

Stoll Road Rezone Proposal

Zone Comparison

Current Zoning: Manufactured Housing Park (MHP) (OMC 18.04 Residential Districts)

Manufactured Housing Park (MHP). To accommodate mobile homes and manufactured housing in mobile/manufactured housing parks; to accommodate manufactured housing on individual lots; to accommodate single-family houses, duplexes and townhouses, at densities between five (5) 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 (1/4) mile) arterial and major collector streets.

Permitted Uses:

Accessory Dwelling Units, Co-Housing, Cottage Housing, Manufactured Homes, Single-Family Residences, Townhouses, Duplexes, Group Homes with 6 or Fewer Clients and Confidential Shelters, Home Occupations, Veterinary Clinics – Existing, Accessory Structures, Electric Vehicle Infrastructure, Garage/Yard/Rummage or Other Outdoor Sales, Large Garages, Satellite Earth Stations, Neighborhood Parks, Open Space – Public, Trails – Public, Agricultural Uses, Emergency Housing, Model Homes, Residence Rented for Social Event, 6 times or less in 1 year, Wireless Communication Facility, Animals, Community Clubhouses, Utility Facility, Wireless Communication Facilities.

Conditional Uses:

Manufactured/ Mobile Home Parks (Rental Spaces), Group Homes with 7 or More Clients, Nursing/Convalescent Homes, Child Day Care Centers, Nursery – Retail and/or Wholesale Sales, Large Garages, Residence Rented for Social Event, 7 times or more in 1 year, Community Parks & Playgrounds, Country Clubs, Golf Courses, Neighborhood Parks, Open Space – Public, Racing & Performing Pigeons, Trails – Public, Greenhouses, Bulb Farms, Cemeteries, Crisis Intervention, Historic House Museum, Places of Worship, Public Facilities, Public Facilities – Essential, Radio, Television and Other Communication Towers, Schools, Utility Facility, Wireless Communication Facilities, Workshops for Disabled People.

Proposed Zoning: High Density Corridor 4 (HDC-4) (OMC 18.06 Commercial Districts)

This district is intended to:

- a. Provide for a compatible mix of high-intensity commercial, offices, and high-density multifamily residential uses.
- b. Transform these areas to commercial and residential activity centers, over time.
- c. Ensure that access to transit is a part of new projects.
- d. 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.
- e. Create a safe, convenient, and attractive environment for pedestrians, transit riders, and bicyclists, and which includes parking and access for vehicles.

Permitted Uses:

Drinking Establishments, Restaurants, with drive-in or drive-through, existing, Restaurants, without drive-in or drive-through, Wholesale Products Incidental to Retail Business, Banks, Business Offices, Government Offices, Art Galleries, Auditoriums and Places of Assembly, Commercial Recreation, Health Fitness Centers and Dance Studios, Libraries, Museums, Parks Neighborhood, Parks & Playgrounds, Other, Theaters, no drive-ins, Apartments, Apartments above ground floor in mixed use development, Boarding Houses, Co-Housing, Duplexes, Fraternities, Dormitories, Group Homes - 6 or less, Group Homes - 7 or more, Retirement Homes, Single-Family Residences, Townhouses, Triplexes, Four-plexes and Cottage Housing, Apparel and Accessory Stores, Boat Sales & Rentals, Building Materials - Garden and Farm Supplies, Electric Vehicle Infrastructure, Food Stores, Furniture, Home Furnishings, and Appliances, Gasoline Dispensing Facilities accessory to a permitted use, Gasoline Dispensing Facility accessory to a permitted use – existing, General Merchandise Stores, Motor Vehicle Sales, Motor Vehicle Supply Stores, Office Supplies and Equipment, Pharmacies and Medical Supply Stores, Specialty Stores, Nursing, Congregate Care, and Convalescence Homes, Offices, Medical, Veterinary Offices/Clinics, Bed & Breakfast Houses, 1 guest room, Bed & Breakfast Houses, 2 to 5 guest rooms, Hotels/Motels, Lodging Houses, Recreational Vehicle Parks, Adult Day Care Home, Child Day Care Centers, Family Child Care Homes, Funeral Parlors and Mortuaries, Laundries and Laundry Pick-Up Agencies, Personal Services, Auto Rental Agencies, Equipment Rental Services - Commercial, Printing - Commercial, Radio/T.V. Studios, Recycling Facilities, School – Colleges and Business, Vocational or Trade Schools, Service and Repair Shops, Service Stations, Car Washes, Servicing of Personal Apparel and Equipment, Inpatient Facilities, Entertainment Events, Off Site Contractor Offices, Emergency Housing, Fireworks, as determined by Fire Dept., Mobile Sidewalk Vendors, Parking Lot Sales, Residences Rented for Social Event, 6 or less in 1 year, Adult Oriented Businesses, Agriculture, Animals, Conference Center. Fraternal Organizations, Garage/Yard/Rummage and Other Outdoor Sales, Home Occupations, Parking Facility - Commercial, Places of Worship, Satellite Earth Stations, Schools, Utility Facility, Wireless Communications Facilities.

Conditional Uses:

Single Room Occupancy Units, Crisis Intervention, Public Facilities, Workshops for Disabled People, Airports, Jails, Mental Health Facilities, Other Correctional Facilities, Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling

facilities, Radio/TV and Other Communication Towers and Antennas Sewage Treatment Facilities, State Education Facilities, State or Regional Transportation Facilities, Residences Rented for Social Event, 7 or more in 1 year, Cemeteries, Racing Pigeons, Utility Facility, Wireless Communications Facilities.

Zone Comparison – Development Standards

OMC 18.04.080 TABLES: Residential Development Standards (Table 4.04) &
OMC 18.06.080 TABLES: Commercial Development Standards (Table 6.02)

DISTRICT	MHP	HDC-4
MAXIMUM HOUSING DENSITY (in units per acre)	12	N/A
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	12	N/A
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	5	N/A
MINIMUM LOT SIZE	2,000 SF = cottage. 1,600 SF minimum, 2,400 SF average = townhouse. 7,200 SF = duplex. 2,500 SF = mobile home park. 3,500 SF = other.	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse
MINIMUM LOT WIDTH	40' except: 30' = cottage 16' = townhouse 80' = duplex 30' = mobile home park	N/A
FRONT YARD SETBACKS	MINIMUM: 20' except: 10' with side or rear parking; 5' for agricultural buildings with farm animals	0-10' See 18.130
REAR YARD SETBACKS	MINIMUM: 20' except: 5' for agricultural buildings with farm animals; 10' for cottages	10' minimum; Except: 1. Next to single-family use or an RLI, R4, R4-8, or R6-12 district - 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.
SIDE YARD SETBACKS	MINIMUM: 5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals; 10' - mobile home park	No Minimum; Except: 1. Next to RLI, R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories.

DISTRICT	MHP	HDC-4
		<p>2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.</p> <p>3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.</p>
MAXIMUM BUILDING HEIGHT	2 stories or 35' whichever is less, except: 16' for accessory buildings; 25' for cottages	<p>The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'.</p> <p>The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.</p> <p>Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential. See 18.130.060 Significant Building Entry tower exemption (allows an additional 30' for a tower element at Capital Mall).</p> <p>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.</p>
MAXIMUM ABOVE-GRADE STORIES	N/A	N/A
MAXIMUM BUILDING COVERAGE	45% = .25 acres or less 30% = .26 to 1 acre 25% = 1.01 to 3 acres 20% = 3.01 acres or more	<p>70% for all structures. 85% of the site if at least 50% of the required parking is under the building. On redeveloped sites, 85% if at least 50% of new required parking is under the building or in a structured parking form.</p> <p>85% for HDC-4 zoned properties where the proposed project provides for the development of replacement dwelling</p>

DISTRICT	MHP	HDC-4
		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.
MAXIMUM IMPERVIOUS SURFACE COVERAGE	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = townhouses	85% for all structures
MAXIMUM HARD SURFACE	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01+ acres 70% = townhouses	N/A
MINIMUM OPEN SPACE	450 SF/unit for cottages; 500 SF/space for mobile home park	N/A
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	N/A	Building Floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).

LEGEND		
SF = Square Feet	MHP = Manufactured Housing Park	HDC-4 = High Density Corridor-4