 10-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 minimum + 5' for each building floor above 2 stories.  17 AR 10-18, RM-18, RM-24 or RMH district = 10' floor above 2 minimum + 5' for each bldg. floor above 2 stories.  2 RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  3 Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  3 Residential excluding mixed use structures: 5' except 6' on one side of zero lot.  4 SMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  5 RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  5 RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  5 RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  5 RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  5 RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  5 Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  5 except 6' on one side of zero lot.		stories.	district = 10'	2. Next to MR7-13,	stories.	RM-18, RM-24 or	district = 10'		standards, Chapter
RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.  3. Residential excluding mixed use structures: 5' above 2 stories.  3. Residential excluding mixed use structures: 5' as for each bldg. floor above 2 stories.  3. Residential excluding mixed use structures: 5' except 6' on one one side of zero lot.  3. Residential excluding mixed use structures: 5' except 6' on one one side of zero lot.  4. Stories above 2 stories above 2 stories.  5. Residential excluding mixed use structures: 5' except 6' on one one side of zero lot.  5. For each bldg. RM-18, RM-24 or 5' for each bldg. above 2 stories.  8. RM-18, RM-24 or 5' for each bldg. above 2 stories.  8. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  8. RM-18, RM-24 or 5' for each bldg. above 2 stories.  8. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  8. RM-18, RM-24 or 5' for each bldg. above 2 stories.  8. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  8. RM-18, RM-24 or 5' for each bldg. above 2 stories.  8. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.		2. Next to MR 7-	minimum + 5' for	MR10-18, RM-18,	2. Next to MR7-	RMH district =	minimum + 5' for		18.06A.180
or RMH district = 10' floor above 2 = 10' floor above 2 = 2   3. Residential excluding mixed each bldg. floor above 2   4. 5' for each use structures: 5' above 2 stories.   5' did of zero lot.   5' except 6' on one one side of zero   5' except 6' on one one one side of zero   5' except 6' on one one side of zero   5' except 6' on one one one side of zero   5' except 6' on one one one one one one one one one		13, MR 10-18,	each bldg. floor	RM-24 or RMH	13, MR10-18,	10' minimum +	each bldg. floor		
= 10' minimum		RM-18, RM-24	above 2 stories.	district = 10'	RM-18, RM-24 or	5' for each bldg.	above 2 stories.		
+ 5' for each use structures: 5' above 2 stories.  bldg. floor above except 6' on one 2 stories.  3. Residential excluding mixed use structures: 5' accept 6' on one one side of zero lot.  4. Stories above 2 stories.  5. Residential excluding mixed use structures: 5' accept 6' on one one side of zero lot.  5. Residential excluding mixed use structures: 5' except 6' on one one side of zero lot.  6. Stories accept 6' on one one side of zero lot.  7. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  8. Residential excluding mixed use structures; 5' except 6' on one one side of zero lot.  8. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  8. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.		or RMH district	3. Residential	minimum + 5' for	RMH district = 10	floor above 2	3. Residential		
bldg. floor above except 6' on one 2 stories.  3. Residential excluding mixed use structures: 5' except 6' on one one side of zero lot.  3. Residential excluding mixed use structures: 5' except 6' on one one side of zero lot.  3. Residential floor above 2 stories. use structures; 5' except 6' on one side of zero lot.  4. Stories is excluding mixed use structures; 5' except 6' on one side of zero lot.  5' except 6' on one side of zero lot.  6. Stories is excluding mixed use structures; 5' except 6' on one side of zero lot.  6. Stories is excluding mixed use structures; 5' except 6' on one side of zero lot.  7. Stories is excluding mixed use structures; 5' except 6' on one side of zero lot.		= 10' minimum	excluding mixed	each bldg. floor	minimum + 5' for	stories.	excluding mixed		
2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.  5' except 6' on one one side of zero lot.  2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one one side of zero lot.  5' except 6' on one one side of zero lot.  2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.  5' except 6' on one side of zero lot.		+ 5' for each	use structures: 5'	above 2 stories.	each building	3. Residential	use structures; 5'		
3. Residential excluding mixed use structures: 5' use structures: 5' except 6' on one use structures: 5' except 6' on one side of zero use structures: 5' except 6' on one side of zero one side of zero one side of zero  3. Residential excluding mixed use structures: 5' lot. except 6' on one side of zero one side of zero one side of zero lot.		bldg. floor above	except 6' on one	3. Residential	floor above 2	excluding mixed	except 6' on one		
excluding mixed use structures:  5' except 6' on one one side of zero		2 stories.	side of zero lot.	excluding mixed	stories.	use structures;	size of zero lot.		
use structures:  5' except 6' on one side of zero  one side of zero  side of zero lot.  use structures: 5' lot.  except 6' on one side of zero  side of zero lot.		3. Residential		use structures: 5'	3. Residential	5' except 6' on			
5' except 6' on except 6' on one one side of zero one one one one one one one one one on		excluding mixed		except 6' on one	excluding mixed	one side of zero			
one side of zero side of zero lot.		use structures:		side of zero lot.	use structures: 5'	lot.			
		5' except 6' on			except 6' on one				
		one side of zero			side of zero lot.				
		lot.							

			1	File #13-0116				ADDITIONAL
STANDARD	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4		REGULATIONS
MAXIMUM		Up to 35', if any	Up to 35', if any	Up to 35' if any	Up to 35', if any		1.	Not to exceed height limit
BUILDING		portion of the	portion of the	portion of the	r	portion of the		set by State Capitol Group
HEIGHT		building is within	building is within	building is within	_	_		Height District, 18.10.060,
	100' of R 4, R 4-	100' of R 4, R 4-8,				100' of R4, R4-8, or		for properties near the State
	8, or R 6-12	E.	10,000		or R6-12 district;			Capitol Campus.
	district;	Up to 60'	any lot with a single	0.		or any lot with a	2.	Must comply with site design
	Up to 60'	otherwise; or up to	f .	single family		single family home.		standards, Chapter
	otherwise.	70', if at least 50%	1 '	home.		Up to 60' otherwise;	l	18.06A.180.
		of the required	otherwise.	Up to 60'		or up to 70', if at	3.	HDC-1 and HDC-2 additional
		parking is under	Provided that one	otherwise.	1	least 50% of the		story must comply with OMC
		the building; or up	4	Provided that one	I .	required parking is		18.06.100.A.6
		to 75', if at least	1 '			under the building;		
		one story is	residential		is under the	or up to 75', if at		
		residential.	development only.	residential	building; or up	least one story is		
				development	to 75', if at least			
				only.	one story is	18.06A.251(4)		
					residential.	Significant Building		
						Entry tower		
						exemption (allows		
						an additional 30' for		
						a tower element at		
						Capital Mall).		
						Up to 75' for HDC-4		
						zoned properties		
						where the proposed		
					= =	project provides for		
						the development of		
						replacement		
						dwelling units in a		
						development		
						agreement and the		
						project site is all or		
						part of an area of		
						40 acres or more		
						that was in		
						contiguous common		
						ownership in 2009.		

### ATTACHMENT 3

STANDARD	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4	ADDITIONAL REGULATIONS
ADDITIONAL	_	_	Building floors	Building floors	Building Floors	Building floors	For properties in the vicinity of the
DISTRICT-		above 3 stories	above 3 stories		above 3 stories	above 3 stories	Downtown, also see Pedestrian
WIDE	which abut a	which abut a street	which abut a street	which abut a	which abut a	which abut a street	Streets Overlay District, Chapter
DEVELOPME	street or		<del>or residential</del>	street or	street or	or residential	<u>18.16</u> .
NT	residential		district must be	residential district	residential	district must be-	For retail uses over 25,000 square
I)	district must be	1		must be stepped		stepped back a	feet in gross floor area, see
	1	minimum of 8 feet	minimum of 8 feet	<del>back a minimum</del> -	stepped back a	minimum of 8 feet	Section 18.06.100(G) Large Scale
	minimum of 8		(see 18.06.100(D)).	of 8 feet (see	minimum of 8	<del>(see</del> -	Retail Uses. EXCEPTION: Section
	feet (see	18.06.100(D)).	Buildings that abut	18.06.100(D))	feet (see-	<del>18.06.1000(D)).</del>	18.06.100(G) shall not apply to
	18.06.100(D)		a street or	Buildings that	18.06.100(D)).	Buildings that abut	motor vehicle sales
	and Figure 6-3).		residential district	abut a street or	Buildings that	a street or	
			or a lot that has a	residential district	abut a street or	residential district	
				or a lot that has a		or a lot that has a	
			home shall provide		district or a lot	built single family	
			an 8 -foot building		that has a built	home shall provide	
			step -back between			an 8 -foot building	
			the second and	foot building step	home shall	step -back between	
			third stories and for	-back between	provide an 8 –	the second and	
					foot building	third stories and for	
			stories thereafter.	third stories and	step -back	each additional 2	
				for each	between the	stories thereafter.	
				additional 2	second and third		
				stories thereafter.	stories and for		
					each additional 2		
					stories	8	
					thereafter.		

LEGEND							
GC = General Commercial	HDC-1=High Density Corridor-1						
PO/RM = Professional	HDC-2=High Density Corridor-2						
Office/Residential Multifamily	HDC-3=High Density Corridor-3						
	HDC-4=High Density Corridor-4						



### City of Olympia | Capital of Washington State

P.O. Box 1967, Olympia, WA 98507-1967

#### **MEMORANDUM**

DATE:

October 18, 2013

TO:

Olympia Planning Commission

FROM:

Todd Stamm, Principal Planner

SUBJECT:

Master Planned Development Review

At the Commission's public hearing regarding who should review rezone proposals that are independent of Comprehensive Plan amendments, Bob Jacobs commented on the process that provides that the Design Review Board and Hearing Examiner review and make recommendations to the Council regarding Master Planned Developments. This memorandum provides some background regarding that provision of the Olympia Development Code. Please note that the information below is based on discussions with other City staff and includes some speculation; it is <u>not</u> based on a review of the multi-volume record of adoption of that code provision.

Until 1994, Olympia's code like many other cities included provisions for "Planned Unit Developments." These were mixed-use projects not otherwise allowed by the zoning. PUDs could be located anywhere in the City and the decision whether to approve them was based on general guidelines. As such approval of a PUD was a form of rezone and required approval by the City Council. (Note: All of these PUDs have been repealed except Evergreen Park, aka courthouse hill.)

In 1994, Olympia replaced the PUD process with "Villages and Centers." Villages and centers, like PUDs, are mixed use projects. But, unlike PUDs, the locations for these villages and centers are shown on the City's Future Land Use Map, and the specific locations of all Villages and the Community-Oriented Shopping Center (COSC) are shown on the zoning map. (Smaller neighborhood centers have no specific boundaries and aren't shown on the zoning map until approved.) Unlike other zones, any property in a Village or COSC zone cannot be developed until a 'Master Plan' is approved by the City Council for that site. Thus obtaining Master Plan approval is an added step between establishing the zoning and the city-wide development review and approval process.

Like all development proposals, such Master Plans must conform to the adopted zoning and other applicable standards of the City. In particular, they are subject to Chapters 18.05 and 18.05A of the Development Code. These nearly 100-pages of standards describe in detail the land uses, setbacks, height limits, design criteria and other provisions of these zones. Both the zoning of property for a Village and these code provisions have been the subject of Planning Commission review and recommendation (including a public hearing) and were adopted by the City Council.

When the process for Master Plan review and approval was being established, a number of options were considered. Ultimately the City Council adopted a process that provides that the Design Review Board (DRB) review and make recommendation to the Council whether the

specific design criteria of the proposed Master Plan conform to the code. (Although design criteria applicable to every Village and Center are in the code, the Master Plan must include additional specific requirements to ensure compatibility with the surrounding area.) The Master Plan is also reviewed by the Hearing Examiner, who after a public hearing makes a recommendation to the Council regarding compliance of the Master Plan with all other City standards and requirements. The Council in turn may hold its own hearing, although due to the project nature of this review the Council cannot consider information not submitted to DRB or the Examiner.\*

This process may have been selected for a number of reasons:

- 1. The review is of a development proposal. No code, standards or Comprehensive Plan changes are involved. (An ordinance is adopted, but it is limited to adding notes to the Development Code and zoning map referring interested parties to the approved Master Plan.)
- 2. It was anticipated that many applicants would submit a Master Plan proposal and request development approval at the same time. (Of the six Master Plan applications processed thus far, only Briggs Village did <u>not</u> do so.) As a result, the Hearing Examiner and the public can review and comment on the proposed Master Plan and the associated project details at the same time at one combined proceeding.
- 3. All Master Plan reviews are 'quasi-judicial' in nature. Both DRB and Hearing Examiners are accustomed to and trained in following these procedures.
- 4. Applicants have a 'burden of proof' to meet before a Master Plan can be approved. Hearing Examiners are trained and experienced in drafting the detailed document with findings of fact and conclusions of law that is needed to adequately defend the City's decision should a Master Plan decision be appealed.
- 5. Given the nature of development projects and the long-term character of Master Plan approvals, periodic amendments of Master Plans are to be expected. The schedules of DRB and the Hearing Examiner are dedicated solely to development project review and thus readily adapted to sudden time demands.

\*Thurston County has comparable Villages and Centers in the unincorporated growth area; however, the County Commissioners have authorized their Hearing Examiner to make the final decision regarding Master Plans. They are only reviewed by the Board of County Commissioners upon appeal.